



# City of ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

## NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE and REQUEST FOR SITE PLAN APPROVAL and TREE REMOVAL PERMIT PLANNING COMMISSION

### TO ROCHESTER HILLS RESIDENTS:

NOTICE IS HEREBY GIVEN THAT THE CITY OF ROCHESTER HILLS PLANNING COMMISSION will conduct a Public Hearing In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, and Sections 138-1.203, 138-2.300-2.302 and 138-4.300 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to consider the conditional use request described below.

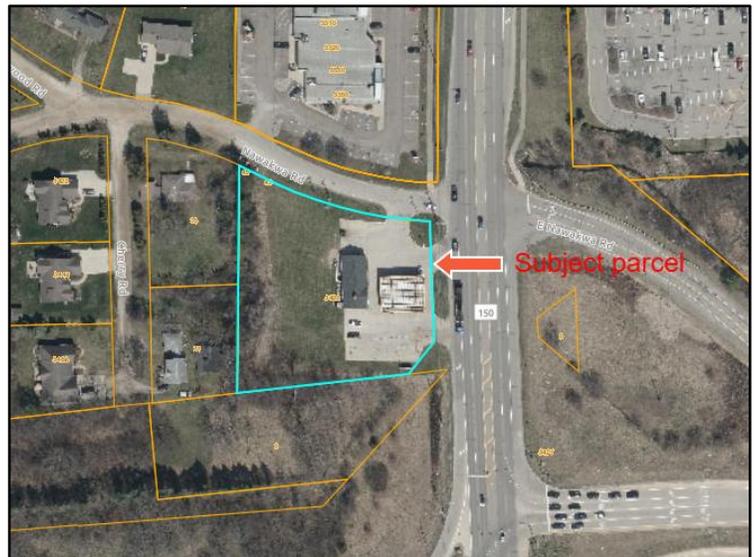
Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, this notice shall also serve as a minimum of seven days' notice to all adjacent property owners regarding the request for a Tree Removal Permit as described below.

**REQUEST: Conditional Use Recommendation.** Per Section 138-4.300 Table of Permitted Uses by District, Conditional Use approval is required for an application to operate a gasoline service station and a drive-through accessory to a permitted use within the NB Neighborhood Business District. The applicant is proposing to demolish the existing service station and to construct an approximately 8,348 square foot gasoline station convenience store with an ancillary drive-through along with other ancillary site improvements. A recommendation from the Planning Commission will be forwarded to City Council after the Public Hearing.

**REQUEST: Site Plan Approval.** Per Section 138-2.200 Site Plan Review, a request for site plan approval of the approximately 8,348 square foot gasoline station convenience store with an ancillary drive-through, new fuel pump islands and canopy, and other ancillary site improvements.

**REQUEST: Tree Removal Permit.** A request to remove twelve (12) regulated trees and zero (0) specimen trees, with 12 replacement trees required and to be paid into the City's Tree Fund.

**LOCATION:** 3420 S. Rochester Rd., located at the southwest corner of Rochester Rd. and Nawakwa Rd., Parcel No. 15-34-277-006, zoned NB Neighborhood Business with the FB Flex Business Overlay (Project No. JNRNB2022-0009).



**APPLICANT:** Leslie Accardo, PEA Group, 1849 Pond Run, Auburn Hills, MI 48326.

The Public Hearing will be held at the Rochester Hills Planning Commission meeting on **Tuesday, March 18, 2025**, commencing at **7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309. Plans can be viewed on the City's website through the Status of Development Projects map on the Planning & Economic Development webpage. Please contact the Planning & Economic Development Department at (248) 656-4660 with any questions during regular business hours of 8:00 a.m. to 5:00 p.m. Written comments concerning this request can be sent to the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309 or emailed to [planning@rochesterhills.org](mailto:planning@rochesterhills.org) prior to 4:00 p.m. on the public meeting day. Comments can also be provided to the Planning Commission at the public hearing. Note: Anyone planning to attend the meeting who has need of special assistance under the American with Disabilities Act (ADA) is asked to contact the Facilities Division at (248) 656-4658 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

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Deborah Brnabic, Chairperson  
Rochester Hills Planning Commission  
Dated this 26<sup>th</sup> day of February 2025  
At Rochester Hills, Michigan  
**Publish: March 3, 2025**

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**RH Legislative Center**  
Agendas packets are typically posted 6-7 days prior to the meeting