



ASSESSING DEPARTMENT
Laurie A Taylor, Director

From: Nancy McLaughlin
To: Sara Roediger
Date: 4/16/19
Re: Project: Genisys Credit Union Review #1
Parcel No: Part of 15-23-300-041
File No.: 19-018 BESC 19-0017
Applicant: Genisys Credit Union (Thomas Alter)

A land division will be required.



BUILDING DEPARTMENT
Scott Cope

From: Mark Artinian, R.A., Building Inspector/Plan Reviewer
To: Kristen Kapelanski, Planning Department
Date: April 29, 2019
Re: Genisys Credit Union
Rochester Rd and Eddington Blvd
Sidwell: 15-23-300-041
City File: 19-018

The Building Department has reviewed the Site Plan Review documents dated April 10, 2019 for the above referenced project. Our review was based on the City of Rochester Hills' Zoning Ordinance, the 2015 Michigan Building Code and ICC A117.1 -2009, unless otherwise noted.

Based on the information provided, including code analysis information emailed to me from SDA Architects on April 24, 2019:

Approval is recommended.

The following issues should be addressed with the documentation provided for Building Permit review:

General:

1. When establishing grade elevations around the buildings please consider that landscape areas adjacent to buildings shall pitch away from the foundation at a 5 percent slope for a minimum of 10 feet from the foundations. Impervious surfaces within 10 feet of the building should be sloped at a minimum 2 percent slope.
2. All accessible parking spaces shall be identified by signs per ICC A117.1-2009, Section 502.7.
3. Provide screening for any roof top unit equipment if applicable.

C-2.0:

4. Indicate curb cut ramps at each end of the sidewalk along ADA accessible route at the parking island and at the adjoining sidewalk to the east, if the sidewalks are at a higher elevation.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.



DPS/Engineering
Allan E. Schneck, P.E., Director

JRB
From: Jason Boughton AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Manager of Planning
Date: July 9, 2019
Re: Genisys Credit Union, City File #19-018, Section #23
Site Plan Review #2 - Revised

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on May 29, 2019 for the above referenced project. Engineering Services **does recommend** site plan approval with the following comments:

General

1. A land division needs to be approved by all departments prior to this project being stamped approved by planning staff.
2. Provide soil borings for the proposed development in the location of the underground storage system. A high water ground table will influence the use of using an underground storage to meet the flood protection requirement.

Traffic/Pathway/Sidewalk

1. Add note irrigation to sheet L-1.0, "*Irrigation overspray shall not broadcast onto CITY pathway.*"

The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JRB/md

c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer Mgr.; DPS
Paul Shumejko, P.E., Transportation Engineer Mgr; DPS
Faisal Ibrahim, MDOT IbrahimF1@michigan.gov

Keith Depp, Project Engineer; DPS
Jenny McGuckin, Right-of-way/Survey Technician; DPS
Tom Pozolo, MDOT pozoloT@michigan.gov
Stacey Gough, MDOT goughs@michigan.gov
File



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 6/11/2019
 Re: **Genisys Credit Union
 Site Plan - Planning Review #2**

The applicant is proposing to construct a 3,528 sq. ft. drive-through bank on 1.74 acres on the southeast corner of Rochester Rd. and the realigned Eddington Blvd. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The comments below and in other review letters are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission..

1. **Zoning and Use** (Section 138-4.300 and 138-8.200). The site is zoned R-4 One Family Residential with FB-2 Flex Business Overlay. The applicant can opt to develop this site under either zoning district. As a proposed drive-through bank, the site would need to be developed under the FB-2 option, which allows financial institutions as permitted uses and drive-throughs as conditional uses. Conditional uses require a Planning Commission public hearing and recommendation to City Council. In addition, drive-through facilities need to be developed in accordance with the requirements of Section 138-4.410 as follows:
 - a. *Drive-through uses must be built as an integral architectural element of the primary structure and use. Building materials shall be the same as those used in the primary structure. Drive-through facilities and structures separate from the primary structure are prohibited.* In compliance, the drive through is attached to the main building.
 - b. *Drive-through uses must be located to the rear or side of the primary structure, and set back a minimum of ten feet from the front building wall of the primary structure.* The drive-through is located on the side of the primary structure and setback appropriately.
 - c. *Drive-through uses shall be configured such that glare from headlights is obstructed from shining into a public right-of-way or neighboring residential use.* In compliance, landscape screening provided where necessary.
 - d. *Unless a more intense buffer is required by Section 138-12.300, a type B landscape buffer shall be provided along rear and side lot lines of a drive-through use located adjacent to a residentially zoned or used property.* In compliance, a type B buffer has been provided along the southern boundary.

Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Site	R-4 One Family Residential w/FB-2 Flex Business Overlay	Vacant	Commercial Residential Flex 2
North	R-4 One Family Residential w/FB-2 Flex Business Overlay	First State Bank (under construction)	Commercial Residential Flex 2
South	R-4 One Family Residential w/FB-2 Flex Business Overlay	Vacant	Commercial Residential Flex 2
East	R-4 One Family Residential w/FB-2 Flex Business Overlay	Vacant	Commercial Residential Flex 2
West	R-4 One Family Residential	The Sycamores	Residential 4

2. **Site Design and Layout** (Section 138-5.100-101, Section 138-8.400-402 and 138-8.500-502). Refer to the table below as it relates to the area, setback, and building requirements of this project.

Requirement	Proposed	Staff Comments
Front Yard Arterial Setback (Rochester Rd.) 15 ft. min./25 ft. max. optional 70 ft.	20 ft.	In compliance
Min. Bldg. Frontage Build-To Area (Rochester Rd.) 40%	36%	Not in compliance, see b. below

Requirement	Proposed	Staff Comments
Front Yard Main Setback (Eddington) 0 ft. min./7 ft. max.	7 ft.	In compliance
Min. Bldg. Frontage Build-To Area (Eddington) 90%	13.7%	Not in compliance, see b. below
Max. Height 2 stories/ 30 ft.	2 stories/26 ft.	In compliance
Min. Facade Transparency Ground floor, non-residential use: 70% Upper floor, non-residential use: 30% N/A	Min. 97 sq. ft. (east façade - 302 sq. ft. req.) Min. 184 sq. ft. (north façade - 184 sq. ft.)	Not in compliance, see b. below
Building Materials Primary Materials: 60% min. Accent Materials: 40% max.	Min. Primary 52% (west & south façade) Max. Accent 47% (west & south façade)	Not in compliance, see b. below

- a. In FB-2 districts, the proposed building needs to be designed in accordance with one of the building standards identified in *Section 138-8.500*, likely as a Lawn Frontage building, as follows:
 - a. *The building shall be set back a minimum of 15 feet from the front lot line. Unenclosed front porches shall be set back a minimum of 5 feet from the front lot line.* In compliance, the proposed building is 20 ft. from the front lot line.
 - b. *The principal entrance to the building shall be located at ground level and shall face a street. Secondary entrances facing the side or rear of the building are permitted.* In compliance, the primary entrance faces the proposed section of Eddington Boulevard.
 - c. *The maximum floor plate for a lawn frontage building along a minor street is 20,000 sq. ft. There is no maximum floor plate for a building of this type along an arterial street.* In compliance.
 - d. *Parking may be located between the building and the street when a building of this type is used solely for retail purposes along an arterial street, and when the building is set back more than 70.* Not applicable.
 - e. *Garages shall be set back a minimum of 10 feet behind the primary street facing façade of the building.* Not applicable.
- b. The Planning Commission has the ability to modify regulations on the FB-2 district upon a determination that the requested modifications:
 - 1) Meet the intent of the FB district.
 - 2) That evidence has been submitted demonstrating that compliance with the standard makes development impractical.
 - 3) Will not make future adjacent development impractical.
 - 4) Is the smallest modification necessary.
 - 5) Will permit innovative design.

3. **Exterior Lighting** (*Section 138-10.200-204*). A photometric plan showing the location and intensity of exterior lighting has been provided. Refer to the table below as it relates to the lighting requirements for this project.

Requirement	Proposed	Staff Comments
Shielding/Glare Lighting shall be fully shielded & directed downward at a 90° angle Fixtures shall incorporate full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare & minimize light pollution Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited	Manufacturer's details provided	In compliance
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Photometric plan provided	In compliance
Lamps Max. wattage of 250 watts per fixture LED or low pressure sodium for low traffic areas, LED, high pressure sodium or metal halide for parking lots	Max. 138	In compliance

Requirement	Proposed	Staff Comments
Max. Height 15 ft.	15 ft.	In compliance

4. **Parking, Loading and Access** (Section 138-8.600 and 138-11.100-308). Refer to the table below as it relates to the parking and loading requirements of this project.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces Nonresidential: 1 space per 400 sq. ft. = 9 spaces required	31 spaces	Not in compliance, see a. below
Max. # Parking Spaces 200% of Min. = 18 spaces		
Min. # Stacking Spaces Bank Service Window: 3 spaces per window	4 spaces per window	In compliance
Min. Barrier Free Spaces 2 BF space 11 ft. in width w/ 5 ft. aisle for 26-50 parking spaces	2 spaces	In compliance
Min. Parking Space Dimensions 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle	10' x 18' with 24' aisle	In compliance
Min. Parking Front Setback (Rochester) 15 ft.	56 ft.	In compliance
Min. Parking Side Setback (south, east, north) 10 ft.	Min. 24 ft.	In compliance
Loading Space No requirement; however, sites shall be designed such that trucks & delivery vehicles may be accommodated on the site	Large deliveries not anticipated	In compliance
Main Street Design (Eddington)		
Total Right-of-Way 76-100 ft.	A private road matching the right-of-way of the existing Eddington Boulevard further to the north has been provided	
Vehicle Zone 20 - 54 ft. width w/ 2-4 traffic lanes, 10 -11 ft. wide, optional left turn lane	Lane striping should be indicated with lane dimensions clearly shown	
On-Street Parking Zone Parallel or Angled (8 ft.)	Parallel parking has been provided on the western side of the new section of Eddington Boulevard	
Pedestrian Zone 2.5 ft. or lawn edge area, 3.5- 6 ft. or lawn furnishings area, 6-8 ft. walkway area, 0-2.5 ft. frontage area	2.5 ft. edge Variable lawn 8 ft. walkway	In compliance
Street Tree Requirement 35 ft. o/c in tree grates or lawn	Landscaping provided	In compliance

a. The maximum parking requirement can be modified by the Planning Commission if the applicant can submit evidence that additional parking will be required to accommodate maximum parking demand on a typical day. **The applicant may want to consider submitting additional data to support the request for additional parking, such as number of employees at the facility, etc.**

5. **Outdoor Amenity Space** (Section 138-8.601). All developments in the FB districts shall provide outdoor amenity spaces with a minimum area of 2% of the gross land area of the development. An outdoor amenity space has been provided mirroring the curved pathway and seating that was recently installed along Eddington further to the north. Landscaping has been provided along with the pathway and a bench seating area accented with stamped concrete is included as well.
6. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that may pertain to natural features protection.
- c. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS has been submitted.
- d. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced

with one tree credit. Trees that are dead or in poor condition need not be replaced. Regulated trees to be removed require the approval of a tree removal permit and the appropriate number of tree replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$216.75 into the City's tree fund. 20 regulated trees will be removed and replaced on site.

- e. **Steep Slopes** (Section 138-9 Chapter 2). The site does contain regulated steep slopes. Refer to engineering comments for additional information.
 - f. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain regulated wetlands. See the ASTI review for additional information.
 - g. **Natural Features Setback** (Section 138-9 Chapter 1). The site does contain required natural features setbacks. See the ASTI review for additional information.
7. **Dumpster Enclosure** (Section 138-10.311). A dumpster is indicated on the plans. Screening to match the proposed building has been provided.
8. **Landscaping** (Section 138-8.602 and 138-12.100-308). A landscape plan, signed and sealed by a registered landscape architect, has been provided. Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
Right of Way (Rochester: 200 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 6 deciduous + 3 ornamental	6 evergreen 4 ornamental	In compliance
Front Yard in FB District (Rochester: 200 ft.) Arterial: 10 ft. width + 2 deciduous +4 ornamental + 12 shrubs per 100 ft. = 10 ft. + 4 deciduous + 8 ornamental + 24 shrubs	10 ft. 4 deciduous (1 existing) 8 ornamental 24 shrubs	In compliance
Right of Way (Eddington: 379 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 11 deciduous + 6 ornamental	7 deciduous 4 evergreen 7 ornamental	In compliance – trees placed elsewhere on site
Right of Way (Eddington – New Section: 200 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 6 deciduous + 3 ornamental	6 evergreen 3 ornamental	In compliance
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 994 sq. ft. + 7 deciduous	3,584 sq. ft. 7 deciduous	In compliance
Type B Buffer (southern property line: 379 ft.) 10 ft. + 2 deciduous + 1.5 ornamental + 2 evergreen + 4 shrubs per 100 ft. = 10 ft. + 8 deciduous + 6 ornamental + 8 evergreen + 15 shrubs	18 ft. 8 deciduous (2 existing) 6 ornamental 8 evergreen 16 shrubs	In compliance

- a. The Planning Commission has the ability to modify regulations on the FB-2 district upon a determination that the requested modifications:
 - 1) Meet the intent of the FB district.
 - 2) That evidence has been submitted demonstrating that compliance with the standard makes development impractical.
 - 3) Will not make future adjacent development impractical.
 - 4) Is the smallest modification necessary.
 - 5) Will permit innovative design.
- b. A landscape planting schedule has been provided including the size of all proposed landscaping. A unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes has been provided.
- c. If required trees cannot fit or planted due to infrastructure and corner clearance conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$216.75 per tree. Existing healthy vegetation on the site may be used to satisfy the landscape requirements and must be identified on the plans.
- d. A note has been provided on the landscape plan that states that all landscape areas must be irrigated and that watering will only occur between the hours of 12am and 5am.
- e. Site maintenance notes listed in Section 138-12.109 have been included on the plans.

- f. A note stating "Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings." has been included on the plans.
9. **Architectural Design** (*Section 138-8.502 and Architectural Design Standards*). Elevations have been provided indicating a façade composed of mainly brick. The proposed building has generally been designed in accordance with Section 138-8.502 and the City's Architectural Design Standards.
10. **Signs.** (*Section 138-10.302*). A note has been included on the plans that states that all signs must meet Chapter 134 of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.
11. **Parcel Split.** A parcel split is required as part of the development. **The split must be completed before the site plan can be stamped approved. As part of the parcel split, the applicant will need to show that the remaining parcel is still developable. This must be done before plans will be stamped approved.**



FIRE DEPARTMENT
Sean Canto
Chief of Fire and Emergency Services

From: Lee Mayes Captain/Assistant Fire Marshal
To: Planning Department
Date: June 13, 2019
Re: Genisys Credit Union

SITE PLAN REVIEW

FILE NO: 19-018

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

The Fire Department recommends approval of the above reference site plan contingent upon the following conditions being met:

1. Provide documentation, including calculations that a flow of 1500 GPM can be provided. *IFC 2006 508.4*
 - Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640.

Lee Mayes
Captain/Assistant Fire Marshal



PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

To: Kristen Kapelanski
From: Matt Einheuser
Date: June 4, 2019
Re: Genisys Credit Union – Review #2
File #19-018

All Trees ≤ 6 " dbh are considered regulated regardless of species or if they are "poor" quality. All of these trees will require replacement and are not exempt. Replacement calculations will need to be updated based on this comment.

ME/ms

Copy: Maureen Gentry, Economic Development Assistant



WRC

WATER RESOURCES COMMISSIONER

Jim Nash

April 17, 2019

Kristen Kapelanski
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Reference: **Genisys Credit Union – Rochester Hills, CAMS #201900275**
Part of the SW ¼ of Section 23, City of Rochester Hills

Dear Ms. Kapelanski,

This office has received a set of plans for the Genisys Credit Union Project to be developed in the Southwest ¼ of Section 23, City of Rochester Hills.

Our stormwater system review indicates that the proposed project has no direct involvement with any legally established County Drain under the jurisdiction of this office. Therefore, a storm drainage permit will not be required from this office. However, the property has a regional watershed stream onsite that outlets to the Honeywell Drain, and runoff should be restricted to 0.2 cfs/acre.

The City of Rochester Hill's stormwater site plan approval process shall ensure compliance with above applicable MS4 requirements and stormwater standards.

The water system is operated and maintained by the City of Rochester Hills and plans must be submitted to the City of Rochester Hills for review.

The sanitary sewer is within the Clinton-Oakland Sewage Disposal System. Any proposed sewers of 8" or larger may require a permit through this office.

Please note that all applicable permits and approvals from federal, state or local authorities, public utilities and private property owners must be obtained.

Any related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. **Applications should be submitted to our office for the required soil erosion permit.**

If there are any questions regarding this matter, please contact Dan Butkus at 248-858-2089.

Sincerely,



Glenn R. Appel, P.E.
Chief Engineer

GRA/DFB



May 30, 2019

Kristen Kapelanski, Planning Manager
Department of Planning and
Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

**Subject: File No. 19-018 Genisys Credit Union;
Wetland Use Permit Review #2;
Plans received by the City of Rochester Hills on
May 28, 2019**

Applicant: Genisys Credit Union (Thomas Alter)

Dear Ms. Roediger:

The above referenced project proposes to construct a commercial building on approximately 1.74 acres located along Rochester Road, south of Eddington Drive, and north of Hamlin Road. The subject site includes wetland regulated by the City of Rochester Hills and likely the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

ASTI has reviewed the site plans received by the City on May 28, 2019 (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration.

COMMENTS

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing, and the proposed activity has not been previously authorized.
2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.

- a. This review has been undertaken in the context of a Wetland and Watercourse Boundary Determination completed on the site by the Applicant's wetland consultant, PEA, Inc., which was verified in the field by ASTI on April 22, 2019. One wetland was found in the southwest corner of the site. All flagging applied by PEA, Inc. in the field are shown on the Current Plans to ASTI's satisfaction.
3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.
 - a. No wetland or watercourse impacts are shown on the Current Plans.
4. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
 - a. A Wetland and Watercourse Use Permit from the City is not required for this project as proposed on the Current Plans. Because no impacts to any wetland or watercourses are proposed, it is likely that neither a Part 303 nor Part 301 permit from EGLE are required. However, EGLE should be contacted to confirm this assertion.
5. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
 - a. Previous plans did not show any on-site Natural Features Setback areas as required. The Current Plans now show all on-site Natural features Setback areas to ASTI's satisfaction.
 - b. Approximately 300 linear feet of impacts to the on-site Natural Features Setback will occur from proposed grading along the southern portion of the site and near the southwest corner of the site. The Natural Features Setback in this area is mainly comprised of herbaceous vegetation with scattered small shrubs. The herbaceous vegetation is dominated by the common native species annual grass (*Poa annual*) and the invasive species of smooth crabgrass (*Digitaria ischaemum*). The shrub layer is dominated by the invasive species of Callery pear (*Pyrus callerana*) with supporting native species of cottonwood saplings (*Populus deltoides*). The on-site Natural Features Setback is of poor

floristic quality, and it is ASTI's opinion that it offers minimal buffer quality to the on-site wetland. Moreover, all impacts appear to be temporary. All areas of temporary Natural features Setback must be final-graded with on-site soils, if possible, stabilized, and seeded with a City-approved seed mix upon completion to prevent sedimentation in to the on-site wetland. Revised plans must show calculated impacts to Natural Features Setback areas stated in linear feet on revised plans, not square feet as shown on the Current Plans.

RECOMMENDATION

ASTI recommends the City approve the Current Plans on the condition that all items in Comment 5.b are addressed and shown on revised plans.

Respectfully submitted,

ASTI ENVIRONMENTAL



Kyle Hottinger
Wetland Ecologist
Professional Wetland Scientist #2927



Dianne Martin
Vice President.
Professional Wetland Scientist #1313



To: Planning Department, Rochester Hills

From: GENISYS CREDIT UNION

Subject: Stacking Requirements for Proposed Drive-Up Facility

This memorandum provides data to display that the site plan submitted for approval adequately accounts for anticipated traffic and stacking in the drive-up lane, based on recent activity at our current Rochester Hills location on Avon Road.

During the month of March 2019, we experienced a maximum of 62 transactions per hour. This peak period occurred on Saturdays between noon and 1 PM. Hourly data shows that the maximum percent of transactions processed through the drive-up facility (rather than in-lobby traffic) was 41%. This means that the peak drive-up activity would be 25 transactions per hour.

If the peak drive-up time is 25 transactions, and transactions are completed typically within 3 minutes, we will rarely exceed 2 or 3 cars stacking while running two drive-up lanes.

This data has been supported through observation by the branch manager at our Avon location. He reviewed branch security recordings during our peak periods and found that the stacking was generally 2 or 3 cars.

Our plan shows adequate room for drive-up stacking on property.



CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 20 regulated trees associated with proposed development of a credit union. The property is identified as Parcel No. 15-23-300-041, zoned R-4 One Family Residential with an FB-2 Flexible Business Overlay (City File No. 19-018).

LOCATION: Southeast Corner of Rochester and Eddington Blvd.

APPLICANT: Thomas Alter
Genisys Credit Union
2100 Executive Hills Blvd. Dr.
Auburn Hills, MI 48326



DATE OF MEETING: Tuesday, July 16, 2019 at 7:00 p.m.

LOCATION OF MEETING: City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660. Plans can also be viewed at www.rochesterhills.org, City Government, Maps, Planning & Econ Dev., Development Projects Map

Deborah Brnabic, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.

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CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Conditional Use Recommendation. In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, and Sections 138-1.203, 138-2.300-2.302, 138-4.300 and 138-4.410 of the Code of Ordinances of the City of Rochester Hills, a Public Hearing for a Conditional Use Recommendation is required with the review of an application to construct a drive-thru for a proposed new credit union at the southeast corner of Rochester and Eddington Blvd., zoned R-4 One Family Residential with an FB-2 Flexible Business Overlay, Parcel No. 15-23-300-041 (City File 19-018).

LOCATION: Southeast Corner of Rochester and Eddington Blvd.

APPLICANT: Thomas Aller
Genisys Credit Union
2100 Executive Hills Blvd.
Auburn Hills, MI 48326



DATE OF PUBLIC HEARING: Tuesday, July 16, 2019 at 7:00 p.m.

LOCATION OF PUBLIC HEARING: Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning and Economic Development Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. It can also be viewed at www.rochesterhills.org, City Government, Maps, Planning & Economic Dev., Development Status Map. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing. This request will be forwarded to City Council after review and recommendation by the Planning Commission.

Deborah Brnabic, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting.