



ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 11/17/14
Re: File No.: 03-009
Project: Enclaves of Rochester – Final PUD Review #1
Parcel No: 70-15-02-177-001 & 70-15-02-102-023
Applicant: TJ Realvest LLC

No Comment.



Parks & Forestry
Michael A. Hartner, Director

To: Ed Anzek
Sara Roediger
From: Gerald Lee
Date: March 10, 2015
Re: Enclaves of Rochester - Final PUD
Review #2
File #03-009

Forestry review pertains to right-of-way tree issues only.

No additional comment at this time.

GL/crf

cc: Maureen Gentry



BUILDING DEPARTMENT
Scott Cope Director

From: Craig McEwen, R.A. - Building Inspector/Plan Reviewer
To: Ed Anzek, Sara Roediger - Planning Department
Date: November 12, 2014
Re: Rochester Enclaves
Final PUD Review #1
15-02-177-001 and 15-02-102-023
City File #03-009

The site plan review for the above Planned Unit Development was based on the following drawings and information submitted.

Sheets Nos.: SP1.0 thru SP1.2, LA-1.1 thru LA-1.8, LA-2.0 thru 2.1, LA-3.0 thru LA-3.3, BD-1.0 and House Plans A and B.

References are based on the Michigan Residential Code 2009.

Approval recommended with the following comments:

1. Retaining walls over 4 feet high will require sealed and signed engineering drawings.
2. Submission of individual residence plot plans for code compliant site drainage at the time of building permit application.
 - a. Sites shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet (R401.3).
 - b. Wherever possible swales shall be provided along lot lines with 1% minimum slope to convey runoff to a storm sewer or other approved collection points.
 - c. Driveway slopes shall meet the following requirements:
 - i. Approach and driveway: 2% minimum – 10% maximum.
 - ii. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum.
 - iii. Side-entry garage: 2% minimum, 4% maximum.
 - iv. Negative slope driveway: 2% minimum, 7% maximum.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.



FIRE DEPARTMENT
Sean Canto, Fire Chief

From: Vince Foisy
To: Planning Dept.
Date: March 4, 2015
Re: Rochester Enclaves - Section #2 - Review #3 File # 03-009

APPROVED "Based On Pending Submittal"

The street names submitted on the drawings stamped received by Planning on 03/02/15 have been reviewed as follows:

The following name(s) is/are Approved:

| Prefix | Street Name | Suffix |
|--------|-------------|--------|
| | Enclave | Dr |
| | Enclave | Ct |
| | Hunter | Dr |
| | Linden | Ct |

NOTE: A email request was submitted with Hunter Dr and Linden Ct, and they were advised they were Approved, BUT must re submit on drawings to Planning

The following name(s) is/are Not Approved:

| Prefix | Street Name | Suffix |
|--------|-------------|--------|
| | | |
| | | |
| | | |
| | | |

NOTE: Requests must not be, Like, Similar and or Sound alike names to ones already approved

To speed your review process up I recommend that you contact me by fax or Email with proposed names prior to your re-submittal:

Email: foisyv@rochesterhills.org **FAX:** 248.841.2730

If you have any further questions please contact me at 248.841.2709

VINCENT B. FOISY
Supervisor of Communication Systems

cc: File

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

From: Jason Boughton JB/DAB
To: Sara Roediger, Manager of Planning
Date: March 31, 2015
Re: Rochester Enclaves, City File #03-009, Section #2
Final Site Condominium Plan Review #3

The following comments are provided for the proposed Rochester Enclaves Planned Unit Development (PUD final plans, received by engineering services on March 27, 2015. Engineering Services recommends approval with the following comments:

General

1. Provide soil borings to show the types of soils that exist and the ground water elevation. This will determine how deep the proposed detention pond can be.

Storm Sewer

1. Provide infiltration into the overall storm water management design as per the city engineering design standards.

Pathway/Sidewalk

1. The city is open to the concept of utilizing the prestressed concrete planks system for the proposed boardwalk along the Rochester Road pathway. We can discuss in further detail during the construction plan review process. The design loading will be required to accommodate a 4 ton vehicle. Additionally, if utilized, the city would like to incorporate its standard black powder coated aluminum railing. This railing has been used on several recent projects, including the Avon Rd and Livernois Rd bridge replacements, Hamlin and Livernois roundabout, and the Tienken Rd corridor improvements. A shop drawing schematic for rail is attached for reference.

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.

JB/jb

c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Adele Swann, Engineering Technician; DPS

Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS
Sheryl Mclsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept.
File

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RECEIVED

MAR 31 2015

PLANNING DEPT.



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: March 9, 2015
Re: Enclaves of Rochester - Final PUD

SITE PLAN REVIEW - FINAL PUD
FILE NO: 03-009 REVIEW NO: 2

APPROVED X DISAPPROVED _____

The Rochester Hills Fire Department recommends approval of the above noted project contingent upon the following items are appropriately addressed:

1. Please provide all relevant Fire Department data being asked on sheet SP-1.1.
2. Note #19 on sheet 2 of 6 indicates an estimated maximum home size to be 6000 square feet with an undetermined construction type. Assuming the buildings will be a Type V-A construction type, for buildings between 4,801-6,200 square feet in size, fire flow and fire hydrant distribution data are as follows:

Type V-A at 6000 Square Feet
2000 Gallon Per Minute
2 hydrants with average spacing of 450 feet
Maximum distance from any point on street to hydrant of 225 feet
- Provide construction type and maximum square footage of the largest proposed dwelling on sheet SP-1.1 rather than sheet 2 of 6. This data and its location on the site plan is for informational purposes only.
3. Indicate location of existing fire hydrant at Tree Top Lane and Rochester Rd. on sheet SP-1.1.
 - Our records indicate a hydrant on Rochester Rd. at Tree Top Lane. If this hydrant exists, then provide its location on sheet SP-1.1. This information is required to determine if the average spacing and maximum distance to a fire hydrant has been met per the requirements in comment #1.
4. Flow tests dated 10/29/14 indicate an available fire flow of 3608 GPM.
 - This comment is for informational purposes only and the requirements have been met assuming the dwelling units are not greater than 6000 square feet.
5. Provide width of drives on sheet SP-1.1.
 - Fire apparatus access roads should be provided with a minimum of 20 feet in clear width, and 26 feet in clear width where fire hydrants are present.
 - Road widths on sheet 2 of 6 are showing 22 feet back to back.

If you have any questions or comments, please do not hesitate to contact me.

Lt. William A. Cooke
Fire Inspector



Planning and Economic Development

Ed Anzek, AICP, Director

From: Ed Anzek, AICP and Sara Roediger, AICP
Date: 3/31/2015
Re: **Enclaves of Rochester PUD (City File #03-009)**
Final PUD Site Plan - Planning Review #3

The applicant is proposing a 26-unit single-family condominium Planned Unit Development (PUD) on approximately 30 acre site located on the east side of Rochester Road between Tienken and Mead. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance and the previously approved PUD Concept Plan. This project is scheduled for the upcoming April 7, 2015 Planning Commission meeting.

1. **Background.** This project has received Preliminary PUD and Conceptual Plan approval from City Council on June 2, 2014 following a recommendation from the Planning Commission at their May 20, 2014 meeting with the following findings and conditions, applicable comments from staff are italicized.

Findings:

1. The proposed PUD will allow more of the natural features to be preserved in their existing state than would be possible using conventional development and design standards.
2. The proposed development layout and design will result in a superior site layout compared to what could be achieved using conventional standards.
3. The PUD represents an aesthetic improvement and will create a more beautiful development than could be built using conventional standards.

Conditions:

1. Concept plan approval is for up to 26 units, with the understanding that a reduction in units may be necessary to meet engineering design requirements. *In compliance, the final plan is consistent with the approved concept plan.*
2. Addressing all comments in City Department review letters in the PUD Agreement and/or final site plan, whichever is most appropriate. *In compliance, see attached review letters.*
3. The street design modification is granted subject to the streets being designed to an appropriate set of low-speed, low-volume street design guidelines, and as approved by the City's Traffic Engineer. *In compliance, the final plan is consistent with the approved concept plan.*
4. Obtaining a Tree Removal Permit, Wetland Use Permit, Natural Features Setback Modifications, and Steep Slope Permit as part of the final site plan review process. *It was confirmed by City staff that a steep slope permit is not required as the project is under the threshold requirements.*
5. Review the tree preservation with the intent of keeping lot 24 and if necessary, explore the elimination of either lot two, three or four. *In compliance, the final plan continues to depict lots 24, 2, 3, and 4 as the elimination of the lots was not needed in order to achieve the required tree preservation, 37% is required and 46% is proposed.*

2. **PUD Requirements** (*Section 138-7.100-108*). The PUD option is intended to permit flexibility in development that is substantially in accordance with the goals and objectives of the City's Master Land Use Plan at the discretion of the City Council. The PUD development shall be laid out so that the various land uses and building bulk will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another. The PUD option seeks to:

- Encourage innovation to provide variety in design layout
- Achieve economy and efficiency in the use of land, natural resources, energy and the provision of public services and utilities
- Encourage the creation of useful open spaces
- Provide appropriate housing, employment, service and shopping opportunities

The PUD option can permit:

- Nonresidential uses of residentially zoned areas
- Residential uses of nonresidential zoned areas
- Densities or lot sizes that are different from the applicable district(s)
- The mixing of land uses that would otherwise not be permitted; provided that other objectives are met and the resulting development will promote the public health, safety and welfare

Review Process

The PUD review process consists of a two step process as follows:

- a. **Step One: Concept Plan.** The PUD concept plan is intended to show the location of site improvements, buildings, utilities, and landscaping with a level of detail sufficient to convey the overall layout and impact of the development. The PUD concept plan is not intended to demonstrate compliance with all ordinance requirements, but rather is intended to establish the overall layout of the development, including the maximum number of units which may be developed. This step requires a Planning Commission public hearing and recommendation to City Council followed by review by the City Council.
- b. **Step Two: Site Plan/PUD Agreement.** The second step in the process is to develop full site plans based on the approved PUD concept plan and to submit the PUD Agreement. At this time, the plans are reviewed for compliance with all City ordinance requirements, the same as any site plan. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.

3. **Zoning and Land Use** (*Section 138-4.300*). The site is zoned RE Residential Estate District; however the applicant is proposing to develop the site with a PUD option. 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 |
|----------------------|------------------------------|-------------------------|---------------------------|
| Proposed Site | RE Residential Estate | Vacant | Estate Residential |
| North | RE Residential Estate | Single family homes | Estate Residential |
| South | R-1 One Family Residential | Cross Creek Subdivision | Residential 3 |
| East | RE Residential Estate | Single family homes | Estate Residential |
| West | R-1 One Family Residential | Single family homes | Residential 2 |

4. **Site Layout** (*Section 138-5.100 and Sections 138-6.200-207*). The proposed PUD is located on a heavily wooded site with notable slopes and regulated wetlands. The site has been designed to have very minimal impact to the wetlands, and to comply with the City's tree conservation ordinance. The layout is thoughtful and works with the existing topography of the site to minimize disturbance to the least necessary. The development also includes an alternate street profile that reduces the area of impact of streets, allowing for greater tree planting area in front yards.

Refer to the table below as it relates to the area, setback, and building requirements per the approved PUD Concept Plan.

| Requirement | Proposed | Staff Comments |
|---|--------------------------------|----------------|
| Max. Density 0.85 dwelling units/acre=26 units | 26 units (0.85 units per acre) | In compliance |
| Min. Lot Standards As illustrated on the PUD Concept Plan | 15,510 to 27,505 sq. ft. lots | In compliance |
| Min. Front Setback 25 ft. | 25+ ft. | In compliance |
| Min. Side Setback (each/total) 10 ft./20 ft. | 10+ ft./20+ ft. | In compliance |
| Min. Rear Setback 35 ft. | 35+ ft. | In compliance |
| Min. Open Space 13.15 ac. | 13.15 ac. | In compliance |

5. **Street Design** (*Engineering Design Standards*). As part of the Preliminary PUD and Conceptual Plan approval, the proposed Enclave Drive cul-de-sac length of 690 feet was approved. In addition, a street design modification was granted subject to the streets being designed to an appropriate set of low-speed, low-volume street design guidelines, and as approved by the City’s Traffic Engineer.
6. **Tree Removal** (*Chapter 126 Natural Resources, Article III Tree Conservation*). The Tree Conservation Ordinance regulates the site in that all regulated trees removed must be replaced on a one for one basis. The proposed PUD preserves 961, or 46% of the 2,060 on-site regulated trees. 1,099 replacement trees are needed to account for the removed trees, and 1,116 replacement credits are proposed.
7. **Landscaping** (*Section 138-12.100-308 and Section 122-304(7)*). The amount, size and diversity of landscape plantings are consistent with the approved PUD Concept Plan.
8. **Wetlands** (*Chapter 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site contains about 6.3 acres of wetlands, representing about 20% of the total land area of the site. The development has been designed and laid out to preserve the wetlands almost completely intact, proposing just 0.197 acres of wetland fill. The City’s environmental consultant, ASTI conducted a detailed review of the final site plan and recommends approval with conditions in their March 18, 2015 review letter, one of which is the installation of permanent barriers to prohibit future development in protected areas. Staff recommends the use of a 12 to 18 inch boulder wall to demarcate the edge of the natural features setback as recommended in the ASTI letter.
9. **Architectural Design** (*Architectural Design Standards*). The proposed building elevations are attractive and well-detailed and will result in high quality homes. Individual homes must be designed to meet the intent of the Architectural Design Standards and will be reviewed under a separate permit issued by the Building Department.
10. **Signs**. (*Section 138-8.603*). Subdivision entry signage is indicated on the plans. All signs must meet the requirements of *Section 138-8.603* and *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.
11. **PUD Agreement**. Staff and the City attorney have reviewed the draft PUD Agreement and satisfied with the form of PUD Agreement as submitted.

Mailing Address:
P.O. Box 2160
Brighton, MI 48116-2160800 395-ASTI
Fax: 810.225.3800www.asti-env.com

March 18, 2015

Sara Roediger
Department of Planning and
Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033**Subject: File No. 03-009-Enclaves of Rochester PUD
Wetland Use Permit Review #4;
Plans received by the City of Rochester Hills on
March 2, 2015****Applicant: TJ Realvest, LLC**

Dear Ms. Roediger:

The above-referenced project proposes to construct 26 residential single-family buildings on two parcels totaling 30.52 acres as a Planned Unit Development (PUD). The site is located on the east side of Rochester Road, south of Mead Road, north of Tienken Road. The subject site includes wetlands regulated by the Michigan Department of Environmental Quality (DEQ) and City of Rochester Hills. Additionally, the project is within a Priority One Natural Area as shown on the current Rochester Hills Natural Features Inventory Map.

ASTI has reviewed the site plans received by the City on March 2, 2015 (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. Please note that ASTI has reviewed the draft Planned Unit Development (PUD) agreement between the applicant and the City prior to publication of this wetland review.

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 by King and MacGregor Environmental for the subject property, which was confirmed by ASTI on September 26, 2013. The Current Plans generally show this wetland delineation to ASTI's satisfaction.

The Current Plans indicate the wetland consultant responsible for the wetland delineation (King and MacGregor Environmental) and the date it was completed. This is to ASTI's satisfaction. The applicant should be advised that wetland delineations are only considered valid by the DEQ and the City for a period of three years.

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. All impacts to wetlands are sufficiently stated in square feet on Sheet 2 and Sheet 3 of the Current Plans. These wetland impacts should also be shown on the final grading plan for this project.
- b. The Current Plans depict 4631 square feet of direct and permanent wetland impact from the construction of a proposed road and utility installation and associated utility easement easement north of the existing Tree Top Lane, west of Lot 23 and south/southeast of Lot 24. Utilizing the existing Tree Top lane for the proposed road and utilities appears to be the alternative that will minimize wetland impacts in this area. Therefore, ASTI is satisfied with the depiction of these impacts. These proposed wetland impacts must also be shown on the final grading plans for this project as stated in Comment 3.a.
- c. The Current Plans depict 1977 square feet of direct and permanent wetland impact from the construction of a proposed road and utility installation and associated utility easement easement south of the existing Tree Top Lane, west of Lot 21 and east of Lot 25. Utilizing the existing Tree Top lane for the proposed road and utilities appears to be the alternative that will minimize wetland impacts in this area. Therefore, ASTI is satisfied with the depiction of these impacts.
- d. The Current Plans depict 671 square feet of direct and permanent wetland

impact from the construction of proposed road, utility installation and associated utility easement, and the placement of a culvert southeast of Lot 26 and northwest of Lot 5. Constructing the proposed road and utilities at the narrowest portion of the wetland in this area appears to be the alternative that will minimize wetland impacts in this area. Therefore, ASTI is satisfied with the depiction of these impacts. These proposed wetland impacts must also be shown on the final grading plans for this project as stated in Comment 3.a.

- e. The current plans show that 487 square feet of temporary wetland impacts will occur near the southwest corner of the proposed detention pond from the construction of a proposed storm water sewer line. These impacts are stated on the current plans to ASTI's satisfaction.
- f. The previously submitted plans depicted 3675 square feet of direct and permanent wetland impact from the construction of a retaining wall and grading associated with the construction of Lot 5, entailing the placement of approximately 700 cubic yards of fill within a regulated wetland. ASTI recommended that Lot 5 not be constructed to preserve wetland and Natural Features Setback functions. ASTI also recommended that a proposed retaining wall associated with the proposed Lot 5 on the previous plans be realigned to follow the western lot line of the proposed Lot 6.

The Current Plans show that Lot 5 and Lot 6 have been adjusted and that no wetland impacts in this area are proposed. Additionally, the proposed retaining wall is shown on the Current Plans as being aligned along the west lot line of Lot 5, consequently reducing the proposed impacts to the Natural Features Setback in this area. It is ASTI's opinion that these revisions as shown on the Current Plans are indicative of preserving regulated wetland and the Natural Features Setback and their respective functions, and are exemplary of the objective of a PUD by maximizing open space and minimizing impacts to a Priority One Natural Feature Area of the City. This is to ASTI's satisfaction.

- g. The Current Plans (and as on the previous plan submittal) depict regulated wetland abutting Lot 24 on three sides and by the northern property boundary of the project. The previous submittal indicated no wetland impacts associated with Lot 24. ASTI previously stated that crossing a portion of the wetland depicted around Lot 24 would be the only feasible way to access that area for construction activities and ultimate use and that the majority of Lot 24 is abutted by Natural Features Setback and is within 25 feet of regulated wetland.

The Current Plans depict 1367 square feet of direct and permanent wetland

impacts from a proposed wetland crossing to the proposed Lot 24. This is to ASTI's satisfaction.

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 DEQ Part 303 Permit and a Wetland Use Permit from the City are required for this project as proposed. Once a DEQ permit is received by the applicant, it must be submitted to the City for review.

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. Should the City accept the applicant's submittal to develop the subject property as a PUD, the on-site Natural Features Setback regulations can be waived by the City at its discretion. The applicant should note that upon the request of the City, ASTI will re-evaluate any Natural Features Setback impacts if the City does not waive Natural Feature Setback regulations per the approved PUD agreement.
 - b. All Natural Features Setback areas are depicted to ASTI's satisfaction on the Current Plans.
 - c. ASTI recognizes that the applicant has included four sections of retaining walls as part of the Current Plans (and previous plans), presumably to protect natural features and promote open space, which is an objective of a PUD development within the City. However, ASTI still suggests constructing additional permanent barriers to prohibit future development within other areas of Natural Features Setback (and associated wetland areas). ASTI suggests constructing these barriers along lot lines that are generally comprised of the Natural Features Setback, specifically: a) the west lot line of Lot 23, b) the west lot lines of Lot 20 and Lot 21, c) the east lot line of Lot 26, and d) the south lot line of Lot 1. Barriers, such as a fieldstone/boulder wall or some other decorative and highly visible barrier should be considered, but would be subject to approval by the City.

6. **Additional Comments.**

The Current Plans indicate that a conservation easement is to be placed over areas of on-site wetland. This is to ASTI's satisfaction and should be considered as meeting an objective of a PUD. Once a final plan is approved by the City and the

final areas of wetland to be placed within a conservation easement are specified, the applicant should provide a copy of the final conservation easement to the City for filing.

RECOMMENDATIONS

ASTI recommends the City approve the above-referenced project on the conditions that the items in Comment 4.a and 6 are obtained as appropriate, and submitted to the City for review and recording.

Respectfully submitted,

ASTI ENVIRONMENTAL



Kyle Hottinger
Wetland Ecologist



Dianne Martin
Director, Resource Assessment & Mgmt.
Professional Wetland Scientist #1313



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

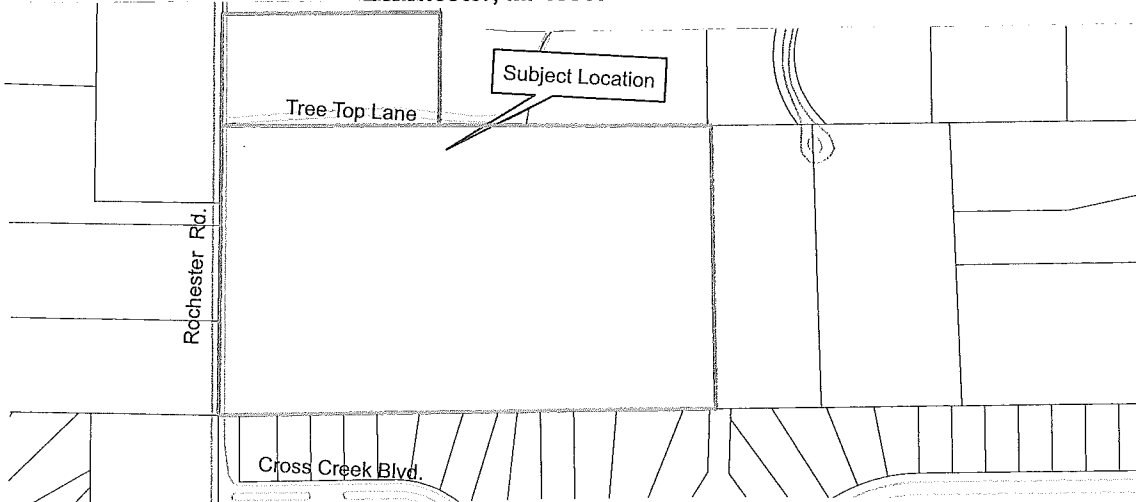
REVISED PUBLIC NOTICE**

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 1,101 regulated trees associated with the proposed construction of a 26-unit residential development. There are a total of 2,055 regulated trees on site. The property is identified as Parcel Nos. 15-02-177-001 and 15-02-102-023 (City File No. 03-009).

LOCATION: East side of Rochester Road, North of Tienken

APPLICANT: TJ Realvest, LLC
54153 Deer Ridge
Rochester, MI 48307



DATE OF MEETING: **Tuesday, April 7, 2015 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.

William F. Boswell, 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 (656-4673) 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

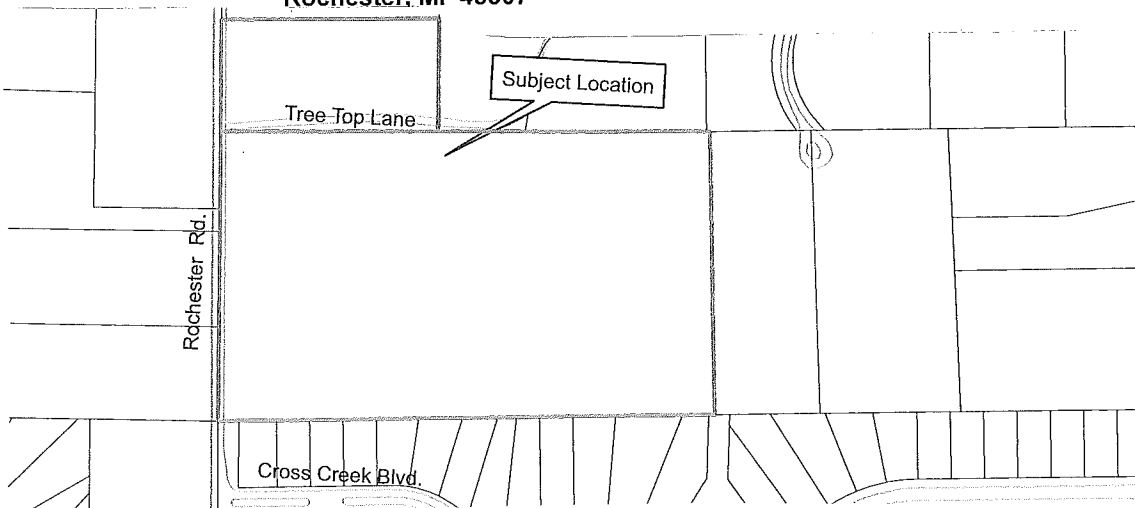
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: In accordance with Section 126-565 of the Wetland and Watercourse Protection Ordinance, notice is hereby given that a request for a Wetland Use Permit Recommendation for impacts to up to 12,321 square feet associated with the construction of a 26-unit residential development on 30.5 acres has been submitted to the City. The area is zoned RE, Residential Estate and affects Parcel Nos. 15-02-177-001 and 15-02-102-023 (City File No. 03-009).

LOCATION: East side of Rochester Road, North of Tienken

APPLICANT: Jerry Kisil
TJ Realvest, LLC
54153 Deer Ridge
Rochester, MI 48307



DATE OF PUBLIC HEARING: Tuesday, April 7, 2015 at 7:00 p.m.

LOCATION OF PUBLIC HEARING: City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Information concerning this request may be obtained from the Planning and 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. Written comments concerning this request will be received by the City of Rochester Hills Planning and Economic Development Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the Public Hearing or by the Planning Commission at the meeting. This recommendation will be forwarded to City Council after the Public Hearing.

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.