



City of ROCHESTER HILLS

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

NOTICE OF PUBLIC HEARING FOR PRELIMINARY ONE FAMILY RESIDENTIAL DETACHED CONDOMINIUM PLAN, WETLAND USE PERMIT, NATURAL FEATURES SETBACK MODIFICATION, AND REQUEST FOR 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 to review an application for a Preliminary One Family Residential Detached Condominium Plan, which further requires the Rochester Hills Planning Commission to conduct the public hearing before making a recommendation to the City Council.

In addition, pursuant to the Wetland and Watercourse Protection Ordinance, Chapter 126, Article IV, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, this notice shall serve as a minimum of ten days' notice to all properties within 300 feet of the property where a request for a Wetlands Use Permit as described below. The applicant is seeking to revise the Wetland Use Permit that was previously approved in 2024.

In addition, 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 serve as a minimum of seven days' notice to all adjacent property owners regarding the request for a Tree Removal Permit, associated with the Preliminary One Family Residential Detached Condominium Plan, as further described below.

LOCATION: 430 W. Hamlin Rd., Parcel Nos. 15-22-451-029 and 15-22-451-038, located on the north side of Hamlin between Livernois and Rochester, zoned R-3 One Family Residential with the MR Mixed Residential Overlay (Project No. J2024-0027).

REQUEST: Preliminary One Family Residential Detached Condominium Plan Recommendation. The proposal is for Camden Crossing Condominiums, a proposed development of 25 detached single family residences on approximately 9.36 acres of land. The Planning Commission will make a recommendation to City Council regarding this request.

REQUEST: Wetland Use Permit and Natural Features Setback Modification. A request to impact approximately 11,427 square feet of wetlands and 487 linear feet or 11,301 square feet of the natural features setback.



REQUEST: Tree Removal Permit. A request to remove 66 regulated trees and 27 specimen trees, with 245 replacement trees required to be paid into the City's Tree Fund.

APPLICANT: Jim Polyzois, Sare Inc., 14955 Technology Dr., Shelby Twp., MI 48315

The meeting will be held at the Rochester Hills Planning Commission meeting on **Tuesday, December 9, 2025 at 7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, MI 48309.

Plans can be viewed on the Status of Development Projects map on City's website 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, MI 48309 or emailed to planning@rochesterhills.org. Please note that written comments must be provided to Planning staff by 5:00 p.m. Tuesday, December 2, 2025 in order to be included in the Planning Commission agenda that will be posted online. Comments received after that time, up to 4:00 p.m. the day of the meeting, will be provided to the Planning Commission and included in the City's legislative file. 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 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

Greg Hooper, Chairperson
Rochester Hills Planning Commission
Dated this 18th day of November 2025
At Rochester Hills, Michigan
Publish: November 24, 2025



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View the status of current and ongoing development projects throughout the City.

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RH Legislative Center
Agendas packets, that include the information being reviewed by the Planning Commission, are typically posted 6-7 days prior to the meeting