



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.

Further, 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 (File #PCU2025-0004). Per Section 138-4.300 Table of Permitted Uses by District, Conditional Use approval is required for a golf course within the R-4 One Family Residential zoning district. The application is for the construction of a new banquet, service, and clubhouse addition to the existing building onsite. The proposed site plan also includes a new driveway, parking lot, and associated site improvements at the existing Pine Trace golf course. A recommendation from the Planning Commission will be forwarded to City Council after the Public Hearing.

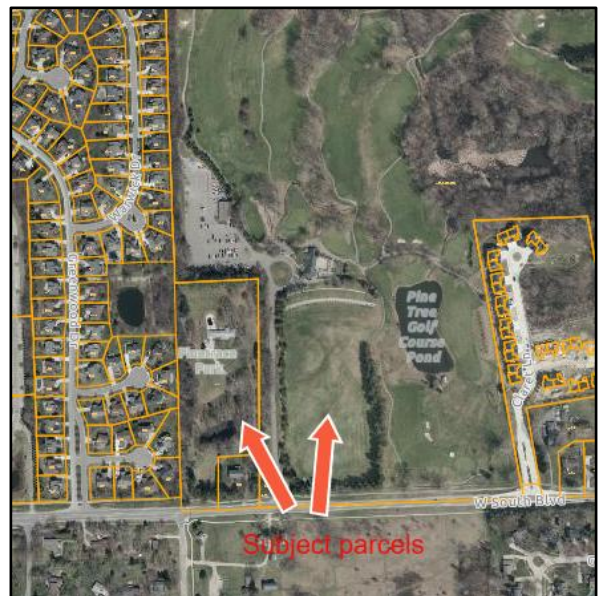
REQUEST: Site Plan Approval (File #PSP2025-0006). Per Section 138-2.200 Site Plan Review, a request for site plan approval of the approximately 32,362 square foot addition to the existing clubhouse, a new driveway, parking lot, driving range building and associated site improvements at the existing Pine Trace Golf Course.

REQUEST: Tree Removal Permit (File #PTP2025-0007). A request to remove thirty-two (32) regulated trees and three (3) specimen trees, with forty-eight (48) replacement trees required.

LOCATION: 3600 Pine Trace Blvd. and 3308 South Blvd. W., located at the north side of South Blvd. and east of Adams, Parcel Nos. 15-31-400-015 and 15-31-400-016, zoned R-4 One Family Residential District (Project No. J2025-0107)

APPLICANT: Michael Bylen, Pine Trace Golf Course, 3600 Pine Trace Blvd., Rochester Hills, MI 48309.

The Public Hearing will be held at the Rochester Hills Planning Commission meeting on **Tuesday, July 15, 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 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.



(OVER)

Greg Hooper, Chairperson
Rochester Hills Planning Commission
Dated this 24th day of June 2025
At Rochester Hills, Michigan
Publish: June 30, 2025

**Stay informed! Check out the Development
Project Map, Sign up for RHConnect and
Click on RH Legislative Center.**



RH Development Project Map
View the status of current and
ongoing development projects
throughout the City.



RHConnect
To receive notifications of meeting
agendas and the latest news about the
City of Rochester Hills via text or email.



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