



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660

Development Application

Project Information

Name Unified Ventures, LLC		
Description of Proposed Project and Use(s) Prospective buyer to request use of 1655 W Hamlin Rd, Rochester Hills MI for use as a health, recreation and physical education facility in the EC Employment Center zoning district		
Review Type (as defined in Section 138-2.200 & 138-7.100 of the City's <u>Zoning Ordinance</u>)		
Site Plan: <input type="checkbox"/> New <input checked="" type="checkbox"/> Amendment <input type="checkbox"/> Other (please describe):	Sketch Plan: <input type="checkbox"/> Administrative Review <input checked="" type="checkbox"/> PC Review	PUD <input checked="" type="checkbox"/> Concept Review <input type="checkbox"/> Final Review
Conditional Land Use (as indicated in Section 138-4.300 of the City's <u>Zoning Ordinance</u>) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
*Be advised any applications for on-premises alcohol sales must also submit a <u>Liquor Application</u> to the City Clerk's office.		

Property Information

Street Address 1655 W Hamlin Rd, Rochester Hills, MI 48309	
Parcel Identification Number 70-15-28-126-033	Property Dimensions Width at Road Frontage: 240' Depth: 316'
Land Area (acres) 1.74	# of Lots/Units (if applicable)
Current Use(s) Gymnastics	Current Zoning Light Industrial
Wetland Use Permit Required	
<input type="checkbox"/> Yes, there are MDEQ regulated wetlands on the property	<input type="checkbox"/> Unsure, a boundary determination is needed
<input type="checkbox"/> Yes, there are City regulated wetlands on the property	<input checked="" type="checkbox"/> No, there are NO regulated wetlands on the property
Tree Removal Permit Required	
<input type="checkbox"/> Yes, there are regulated trees on the property	<input checked="" type="checkbox"/> No, there are NO regulated trees on the property
Steep Slope Permit Required	
<input type="checkbox"/> Yes, there are regulated slopes on the property located within 200 feet of a watercourse	<input checked="" type="checkbox"/> No, there are NO regulated slopes on the property
<input type="checkbox"/> Yes, there are regulated slopes on the property NOT located within 200 feet of a watercourse	



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Applicant Information

Name Brian Kim		
Address 2938 Waterview Dr		
City Rochester Hills	State MI	Zip 48309
Phone 516-359-1100	Email briankim@unifiedvolleyball.com	
Applicant's Legal Interest in Property Prospective buyer		

Property Owner Information Check here if same as above

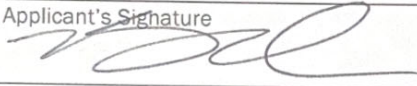

Name Industrial Ventures I, LLC		
Address 5777 Mystic Lane		
City Oakland Twp	State MI	Zip 48306
Phone 810-499-2276	Email john@ventureinv.com	

Applicant's/Property Owner's Signature

I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

I (we) understand that if it is determined that the application is not complete, the City shall immediately identify in writing what is needed to make the application complete.

I (we) authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

Applicant's Signature 	Applicant's Printed Name Brian Kim	Date 5/22/2025
Property Owner's Signature  <small>John Wernis (May 22, 2025 16:26 EDT)</small>	Property Owner's Printed Name John Wernis	Date <small>May 22, 2025</small>

OFFICE USE ONLY

Date Filed	File #	Escrow #
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Updated_ RH Development Application 1655 W Hamlin

Final Audit Report


2025-05-22

Created:	2025-05-22
By:	Lawrence Randazzo (lrاندazzo@haymanco.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAABhoVvpe7yGf1DG9OMLj75p3DtNybl9X-

"Updated_ RH Development Application 1655 W Hamlin" History

 Document created by Lawrence Randazzo (lrاندazzo@haymanco.com)


2025-05-22 - 8:12:38 PM GMT

 Document emailed to John Wernis (john@ventureinv.com) for signature

2025-05-22 - 8:12:54 PM GMT

 Email viewed by John Wernis (john@ventureinv.com)

2025-05-22 - 8:25:30 PM GMT

 Document e-signed by John Wernis (john@ventureinv.com)

Signature Date: 2025-05-22 - 8:26:45 PM GMT - Time Source: server

 Agreement completed.

2025-05-22 - 8:26:45 PM GMT