



City of ROCHESTER HILLS

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

NOTICE OF PUBLIC MEETING FOR A REQUEST FOR FINAL ONE FAMILY RESIDENTIAL DETACHED CONDOMINIUM PLAN AND REVISED WETLAND USE PERMIT PLANNING COMMISSION

TO ROCHESTER HILLS RESIDENTS:

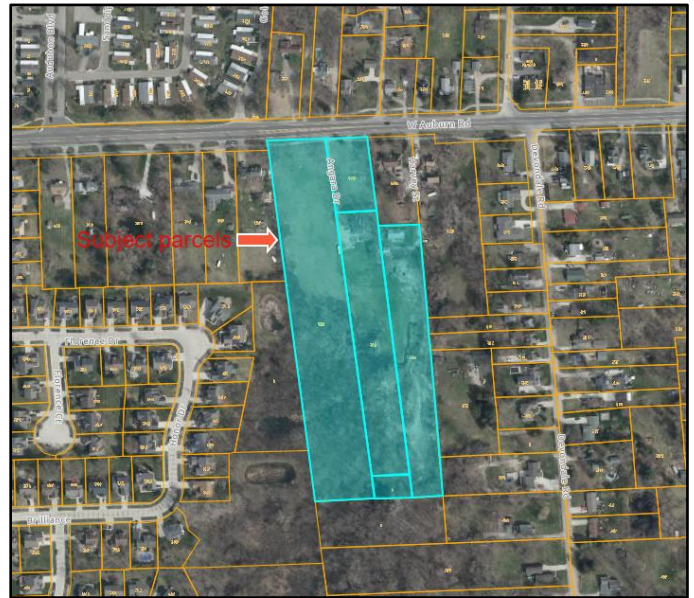
NOTICE IS HEREBY GIVEN THAT THE CITY OF ROCHESTER HILLS PLANNING COMMISSION will conduct a Public Meeting In accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended; the Land Division Act, Public Act 288 of 1967, as amended, and Chapter 122 Article IV of the Code of Ordinances of the City of Rochester Hills, for a Final One Family Residential Detached Condominium Plan, which further requires the Rochester Hills Planning Commission to conduct the public meeting 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.

LOCATION: 2469 & 2489 W. Auburn Rd., 3045 Angara Dr., 3050 Harvey St., Parcel Nos. 15-32-201-001, -002, -003, -004, and -006, located on the south side of W. Auburn Rd. and west of Crooks Rd., zoned R-4 One Family Residential and a portion of the land has the FB Flex Business Overlay (Project No. JRMF2022-0028).

REQUEST: Final Site Plan and One Family Residential Detached Condominium Plan Recommendation. The proposal is for the Auburn Angara Oaks Condominiums, including nine (9) single family detached residences, six (6) multi-unit condominium buildings and related amenities on approximately 9.7 acres of land. Preliminary approval, a wetland use permit/natural features setback modification and a tree removal permit for this development were granted in 2024.

REQUEST: MODIFIED Wetland Use Permit and Natural Features Setback Modification. A request to impact approximately 39,625 square feet of wetlands. The previously approved wetland use permit allowed an impact of 39,404 square feet. Further, the request reduces the overall impact to the natural features setback. The previously approved permit allowed for a NFS impact of 1,211 linear feet, the current proposal is for a NFS impact of 1,137 linear feet.



APPLICANT: Bruce Michael, Auburn Angara Oaks, LLC, 14496 N. Sheldon, Suite 230, Plymouth, MI 48170.

The Public Meeting will be held at the Rochester Hills Planning Commission meeting on **Tuesday, October 7, 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. Please note that written comments must be provided to Planning staff by 5:00 p.m.

(OVER)

Tuesday, September 30, 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 (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

Greg Hooper, Chairperson
Rochester Hills Planning Commission
Dated this 25th day of September 2025
At Rochester Hills, Michigan



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