



# 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 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 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 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, associated with the Preliminary One Family Residential Detached Condominium Plan will be considered, as further described below.

Finally, 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 of the property where a request for a Tree Removal Permit, associated with the Preliminary One Family Residential Detached Condominium Plan will be considered, as further described below.

**LOCATION:** 1548 W. Auburn Rd., Parcel No. 15-28-300-059, located on the north side of Auburn between Crooks and Livernois, zoned R-4 One Family Residential with the MR Mixed Residential Overlay (Project No. J2023-0022).

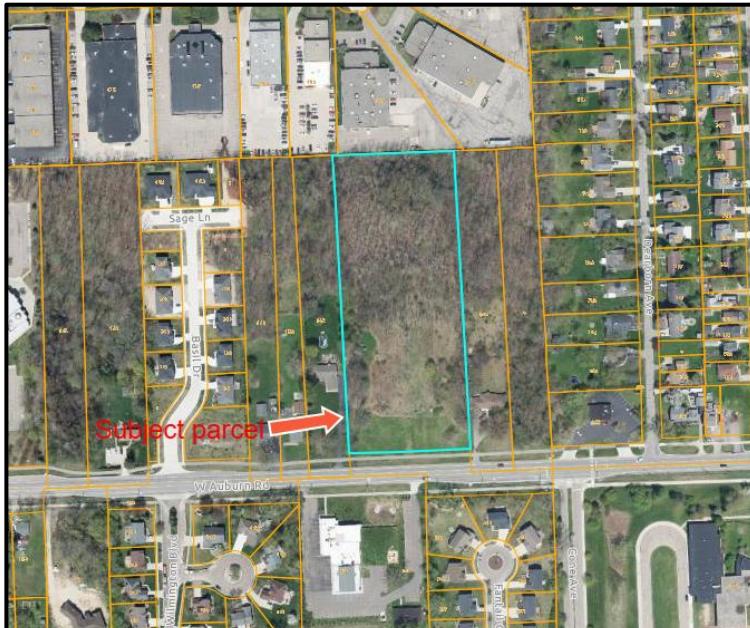
**REQUEST: Preliminary One Family Residential Detached Condominium Plan Recommendation.** The proposal is for Grandview Condominiums, a proposed development of seventeen (17) detached single family residences on approximately 6.0 acres of land. The Planning Commission will make a recommendation to City Council regarding this request.

**REQUEST: Wetland Use Permit and Natural Features Setback Modification.** A request to impact approximately 18,267 square feet of wetlands and 336 linear feet of the natural features setback.

**REQUEST: Tree Removal Permit.** A request to remove 137 regulated trees and 2 specimen trees, and to provide 139 required replacement trees onsite.

**APPLICANT:** Vito Munaco, Grandview of Rochester Hills, LLC, 2465 23 Mile Rd., Shelby Twp., MI 48315.

The Public Meeting will be held at the Rochester Hills Planning Commission meeting on **Tuesday, January 13, 2026** commencing at **7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309.



(OVER)

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](mailto:planning@rochesterhills.org). Please note that written comments must be provided to Planning staff by 5:00 p.m. Tuesday, January 6, 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 meeting. 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 12<sup>th</sup> day of December 2025  
At Rochester Hills, Michigan



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**RH Development Project Map**

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**RHConnect**

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