



Department of Planning and Economic Development

Staff Report to the Planning Commission

January 7, 2026

Timberland Landscape Site Plan

REQUESTS	Site Plan Approval Tree Removal Permit
APPLICANT	Patrick Burns, Timberland Landscape, 3839 Crestwood Cr., Rochester, MI 48306
LOCATION	2581 Old Adams Rd., located on the east side of Old Adams Rd. and north of Forester Blvd. and S. Adams Rd.
FILE NO.	PSP2025-0003, PTP2025-0011
PARCEL NOS.	Parcel No. 15-30-302-039 and -041
ZONING	I Industrial District
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant is seeking site plan approval for a landscape contractor's yard within the City's Industrial District. The use in some capacity has been at this location for some time. The site, sometime after 2020, was expanded to include the property/parcel to the south as a part of the operation. The expansion of the site never received official site plan approval. At this time the applicant is seeking approval for the entire site, including the expansion area, to continue operating as a landscaping contractor yard. The site improvements proposed as a part of this application would have normally been reviewed administratively, however, the removal of trees onsite, which necessitated a Tree Removal Permit, required the application to be considered by the Planning Commission.

The proposed improvements at this time include: the demolition of the house/structure located at the northwest corner of the site; the construction of an eleven (11) vehicle paved parking lot; a properly sized and constructed stormwater facility, located at the northwest corner of the site (where the existing house/structure is located); paved areas where materials are planned to be stored; a new dumpster location and enclosure; appropriately located fuel dispensing tanks; screening and fencing for the entire site along S. Adams, Forester Blvd., and Old Adams, and pathways along those same roadways.

The proposed parking area will include spaces for eleven (11) spaces, including one (1) ADA parking space. The parking area and new driveway will be paved pursuant to City specifications and will include a sidewalk connecting the parking area to the exterior sidewalk/pathway along Old Adams. Earlier plan submittals included a new building being proposed that would have benefitted from that connection, however, during the review process the proposed building was removed from the plans and overall project.

The site will be screened with a six (6) foot tall wood privacy fence. The fencing will be of a shadowbox design that will be completely opaque. In addition to the privacy fence, the applicant is proposing essentially a three (3) foot tall berm, located in front of the fence, that will be planted with a series of evergreens, deciduous and ornamental trees and shrubs. In total, 36 deciduous trees (including both shade trees and ornamental trees) and 50 evergreen trees are being planted along the exterior perimeter of the site and within the stormwater pond. As discussed within the Tree Removal Permit section of the staff report, Planning Staff is of the opinion

that the remaining trees required to be planted as a part of the Tree Removal Permit can be planted along the exterior of the site, filling in gaps on the berm.

The proposed dumpster enclosure will be compliant with City specifications for a dumpster, including decorative masonry walls and steel braced dumpster doors with wood facing.

The stormwater facility, located at the northwest corner of the site, will include both a water quality measure as well as a storage area, pursuant to City specifications.

The applicant notes on the site plan that the far eastern end of the site, which extends nearly to the Meijer gas station driveway location, will be dedicated to the Oakland County Road Commission. This dedication has actually already occurred during the administrative site plan review process.

Review Process

The site plan review process includes Administrative and Planning Commission reviews. In regards to the Tree Removal Permit, that review also lies solely with the Planning Commission. Neither review requires City Council action.

Tree Removal Permit

The applicant has provided a tree survey that indicates a total of 43 existing trees onsite. Of the 43 qualified regulated trees onsite, a total of 17 are proposed to be saved during development, while 26 are proposed to be removed. The applicant is proposing to plant 4 trees onsite and pay the remainder of the trees into the City's tree fund. The Planning Commission may wish to discuss with the applicant whether additional trees can be planted onsite, along the exterior fence line, along S. Adams, Forrester and Old Adams. This would provide additional screening and buffering of the use from the abutting public thoroughfares. There appears to be room between the proposed groupings shown on the site plan.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning		Approval
Engineering	<ul style="list-style-type: none">Providing detailed grades for pathways and sidewalks on construction plansVerification that DTE will allow storm sewer system to be located in easement during construction plansUtilizing updated pathway cross section	Approval
Fire		Approval
Building		Approval
Forestry		Approval
Assessing		Approval

Motion for Site Plan Approval

MOTION by _____, seconded by _____, in the matter of City File No. PSP2025-0003 Timberland Landscape, the Planning Commission **APPROVES** the **Site Plan**, based on plans dated received by the Planning Department on November 26, 2025, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Old Adams Road, thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.
3. Adequate utilities are available to the site.
4. The site plan represents a reasonable site layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
6. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final site condominium site plan approval.
2. Provide a landscape bond in the amount of \$84,760.00, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
3. **(If Required) That the applicant plant the additional 19 replacement trees onsite, along the S. Adams, Forester and Old Adams Road frontage.**

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of File No. PTP2025-0011 (Timberland Landscape) the Planning Commission **grants** a **Tree Removal Permit**, based on plans received by the Planning Department on November 26, 2025, with the following findings and subject to the following conditions:

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the City's Tree Conservation Ordinance.
2. The applicant is proposing to remove 26 regulated trees.
3. Based on the number of preserved trees onsite, the number and type of trees being removed, the applicant is required to provide a total of 23 tree credits as a part of the overall development. The applicant is proposing to plant 4 trees onsite and pay 19 trees into the City's Tree Fund.
4. Overall, the applicant is planting 36 shade/ornamental trees and 50 evergreen trees onsite as a part of the landscape plan.

Conditions

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.
2. Provide payment, equal to the current required fee for replacement trees, along with any additional fees associated with such, into the City's Tree Fund for the remaining 19 replacement trees identified on the site plan (**unless modified by the Planning Commission to require additional plantings onsite**).