



Department of Planning and Economic Development

Staff Report to the Planning Commission

August 13, 2025

Yates Cider Mill

PSP2025-0004 - Site Plan Approval

PTP2025-0008 - Tree Removal Permit

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| REQUEST | Site Plan Approval Tree Removal Permit Approval |
| APPLICANT | Mike Titus 1990 E. Avon Rd. Rochester Hills, MI 48307. |
| LOCATION | 1950 E. Avon Rd., located on the southeast side of Avon, east of Dequindre Road, south of 23 Mile Road |
| FILE NO. | J2025-0060, PSP2025-0004, and PTP2025-0008 |
| PARCEL NO. | 15-13-427-002 |
| ZONING | NB Neighborhood Business with the MR Mixed Residential Overlay District |
| STAFF | Chris McLeod, AICP, Planning Manager |

Summary

The applicant has filed for a Site Plan Approval and a Tree Removal Permit to allow for an expansion of the existing Yates Cider Mill at 1950 E. Avon Rd., located on the southeast side of Avon Road, west of the 23 Mile Road, Dequindre and Avon roundabout.

The proposed site plan being considered is for the addition of a 40'x70' storage building which would be located on the east (southeast) side of the existing cider mill building. The structure would be used to house much of the existing storage items currently found on the east side of the site along with inventory for the cider mill including bottles, boxes, etc. The storage building would be accessed from Avon Road by a slightly enlarged driveway that currently exists on the east side of the cider mill building.

Due to the topographic conditions of the site, several different retaining walls are also proposed or are proposed to be modified. This includes the modification of the existing retaining wall along the east side of the site and the addition of new retaining walls between the proposed storage building and the existing cider mill building. The retaining walls are proposed to be constructed as gabion basket (fieldstone, surrounded by wire) walls.

The building is proposed to be constructed of vertical "V" groove wood siding, painted red. The roof system will be standing rib metal in a gambrel style. Windows with architectural shutters and doors, including both pedestrian and larger overhead doors, are proposed on each façade, providing both architectural interest and function.

The landscape plan proposes a total of twenty-four (24) trees onsite. These trees, including thirteen (13) canopy trees and eleven (11) ornamental trees, are being provided to the east of the proposed storage building as well as to the south. These trees will be interspersed with the existing trees that are being preserved in these same locations.

The site plan does not propose any significant new lighting. The lighting that is proposed is ornamental and mounted directly to the building itself. The site plan package includes the lighting details for the fixtures.

The zoning ordinance requires a total of five (5) canopy right of way trees and five (5) ornamental right-of-way trees along the front of site. However, due to the existing location of the historic cider mill structure, the existing (and proposed) driveway configurations along with the City's clear vision requirements for trees adjacent to the road right-of-way, the applicant cannot physically fit the required right-of-way trees along the property frontage. However, the applicant has shown the required trees, largely along the eastern property line, in the appropriate number, in an

The Yates Cider Mill is a non-contiguous historic district as defined by the City Ordinance and is therefore regulated by the City's Historic Districts Commission. The proposed building and associated site improvements were reviewed by the Historic Districts Commission at their regular meeting of July 10, 2025 and was granted a Certificate of Appropriateness by unanimous approval, after finding that the proposed building and associated parking lot expansions were appropriate in regards to materials, massing, size, location and scale. The Commission did request that the foundation appearance/material be further addressed from an aesthetic standpoint due to the extent of the exposed foundation along the west side of the building. The applicant was willing to modify the color of the foundation and potentially provide additional landscaping in this area to address the issue raised by the Historic Districts Commission.

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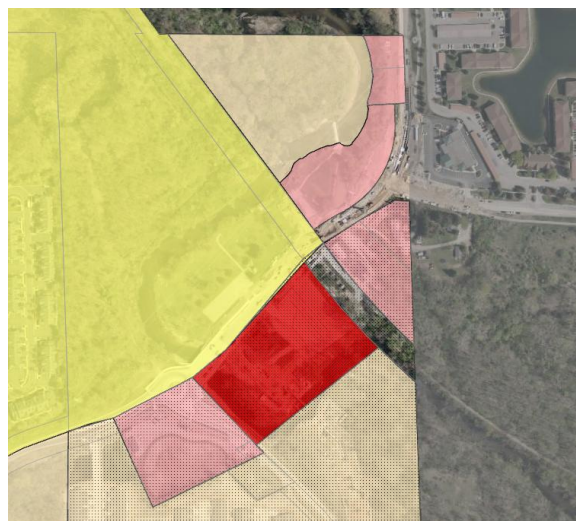
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Elevations





Zoning Map
Master Land Use Plan



- | | |
|---|---------------------------------------|
| RE One-Family Residential District | NB Neighborhood Business District |
| R-1 One-Family Residential District | CB Community Business District |
| R-2 One-Family Residential District | NB Highway Business District |
| R-3 One-Family Residential District | BD Brooklands District |
| R-4 One-Family Residential District | O Office District |
| RCD One-Family Residential Cluster District | I Industrial District |
| RM-1 Multiple-Family Residential District | SP Special Purpose District |
| RMH Manufactured Housing Park District | EC Employment Center District |
| | FB Flex Business Overlay District |
| | MR Mixed Residential Overlay District |
| | PUD Overlay |



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|---------------------------|--|
| Estate Residential | Commercial Residential Flex - 2 |
| Residential 2 | Commercial Residential Flex - 3 |
| Residential 2.5 | Office |
| Residential 3 | REC Workplace |
| Residential 4 | REC Technology and Office Image Corridor |
| Residential 5 | REC Interchange |
| Mixed Residential Overlay | Regional Commercial |
| Multiple Family | Industrial |
| Residential Office Flex | Special Purpose |
| Auburn Road Corridor | Park/Public Open Space |
| | Private Recreation/Open Space |

| Zoning | | Existing Land Use | Future Land Use |
|--------------|---|--|--|
| Site | NB Neighborhood Business District and MR Mixed Residential Overlay District | Existing Cider Mill property | Residential 5 |
| North | NB Neighborhood Business District and MR Mixed Residential Overlay District | Cider Mill property, Avon Road, Yates Park | Residential 5 and Park / Public Open Space |
| South | Mixed Residential Overlay District | Cider Mill property | Residential 5 |
| East | NB Neighborhood Business District and MR Mixed Residential Overlay District and Shelby Township | Farmhouse and Shelby Township | Residential 5 and Shelby Township |
| West | MR Mixed Residential Overlay and R-1 One Family Residential District | Cider Mill property, Avon Road, Yates Park | Residential 5 and Park / Public Open Space |

Staff Recommendations

The Tree Removal Permit was noticed for a public meeting. No public comment has been received to date. Based on the application provided, Planning staff recommends approval of the proposed site plan and tree removal permit. If the Planning Commission agrees that the proposed storage building will be harmonious and compatible with the surroundings, below is a motion for approval for your consideration.

Staff Site Plan Recommendations

| Department | Comments & Waivers/Modifications | Recommendation |
|-------------|--|-----------------|
| Planning | <p>Planning Commission modification to allow proposed right-of-way landscape plantings to be provided not within the right of way/property frontage.</p> <p>Incorporation of Historic District Commission comments/approval from July 10, 2025.</p> <p>Landscape bond being provided based on cost estimate provided.</p> <p>All ground mounted equipment being adequately screened.</p> | Approval |
| Engineering | <p>Land Improvement Permit is required</p> <p>Provide RCOC permit prior to construction plan drawings</p> | Approval |
| Fire | | Approval |
| Building | | Approval |

| Department | Comments & Waivers/Modifications | Recommendation |
|------------|----------------------------------|----------------|
| Forestry | | Approval |
| Assessing | | Approval |

Tree Removal Permit

The tree survey provided by the applicant indicates a total of four (4) regulated trees and three (3) specimen trees will need to be removed as a part of the overall storage building construction and associated improvements. As a part of the site plan review, the Forestry Department noted that no replacement trees are required due to the number of trees being preserved and the number of “credits” that are maintained for the preservation of the remaining specimen trees onsite.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. PSP2025-0004 (Yates Cider Mill), the Planning Commission **approves** the proposed **Site Plan**, to allow for the construction of a new refrigerated storage building and associated site improvements in the NB Neighborhood Business District, with the MR Mixed Residential District, based on plans received by the Planning Department on July 7, 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 is being constructed for largely for service and delivery type vehicles rather than the general public and will accessed via a modified entrance to Avon Road, which is a major roadway, thereby promoting current and future safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. Off-street parking areas for the general public going to the cider mill and associated uses already exist on the west side of the cider mill building and will not be impacted by the proposed improvements.
4. The proposed development and associated improvements should have a satisfactory and harmonious relationship between the development on-site, the existing development in the adjacent vicinity, and has been approved by the City’s Historic Districts Commission.
5. The proposed development will not have an unreasonably detrimental or injurious effect upon the existing characteristics and features of the site or those of the surrounding area.
6. The Planning Commission finds that a modification to allow the required right-of-way landscaping to be planted throughout the site is appropriate, due to the proximity of the historic cider mill building to the roadway, the existing and proposed drive locations, the City’s required clear vision requirements and given that the same number of trees will be planted as otherwise required by ordinance.

Conditions

1. Provide a landscape bond in the amount of the landscape installation cost estimation shown on the site plan (\$14,700), plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
2. The applicant shall address all remaining comments and notations as depicted on the reviewed site plans.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of File No. PTP2025-0008 (Yates Cider Mill) the Planning Commission **grants a Tree Removal Permit** based on plans received by the Planning Department on July 7, 2025, with the following findings and subject to the following conditions:

Findings

1. The proposed removal of regulated trees is in conformance with the City's Tree Conservation Ordinance.
2. The applicant is proposing to remove a total of four (4) regulated trees and three (3) specimen tree as a part of site development. The removal of these trees does not require any replacement trees due to the extent of tree preservation credits granted for existing tree preservation onsite.

Conditions

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.