



Rochester Hills

Minutes

Planning Commission

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Chairperson Greg Hooper, Vice Chairperson Deborah Brnabic
Members: Sheila Denstaedt, Gerard Dettloff, Anthony Gallina, Dale Hetrick, Marvie Neubauer, Scott Struzik and Ben Weaver
Youth Representatives: Janelle Hayes and Siddh Sheth

Tuesday, August 19, 2025

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Hooper called the August 19, 2025 Regular Planning Commission Meeting to order at 7:00 p.m., Michigan Time.

ROLL CALL

Present 8 - Deborah Brnabic, Sheila Denstaedt, Gerard Dettloff, Anthony Gallina, Greg Hooper, Marvie Neubauer, Dale Hetrick and Scott Struzik
Excused 1 - Ben Weaver

Others Present:

Sara Roediger, Planning and Economic Development Director
Jennifer MacDonald, Recording Secretary

Mr. Weaver provided prior notice that he was unable to attend and was excused.

Chairperson Hooper welcomed everyone to the August 19, 2025 Regular Planning Commission Meeting.

APPROVAL OF MINUTES

[2025-0345](#) July 15, 2025 Planning Commission Worksession Minutes

A motion was made by Neubauer, seconded by Struzik, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Neubauer, Hetrick and Struzik
Excused 1 - Weaver

[2025-0346](#) July 15, 2025 Planning Commission Regular Minutes

A motion was made by Neubauer, seconded by Brnabic, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Neubauer, Hetrick and Struzik

Excused 1 - Weaver

COMMUNICATIONS

None.

PUBLIC COMMENT

Chairperson Hooper noted that anyone wishing to address the Commission tonight should fill out a Speakers Card and provide it to the recording secretary prior to the start of the item they wish to comment on. He stated that comments will be taken all at one time and are limited to three minutes. He stated that anyone wishing to speak on an item not on the agenda will be taken up under the Public Comment section of the Agenda.

Seeing no one wishing to speak, Chairperson Hooper closed public comment.

NEW BUSINESS

2025-0347

Request for Site Plan Approval - File No. PSP2025-0004 - for Yates Cider Mill to construct a refrigerated storage building with associated site improvements, located at 1950 E. Avon Rd., on the southeast side of Avon, east of Dequindre Rd., south of 23 Mile Rd., Parcel No. 15-13-427-002, zoned NB Neighborhood Business with the MR Mixed Residential Overlay; Mike Titus, Applicant
(Staff Report dated 8-13-25, Reviewed Plans, CBI Design Letter dated 7-7-25, Environmental Impact Statement, Development Application, WRC Letter dated 2-21-25, Public Meeting Notice and Draft HDC Minutes dated 7-10-25 had been placed on file and by reference became a part of the record hereof.

Present for the applicant was Yates owner Mike Titus and Rob Clark, CBI Design Professional, architect for the project.

Chairperson Hooper introduced this item, noting it was a request for site plan approval and tree removal permit to construct a refrigerated storage building with associated site improvements at Yates Cider Mill, located at 1950 East Avon Road east of Dequindre and south of 23 Mile Road, zoned NB Neighborhood Business with an MR Mixed Residential Overlay. He invited the applicants forward and asked for the Staff Report.

Ms. Roediger stated that it is a 1.6 acre site that contains Yates Cider Mill, on the southeast side of Avon between the two roundabouts at Dequindre and at 23 Mile Road. She noted that the applicant has approached staff with various ideas of things that they can do to improve their site; and commented that this site plan is for a two-story storage building to store much of their goods and products. She explained that it is a refrigerated building with wood siding and a standing metal seam roof that will be located on the east side of the historic cider mill.

She reported that this request has gone before the Historic Districts

Commission and it was approved unanimously with a condition that they modify some exposed foundation with enhanced coloring or landscaping. She pointed out that there is no expansion or proposed modification on the west side of the cider mill, which is the area where patrons enjoy cider and donuts, the petting farm, and the parking area. She mentioned that there will be some modifications to the driveway going to the addition along with three new parking spaces, one of which is an accessible space. She noted that the request this evening is for site plan approval as well as a landscape modification due to the nature of the site, and the recent improvements that the City has made leaving no area for right-of-way landscaping. Instead, the applicant is offering to put plantings elsewhere on the property along the east and south side. She noted that they propose to remove seven trees; however, because of the amount of preservation credits they are receiving for the trees that are being preserved on the site, there is no additional replacement required.

She reviewed the zoning, noting that it is a combination of commercial and mixed residential; and pointed out that Yates Park is across the street with the new Redwood development on the other side of the Dequindre roundabout. She showed a graphic and pointed out that the new building will be tucked away on what is viewed as the employee access side of the site, and she commented that the storage building proposed looks very complimentary to the existing building. She displayed the proposed elevations and the site plan that the Historic Districts Commission approved. She explained that it is for storage of apples and other products associated with the production of cider and donuts.

Chairperson Hooper asked if the applicants had anything to add.

Mr. Clark confirmed that they have worked through a lot of issues over the last few months and hopefully they have them all resolved. He added that the Historic Districts Commission was very complimentary to what they are attempting to do and it will be an improvement to the normal routine at the mill.

Chairperson Hooper asked if the foundation would be painted to match the barn.

Mr. Clark responded that the intent is to get some landscaping along the edge, and they would be happy to paint it whatever color the HDC would like to see. He explained that the conversation was really mostly about landscaping along that edge.

Chairperson Hooper noted that the existing cider mill has a tiled roof that does not appear to match the rendering, and asked if the roofs will match.

Mr. Clark responded that the new storage building will not match the roof of the cider mill, and it is intentional. He explained that part of the HDC's requirements is that one does not try to recreate history, so there will be subtle differences that are in context while appropriate.

Ms. Neubauer commented that her family has gone to Yates forever and her children grew up and measured themselves at the Apple. She stated that they love Yates and what the mill does to support the community. She commented that she is pleased of the similarities between the original barn and this

structure, and stated that she relies quite heavily on the HDC as it is their wheelhouse. She stated that as long as they are willing to go with the conditions and comments that the HDC has already incorporated, she would be fine and she moved the motion in the packet for site plan approval.

Mr. Struzik seconded the motion. He stated that the proposed building will be a great addition to the community, and he would echo Ms. Neubauer's comments that he likes the look and that it nods to history and will fit in with the existing buildings, builds on, and matches the heritage of the site. He commented that Yates isn't just a business, it is a part of the community and a part of the history of both the City and the area. He pointed out that it is yet another way that nature intermixes with everyday life in Rochester Hills, and noted that some of his earliest memories from childhood are going to Yates with his family.

Mr. Gallina echoed the comments made, and expressed appreciation on how harmonious the proposal is. He noted that the sightlines for guests will be very dramatic, and it will look very similar to the original.

After calling for a roll call vote, Chairperson Hooper noted that the motion passed unanimously.

He moved on to address the Tree Removal Permit, and asked for a motion.

Ms. Neubauer moved the motion in the packet for the Tree Removal Permit, and it was seconded by Ms. Denstaedt.

After calling for a roll call vote, Chairperson Hooper announced that the motion passed unanimously.

A motion was made by Neubauer, seconded by Struzik, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Neubauer, Hetrick and Struzik

Excused 1 - Weaver

Resolved, 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.

2025-0348

Request for Tree Removal Permit - File No. PTP2025-0008 - to remove four (4) regulated trees and three (3) specimen trees, with zero (0) replacement trees required due to the extent of the proposed preservation onsite, for Yates Cider Mill to construct a refrigerated storage building with associated site improvements, located at 1950 E. Avon Rd., on the southeast side of Avon, east of Dequindre Rd., south of 23 Mile Rd., Parcel No. 15-13-427-002, zoned NB Neighborhood Business with the MR Mixed Residential Overlay; Mike Titus, Applicant

(See Legislative File 2025-0347 for discussion.)

A motion was made by Neubauer, seconded by Denstaedt, that this matter be Granted. The motion carried by the following vote:

Aye 8 - Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Neubauer, Hetrick and Struzik

Excused 1 - Weaver

Resolved, 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.

ANY OTHER BUSINESS

Ms. Roediger reported that the Master Plan notice went out to the neighboring communities. She noted that Staff has already received one positive response. She explained that Staff is working on setting the public meeting.

Chairperson Hooper asked if anything was scheduled for the September regular meeting and whether it might be cancelled.

Ms. Roediger noted that there are some things in the hopper, but she did not know whether they would be ready. She commented that it is likely that the meeting will be held.

Chairperson Hooper asked if there was any additional information about the proposed bill in Lansing that was mentioned by Mayor Barnett at the Joint Meeting with City Council.

Ms. Roediger responded that she had not heard anything further, and noted that the City's lobbyists keep everyone posted. She commented that she will forward any updates to the Commission.

NEXT MEETING DATE

- September 16, 2025, Regular Meeting, 7 p.m.

ADJOURNMENT

Hearing no further business to come before the Planning Commission and upon motion by Neubauer, seconded by Denstaedt, Chairperson Hooper adjourned the Regular Meeting at 7:13 p.m.

*Greg Hooper, Chairperson
Rochester Hills Planning Commission*

Jennifer MacDonald, Recording Secretary