



City of ROCHESTER HILLS

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

NOTICE OF PUBLIC HEARING PLANNING COMMISSION MEETING

TO ROCHESTER HILLS RESIDENTS:

NOTICE IS HEREBY GIVEN THAT THE CITY OF ROCHESTER HILLS PLANNING COMMISSION will conduct a Public Hearing in accordance with the Open Meetings Act, Public Act 267 of 1976, as amended; the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended; and Chapter 138 Article 2 of the Code of Ordinances of the City of Rochester Hills to review an application for a Preliminary Planned Unit Development (PUD), which requires the Rochester Hills Planning Commission to conduct the public hearing before making a recommendation to the City Council.

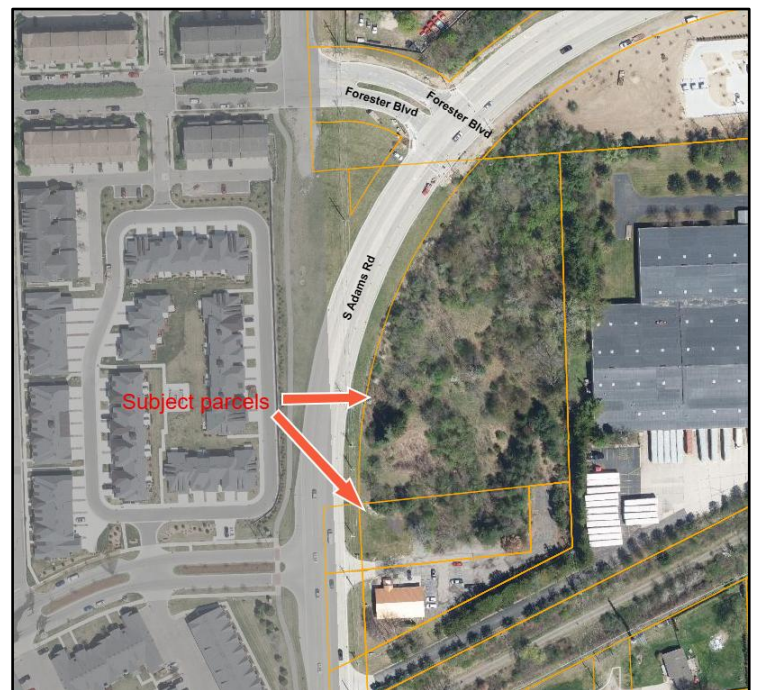
Additionally, pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, this notice shall also serve as a minimum of seven days' notice to all adjacent property owners regarding the request for a Tree Removal Permit as described below.

LOCATION: Parcels 15-30-302-034 and 15-30-302-036, located on the southeast side of Adams Rd. and north of Auburn Rd., zoned O Office District. The property is also subject to a consent judgement. (Project No. J2025-0141).

REQUEST: Preliminary Planned Unit Development (PUD) and Site Plan Approval (File PPUD2025-0001). The proposal is for Penelope Place Apartments, a proposed development of two three-story apartment buildings, each with twenty-nine (29) units, on approximately 4 acres of land.

REQUEST: Tree Removal Permit (File PTP2026-0001). A request to remove up to 115 regulated trees (including 5 specimen trees) with 159 replacement trees required. The plans show 6 replacement trees provided and 153 trees to be paid into the City's Tree Fund.

APPLICANT: Ziad Kassab, Penelope's Place LLC, 1701 Northfield Dr., Rochester Hills, MI 48309.



Aerial photo with arrows pointing to subject parcels for development.

The Public Meeting will be held at the Rochester Hills Planning Commission meeting on **Tuesday, May 19, 2026**, 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. Tuesday, May 12, 2026 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 28th day of April 2026
Publish: May 4, 2026
At Rochester Hills, Michigan



RH Development Project Map
View the status of current and ongoing development projects throughout the City. This is the URL for the map or use the QR code to the left:
rochesterhills.org/developmentprojectsexplorer



RHConnect
To receive notifications of meeting agendas and the latest news about the City of Rochester Hills via text or email. This is the URL to sign up or use the QR code to the left: **rochesterhills.org/rhconnect**



RH Legislative Center
Agenda packets, which include the information being reviewed by the boards, are typically posted 6-7 days prior to the meeting. This is the URL to view this information or use the code to the left:
roch.legistar.com