



# City of ROCHESTER HILLS

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

## NOTICE OF PUBLIC MEETING FOR PRELIMINARY ONE FAMILY RESIDENTIAL DETACHED CONDOMINIUM PLAN AND REQUEST FOR 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 Meeting to review an application for a Preliminary One Family Residential Detached Condominium Plan. In addition, 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 serve as a minimum of seven days' notice to all adjacent property owners regarding the request for a Tree Removal Permit, associated with the Preliminary One Family Residential Detached Condominium Plan, as further described below.

**LOCATION:** 165 and 185 E. Avon Rd., Parcel Nos. 15-14-351-020 and 15-14-351-058, located on the north side of Avon Rd. and east of Rochester Rd., zoned R-3 One Family Residential with the MR Mixed Residential Overlay (Project No. J2024-0026).

**REQUEST: Preliminary One Family Residential Detached Condominium Plan Recommendation.** The proposal is for Cambridge Knoll Condominiums, a proposed development of sixteen (16) detached single family residences on approximately 4.7 acres of land. The Planning Commission will make a recommendation to City Council regarding this request.

**REQUEST: Tree Removal Permit.** A request to remove 33 regulated trees and 17 specimen trees, and to provide 59 required replacement trees on site and to pay the remaining 67 required replacement trees into the City's Tree Fund.

**APPLICANT:** Mark Gesuale, Wolverine Building Company, 14955 Technology Dr., Shelby Twp., MI 48315.



The Public Meeting will be held at the Rochester Hills Planning Commission meeting on **Tuesday, December 10, 2024**, 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](mailto:planning@rochesterhills.org) prior to 4:00 p.m. on the public meeting day. 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.

Deborah Brnabic, Chairperson  
Rochester Hills Planning Commission  
Dated this 22<sup>nd</sup> day of November 2024  
At Rochester Hills, Michigan



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### RH Development Project Map

View the status of current and ongoing development projects throughout the City.

### RHConnect

To receive notifications of meeting agendas and the latest news about the City of Rochester Hills via text or email.

### RH Legislative Center

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