



# City of ROCHESTER HILLS

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

## NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE 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 Hearing in accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, and Sections 138-1.203, 138-2.300-2.302 and 138-4.300 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to consider the conditional use request described below. Further, 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:** 3178 and 3200 S. Rochester Rd. and 3247 Hickory Lawn Rd., located on the west side of Rochester Rd., north of Hickory Lawn Rd., Parcels 15-34-227-017, 15-34-227-039 and 15-34-227-040, zoned B-2 General Business District with an FB Flex Business Overlay and R-3 One Family Residential (Project No. JNRNB2021-0033)

**REQUEST: Conditional Use Recommendation.** Per Section 138-4.300 Table of Permitted Uses by District, Conditional Use approval is required for an application to operate a drive-through as an accessory to a permitted use, for the proposed redevelopment of vacant residential structures and Alex's restaurant as a Chick Fil-A restaurant with an accessory drive-through along with a proposed second phase of development for a separate retail building on the northern portion of the site. A recommendation from the Planning Commission will be forwarded to City Council after the Public Hearing.

**REQUEST: Tree Removal Permit.** A request to remove seventeen (17) regulated trees and provide seventeen (17) replacement trees.

**APPLICANT:** Brandon Schram, Rochester Hills Retail Management II LLC, 30200 Telegraph Rd., Ste. 205, Bingham Farms, MI 48025

The Public Hearing will be held at the Rochester Hills Planning Commission meeting on **Tuesday, December 13, 2022**, 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) 656-3660 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 the public hearing. 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) 656-2560 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 18<sup>th</sup> day of November 2022  
At Rochester Hills, Michigan  
**Publish: November 28, 2022**

### Planning and Economic Development QR Codes

RH  
Development  
Projects Map



RH  
Legislative  
Center  
(Agendas packets  
are typically  
posted 6-7 days  
prior to the  
meeting date)

