



**CITY OF ROCHESTER HILLS  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309**

**NOTICE OF PUBLIC HEARING**

**ROCHESTER HILLS PLANNING COMMISSION**

**REQUEST:** **Conditional Use Recommendation.** 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, a Public Hearing for a Conditional Use Recommendation is required with the review of an application to construct a restaurant with a drive-thru, as part of a two-story mixed use building consisting of first floor commercial/retail space and office space on the second level at 945 & 975 S. Rochester Rd., zoned B-2 General Business District with an FB-3 Flexible Business Overlay, Parcel Nos. 15-14-351-011 and -012 (City File No. 21-007).

**LOCATION:** 945 & 975 S. Rochester Rd., north of Avon Rd.

**APPLICANT:** Doraid Markus, Rochester Avon Partners, LLC  
251 E. Merrill, Suite 205  
Birmingham, MI 48009

Subject Location



**DATE OF PUBLIC HEARING:** Tuesday, September 21, 2021 at 7:00 p.m.

**LOCATION OF PUBLIC HEARING:** Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning and Economic Development Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. It can also be viewed at [www.rochesterhills.org](http://www.rochesterhills.org), City Government, Maps, Planning & Economic Dev., Development Status Map. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing. This request will be forwarded to City Council after review and recommendation by the Planning Commission.

**To participate in the meeting you may attend in person, or join the Zoom video conference meeting at website address <https://us02web.zoom.us/j/82170790979> and use the password 720323, or provide public comment via email before or during the meeting at [planning@rochesterhills.org](mailto:planning@rochesterhills.org) or during the meeting by telephone at 1-929-205-6099 and using webinar no. 821 7079 0979. In compliance with the Open Meetings Act, as amended, members of the public can log into Zoom via their home computers. Planning Commission members will be in person along with other personnel at City Hall.**

Deborah Brnabic, Chairperson  
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-4658) 48 hours prior to the meeting.