



# City of ROCHESTER HILLS

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

## NOTICE OF PUBLIC HEARING

### REGULAR ZONING/SIGN BOARD OF APPEALS MEETING

TO ROCHESTER HILLS RESIDENTS:

NOTICE IS HEREBY GIVEN THAT THE CITY OF ROCHESTER HILLS ZONING/SIGN BOARD OF APPEALS will hold a Public Hearing on January 14, 2026 at 7:00 p.m. to consider the following request:

**LOCATION:** 1101 W. University Dr., located on the south side of University Dr. and east of Livernois Rd., Parcel No. 15-15-101-003, zoned SP Special Purpose.

**REQUEST:** Variances from Sec. 134-5 Monument Signs and Sec. 134-6 Wall Signs as follows:

The applicant is requesting a variance, which if granted, would allow a maximum monument sign height of up to 12.67 feet. Per Ordinance, maximum monument sign height is seven (7) feet.

In addition, the applicant is requesting a variance, which if granted would allow a total sign area, of all regulated monument signs of 186 square feet of monument signage along University Dr. and an additional forty (40) square feet of monument signage along S. Livernois Rd. Per Ordinance, maximum monument sign sizes are one hundred and fifty (150) square feet along the front of the hospital from which it is addressed and one additional sign of twenty (20) square feet along an ancillary major road frontage.



Finally, the applicant is requesting a variance which if granted would allow for two (2) wall signs that total 502.2 square feet, combined. The Ordinance permits a maximum wall sign size of one hundred (100) square feet per sign and overall sign area of three hundred (300) square feet for all wall signs.

**APPLICANT:** Henry Ford Health, 1101 W. University Dr., Rochester Hills, MI 48307.

The Public Hearing will be held at the Rochester Hills Zoning/Sign Board of Appeals Meeting on **Wednesday, January 14, 2026** commencing at **7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309. If you have any questions or comments, please contact the Planning & Economic Development Department at (248) 656-4660 during regular business hours of 8:00 AM to 5:00 PM, Monday through Friday, or email at [planning@rochesterhills.org](mailto:planning@rochesterhills.org) prior to 4:00 p.m. on the day of the meeting, or attend the Public Hearing on the scheduled date.

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 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

(OVER)

Ken Koluch, Chairperson  
Rochester Hills Zoning Board of Appeals  
Dated this 16<sup>th</sup> day of December 2025  
At Rochester Hills, Michigan  
Publish: December 30, 2025



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