



City of ROCHESTER HILLS

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

NOTICE OF PUBLIC HEARING 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 **March 11, 2026** at 7:00 p.m. to consider the following request:

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

The applicant is requesting variances, which if granted, in total or in part would allow:

Up to three (3) regulated freestanding signs, to be constructed to a height of up to 12.67 feet, approximately 5.67 feet in excess of that permitted by Ordinance. Per ordinance, the maximum height permitted is 7 feet.

The total area of all freestanding monument signs to be constructed onsite to be 218.27 square feet along University Dr. and an additional 38.58 square feet along S. Livernois Rd. Per Ordinance, the maximum freestanding monument sign sizes are limited to one hundred and fifty (150) square feet along the roadway which the hospital is addressed and one additional freestanding monument 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 the total area of all wall signage onsite to be 1,322.79 square feet, exceeding the permitted area of six hundred (600) square feet, by 722.79 square feet. More specifically, to allow for a proposed 244 square foot wall sign that exceeds the permitted individual wall sign size by forty-four (44) square feet; and for two (2) existing 256 square foot wall signs that each exceed the permitted individual wall sign size by fifty six (56) square feet. The Ordinance permits a maximum wall sign size of two hundred (200) square feet per sign and an overall sign area of six hundred (600) square feet for all wall signs given the overall size and setback of the building. The remainder of all signs are otherwise in compliance with City requirements.

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.

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

Application materials 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, March 3, 2026 in order to be included in the Zoning Board of Appeals 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 Zoning Board of Appeals and included in the City's legislative file. Comments can also be provided to the Zoning Board of Appeals 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 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

Ken Koluch, Chairperson
Rochester Hills Zoning Board of Appeals
Dated this 17th day of February 2026
At Rochester Hills, Michigan
Publish: February 24, 2026

Stay informed! *Check out the Development Project Map,
[Sign up for RHConnect](#) and
[Click on RH Legislative Center.](#)*



[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