

**PLANNING COMMISSION  
CITY OF ROYAL OAK, MICHIGAN**  
[www.romi.gov](http://www.romi.gov)

**Tuesday, January 10, 2017  
7:00 P.M.**

**AGENDA**

**A. Call to Order**

**B. [Approval of Minutes for December 13, 2016](#)**

**C. Public Comment on Non-Agenda Items**

**D. Old Business**

1. [Conditional Rezoning from One Family Residential to Mixed Use 1 and Site Plan \(SP 16-11-28\)](#) to construct 76 multiple-family dwelling units in three-story building (Harrison Phase II) at **1015-1039 Knowles St.** (parcel nos. 25-22-330-013 to 018 & 039) and **517-613 E. Harrison Ave.** (parcel nos. 25-22-330-019, 022 to 027, & 037)  
Brothers Development Group, LLC, Petitioner  
JA Reed, LLC, Owner of Record  
Designhaus Architecture, Architect

**E. New Business**

1. [Public Hearing – Zoning Map Amendment](#) – ARTICLE V Special Provisions – § 770-55 Vinsetta Boulevard Overlay District
2. [Public Hearing – Rezoning from General Business and Multiple Family Residential to Planned Unit Development \(PUD\) & Final Site Plan \(SP 17-01-01\)](#) to redevelop shopping center (Northwood Plaza) and multiple-family dwelling units (Belle Court Apartments) into: (a) grocery store with 40,992 sq. ft. gross floor area; (b) five commercial buildings for retail stores, restaurants, and other uses with 82,937 sq. ft. total gross floor area; and (c) five-story 100-unit hotel; at **30901 Woodward Ave.** (parcel no. 25-07-227-001), **30903-30991 Woodward Ave.** (parcel no. 25-07-226-007), and **3301-3335 Coolidge Hwy.** (parcel no. 25-07-227-003)  
AF Jonna Development / Schostak Bros. & Co., Petitioners  
Hobbs & Black Architects, Architect / Tower Construction, LLC, Contractor  
Wm. Beaumont Hospital, Owner
3. [Public Hearing – Conditional Rezoning from Neighborhood Business to General Business & Site Plan \(SP 17-01-02\)](#) to demolish and reconstruct automobile filling station (BP) with convenience store and carry-out restaurant at **4727 Coolidge Hwy.** (parcel no. 25-05-101-001)  
Polis & Yaldo, Inc., Petitioner & Owner  
J&A Civil Engineering, Inc., Engineer  
Futuristic Design Consultant, Architect
4. [SP 17-01-03 – Site Plan](#) to construct two-unit commercial building with retail sales and standard restaurant within outlot of large-scale retail establishment (Meijer) at **5150 Coolidge Hwy.** (parcel no. 20-32-301-026)  
Stonefield Engineering & Design, LLC, Petitioner & Engineer  
Jeffrey A. Scott Associates, PC, Architect  
Alrig USA Development, LLC, Owner

**F. Other Business**

1. [SV 17-01-01 – Sign Variance](#) request to install projecting sign for hair salon (Shag) with variances to allow prohibited sign type (projecting sign in Sign Area 2) and allow sign projecting over right-of-way at **1202 E. Eleven Mile Rd.** (parcel no. 25-22-202-022)  
Shag Salon, Petitioner  
Signs by Tomorrow, Contractor  
Royal Pointe Enterprises, Inc., Owner

2. [2016 Annual Report](#)
3. [Five-Year Review of Master Plan](#)
4. [Administrative Site Plan Approvals](#)