

AGENDA

**PLANNING COMMISSION
CITY OF ROYAL OAK**

**Tuesday, February 12, 2019
7:00 p.m.**

[Click on the links highlighted in [blue](#) for staff reports, plans, and other documents.]

A. Call to Order

B. [Approval of Minutes for January 8, 2019](#)

C. Public Comment on Non-Agenda Items

D. New Business

1. [Public Hearing – Rezoning from Mixed Use 2 to Planned Unit Development \(PUD\) & Preliminary Site Plan \(SP 19-02-03\)](#) to construct four-story multiple-family building with 48 upper-level dwelling units and underground and ground-level off-street parking on site of former jewelry store (Chinn Jewelry) at **1003 S. Washington Ave.** (parcel no. 25-21-431-024)
Duke & Duke, LLC, Petitioners & Owners
Berkley Realty Group, Representative
2. [Public Hearing – Rezoning from Neighborhood Business to Planned Unit Development \(PUD\) & Preliminary Site Plan \(SP 19-02-04\)](#) to demolish former automobile filling station and construct five-story mixed-use building with ground-level office space and 60 upper-level multiple-family dwelling units at **1005 N. Main St.** (25-16-282-014)
Anthony Yezbick, Petitioner
HR Architecture, Architect
Dimosthensis Joannidis Trust, Owner of Record
3. [SP 19-02-05 – Site Plan](#) to demolish motel (Saranay Motel) and construct automobile parts retail store (AutoZone) at **28202 Woodward Ave.** (parcel no. 25-17-278-002)
AutoZone Development, LLC, Petitioner
Spartan Engineering Solutions, LLC, Engineer
28202 Woodward, LLC, Owner
4. [SP 19-02-06 – Site Plan](#) to expand one-story office building with second level and mezzanine (Siporin & Associates) and construct four-level automated parking structure at **26026 Woodward Ave.** (parcel no. 25-21-252-014)
511 Design, LLC, Petitioner
Siporin & Associates, Inc., Owner

E. Other Business

1. [SV 19-02-01 – Sign Variance](#) request to install three wall signs for mixed-use building at **424 E. 4th St.** (parcel no. 25-22-110-021) with variance to allow four wall signs on north front façade.
Ideation Signs & Communications, Petitioner & Contractor
Kinetic Holdings, LLC, Owner
2. [Capital Improvements Program for 2019-20 Fiscal Year](#)
3. **Election of Officers**

F. Adjournment