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