The regular meeting of the Royal Oak Planning Commission scheduled for Wednesday, March 18, 2020, has been cancelled.

The agenda items and links listed below will remain posted to the city’s website for information purposes only.

A. Call to Order

B. Approval of Minutes for February 11, 2020

C. Public Comment on Non-Agenda Items

D. New Business

1. Public Hearing – Capital Improvements Program for 2020-21 Fiscal Year


City of Royal Oak, Petitioner

3. Public Hearing – Conditional Rezoning from Neighborhood Business to Mixed Use 2 & Site Plan (SP 20-03-03) to construct eight multiple-family dwelling units in three four-story buildings (Pella-Dar Townhomes) at 1006 E. 11 Mile Rd. (parcel no. 25-22-201-011)

Nowak & Fruas Engineers, PLLC, Engineer
VIX Management Flats, LLC, Owner

4. Public Hearing – Special Land Use & Site Plan (SP 20-03-04) to construct 2,808-sq. ft. regulation building and other equipment for natural gas utility (Consumers Energy) at 4600 Coolidge Hwy. (parcel no. 25-05-103-001)

ROWE Professional Services Co., Petitioner & Engineer
Consumers Energy, Owner

5. SP 20-03-05 – Site Plan to convert veterinary hospital into physical therapy office (Team Rehabilitation) at 32934 Woodward Ave. (parcel nos. 25-06-126-005 & 25-06-126-021)

RO Investments, LLC, Petitioner & Owner
Stonefield Engineering & Design, LLC, Engineer

6. SP 19-10-20 – Revised Site Plan to expand existing one-story commercial building with second-story addition for dwelling unit that maintains encroachment into adjacent right-of-way at 915 S. Washington Ave. (parcel no. 25-21-428-005)

Chester Stempien Associates, Petitioner & Architect
915 S. Washington, LLC, Owner
E. Other Business

1. Preliminary Review of Potential Zoning Ordinance Text Amendments on Lot Size, Density, Off-Street Parking, & Other Standards for Multiple-Family Dwellings

F. Adjournment