

AGENDA

**PLANNING COMMISSION  
CITY OF ROYAL OAK**

**Tuesday, April 9, 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 March 12, 2019](#)**

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

**D. New Business**

1. [Public Hearing – Rezoning from Neighborhood Business to Planned Unit Development \(PUD\) & Preliminary Site Plan \(SP 19-04-07\)](#) to (a) demolish former automobile filling station and construct five-story, 52-ft. mixed-use building with 10,000 square feet of ground-level office space and 68 upper-level multiple-family dwelling units at **1005 N. Main St.** (parcel nos. 25-16-282-014); and (b) construct two-level off-street parking structure with 176 spaces on site of municipal parking lot (parcel no. 25-16-282-001)  
Yezbick & Yezbick, PLLC, Petitioner  
HR Architecture / Krieger-Klatt Architects, Inc., Architects  
Dimosthensis Joannidis Trust / City of Royal Oak, Owners of Record
2. [SP 19-04-08 – Site Plan](#) to convert former retail store into medical office (Focus Life Centers) at **28168 Woodward Ave.** (parcel no. 25-17-279-001)  
Focus Life Centers, Inc., Petitioner & Owner  
Crutcher Studio Architects, Architect
3. [SP 19-04-09 – Site Plan](#) to renovate professional office building, expand and renovate warehouse / storage building, and convert former manufacturing building into self-storage facility at **1316-1320 N. Campbell Rd. & 1710 Bellaire Ave.** (parcel no. 25-14-151-001)  
CGBD, LLC / Max Brook Realtors, Petitioner & Owner  
JSN AIA Architects, Architect

**E. Other Business**

1. [SV 19-04-03 – Sign Variance](#) requests to replace monument sign and maintain other nonconforming sign for religious institution (Central Oaks Community Church) at **2005 Rochester Rd.** (parcel no. 25-10-351-028) with following variances: (a) allow two monument signs on one lot; (b) allow electronic message center in sign area 1; (c) waive 3.47 sq. ft. from maximum permitted 15-sq. ft. electronic message sign area; (d) waive 2 in. from maximum permitted 5-ft. monument sign height; and (e) waive 9 ft. from minimum required 10-ft. monument sign setback.  
Sitto Industries, Petitioner  
Central Oaks Community Church, Owner  
Hardy & Son's Sign Services, Contractor
2. [Administrative Site Plan Approvals](#)

**F. Adjournment**