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 Broock 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