

AGENDA

PLANNING COMMISSION CITY OF ROYAL OAK

**Tuesday, April 9, 2024
7:00 p.m.**

Royal Oak City Hall / 203 S. Troy St. / City Commission Chambers 121 / Royal Oak, MI 48067
[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, 2024](#)

C. Public Comment

D. New Business

1. [Public Hearing – Rezoning from Mixed Use 2 to Planned Unit Development \(PUD\) & Preliminary Site Plan \(SP 24-04-04\)](#) to construct 3.5-story building with 42 multiple-family dwellings on site of former bank at **4704 Rochester Rd.** (parcel no. 25-03-201-023).
Trowbridge Homes Construction, LLC, Petitioners
Krieger Klatt Architects, Inc., Architect
Rochester Trust, Owners
Plunkett Cooney, PC, Representative
2. [SP 24-04-05 – Site Plan](#) to construct two-story outpatient medical clinic and medical office (Corewell Health) at **3828 W. 13 Mile Rd.** (parcel no. 25-06-455-021).
Corewell Health, Petitioner & Owner
PEA Group, Engineer
Hobbs + Black Architects, Architect

E. Other Business

1. [SV 24-04-04 – Sign Variance](#) request to restore nonconforming wall sign on west front façade and install wall sign at east rear entrance for restaurant (Comet Burger) at **207 S. Main St.** (parcel no. 25-22-102-008) with sign variances to: (a) allow prohibited sign type (painted wall sign) at east rear entrance; (b) waive 265.20 sq. ft. from maximum permitted wall sign area of 29.47 sq. ft. for wall sign at east rear entrance; (c) waive 47.28 sq. ft. from maximum permitted wall sign area of 32.72 sq. ft. for wall sign on west front façade; (d) waive 13 in. from maximum permitted projection of wall sign from wall of 12 in. for wall sign on west front façade; and (e) allow wall sign on west front façade to have portion of copy area not parallel to building wall.
Galaxy Sign & Hoisting, LLC, Petitioner & Contractor
MIMA Michigan Properties, LLC, Owner
2. **Non-Action Items**
 - a. [RCOC Road Report](#)
 - b. [Administrative Site Plan Approvals](#)

F. Adjournment

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's office at 248-246-3050 at least two (2) business days prior to the meeting.