

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.



Royal Oak
MASTER PLAN

[Click here for the latest details on the Master Plan](#)