AGENDA

PLANNING COMMISSION
CITY OF ROYAL OAK

Tuesday, August 13, 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 July 9, 2019

C. Public Comment on Non-Agenda Items

D. Other Business

1. SV 19-08-10 – Sign Variance request to install wall signs and menu boards while maintaining nonconforming freestanding sign with electronic message center for fast-foot / drive-through restaurant (McDonald’s) at 3300 Rochester Rd. (parcel no. 25-03-379-014) with following variances:
   (a) Allow two wall signs on west front façade;
   (b) Allow two wall signs on south side façade;
   (c) Allow wall sign projecting three feet from building wall on south side façade;
   (d) Allow four menu boards for one drive-through window;
   (e) Waive 5 1/8 inches from maximum permitted six-foot menu board height;
   (f) Allow electronic message centers to cover 100% of menu board area with aspect ratios greater than 16-to-9;
   (g) Waive nine feet from maximum permitted 16-foot freestanding sign height;
   (h) Waive 95.92 square feet from maximum permitted 42-square foot freestanding sign area; and
   (i) Waive 2.34 square feet from maximum permitted 21-square foot electronic message center area for freestanding sign.
   Allied Signs, Inc., Petitioner & Contractor
   McDonald’s Real Estate Co., Owner

2. SV 19-08-11 – Sign Variance request to install roof signs for automobile dealership (Victory Motors) at 517 N. Main St. (parcel no. 25-16-483-037) with variance to allow installation of prohibited sign type (roof signs) on east front and south side façade elevations.
   Phillips Sign & Lighting, Inc., Petitioner & Contractor
   SEA Development, LLC, Owner

3. Proposed Zoning Ordinance Text Amendments:
   a. Permeable Pavement for Parking Lots and Driveways.
   b. Lot Size, Density, & Off-Street Parking for Multiple-Family Dwellings.
   c. Marihuana Establishments and Medical Marihuana Facilities.

4. Administrative Site Plan Approvals

F. Adjournment