

PLANNING COMMISSION  
CITY OF ROYAL OAK, MICHIGAN  
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Tuesday, December 13, 2016  
7:00 P.M.  
Room 315

**AGENDA**

- A. Call to Order
- B. [Approval of Minutes for November 15, 2016](#)
- C. Public Comment on Non-Agenda Items
- D. **Work Session (Room 309)** on [Rezoning from General Business and Multiple Family Residential to Planned Unit Development \(PUD\) and Preliminary Site Plan \(SP 16-11-27\)](#) to redevelop shopping center (Northwood Plaza) and multiple-family dwelling units (Belle Court Apartments) into: (a) grocery store with 41,012 sq. ft. gross floor area; (b) five commercial buildings for retail stores and restaurants with 80,702 sq. ft. total gross floor area; and (c) five-story 100-unit hotel; at **30901 Woodward Ave.** (parcel no. 25-07-227-001), **30903-30991 Woodward Ave.** (parcel no. 25-07-226-007), and **3301-3335 Coolidge Hwy.** (parcel no. 25-07-227-003)  
AF Jonna Development / Schostak Bros. & Co., Petitioners  
Hobbs & Black Architects, Architect / Tower Construction, LLC, Contractor  
Wm. Beaumont Hospital, Owner
- E. Old Business
1. [Conditional Rezoning from One Family Residential to Mixed Use 1 and Site Plan \(SP 16-11-28\)](#) to construct 74 multiple-family dwelling units in three-story building (Harrison Phase II) at **1015-1039 Knowles St.** (parcel nos. 25-22-330-013 to 018 & 039) and **517-613 E. Harrison Ave.** (parcel nos. 25-22-330-019, 022 to 027, & 037)  
Brothers Development Group, LLC, Petitioner  
JA Reed, LLC, Owner of Record  
Designhaus Architecture, Architect
- F. New Business
1. **Public Hearing – [Zoning Map Amendment – ARTICLE V Special Provisions – § 770-55 Vinsetta Boulevard Overlay District](#)**
2. **Public Hearing – [Special Land Use and Site Plan \(SP 16-12-30\)](#)** to construct addition for pre-school classrooms of elementary school (Shrine of the Little Flower Basilica Elementary School) at **1624 Linwood Ave.** (parcel no. 25-17-206-022)  
Archdiocese of Detroit, Petitioner & Owner  
Wakely Associates, Inc., Architect  
Anderson, Eckstein and Westrick, Inc., Engineer
3. [SP 16-12-31 – Site Plan](#) to expand commercial building for retail sales, office space, and/or carry-out restaurants and reconfigure off-street parking lot at **27100 Woodward Ave.** (parcel no. 25-16-357-011)  
SEA Investment Group, LLC, Petitioner & Owner  
Paul Fritz Associates, Architect
- G. Other Business
1. [SV 16-12-11 – Sign Variance](#) request to install projecting sign and wall signs for restaurant (Detroit Dogs) at **200 W. Fifth St.** (parcel no. 25-21-237-007) with following variances:  
(a) Waive 11 sq. ft. from maximum permitted 4-sq. ft. sign area; waive 36 in. from maximum permitted 30-in. projection from building wall; allow internal illumination; and allow prohibited off-premise sign (sign on second floor for first floor tenant) for projecting sign on second floor of south front façade.  
(b) Allow prohibited painted wall sign on south front façade of building;  
(c) Waive 587.01 sq. ft. from maximum permitted 26.29-sq. ft. sign area; allow prohibited painted wall sign; and allow prohibited off-premise sign (sign on second floor for first floor tenant) for wall sign painted on east side façade of building.  
I Signs & Design(New Generation Signs, LLC), Petitioner & Contractor  
D.S. Jean, LLC, Owner
2. [City of Berkley Master Plan](#)