

PLANNING COMMISSION  
CITY OF ROYAL OAK, MICHIGAN  
[www.romi.gov](http://www.romi.gov)

Tuesday, June 14, 2016

**AGENDA SYNOPSIS**

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7:00 P.M.

**Brownfield Redevelopment Authority**

**A. Call to Order**

**B. New Business**

1. **Brownfield Plan (BP 16-06-01) & Reimbursement Agreement** to demolish and reconstruct automobile filling station with convenience store (Shell) at **31786 Woodward Ave.** (parcel no. 25-06-428-001)  
MLL Properties, LLC, Petitioner & Owner  
Advanced Redevelopment Solutions, Engineer

*Brownfield Plan: Recommended adoption by City Commission – Unanimously  
Reimbursement Agreement: Approved pending adoption of brownfield plan – Unanimously*

**C. Public Comment on Non-Agenda Items**

**D. Adjournment of Brownfield Redevelopment Authority**

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7:30 P.M.

**Regular Meeting**

**A. Call to Order**

**B. Approval of Minutes for May 10, 2016**

*Approved as presented – Unanimously*

**C. Public Comment on Non-Agenda Items**

**D. New Business**

1. **Public Hearing – Special Land Use & Site Plan (SP 16-06-14)** to establish medical office and retail store within existing building (Women’s Excellence Medi-Spa & Nutrition Store) and construct second story for two dwelling units at **32604-32686 Woodward Ave.** (parcel nos. 25-06-129-001 & 25-06-129-002)  
Chajonkim, LLC, Petitioner & Owner  
Krieger-Klatt Architects, Inc., Architect

*Special Land Use: Approved – Unanimously  
Site Plan: Approved with contingencies – Unanimously*

2. **Public Hearing – Special Land Use & Site Plan (SP 16-06-15)** to modify outdoor dining area of restaurant (Detroit Dogs) at **200 W. Fifth St.** (parcel no. 25-21-237-007)  
DDC Devco, Petitioner  
D.S. Jean, LLC, Owner  
Krieger-Klatt Architects, Inc., Architect

*Special Land Use: Approved – Unanimously*  
*Site Plan: Approved with contingencies – Unanimously*

3. **SP 16-06-16 – Site Plan** to construct new accessory structure for financial office (RWS Financial) at **1918 N. Main St.** (parcel no. 25-10-351-034)  
RWS Financial, Petitioner & Owner  
Krieger-Klatt Architects, Inc., Architect

*Approved with contingencies – Unanimously*

#### E. Other Business

1. **SV 16-06-04 – Sign Variance** request to install monument sign for multiple-tenant building at **332 E. Lincoln Ave.** (parcel no. 25-22-302-032) with variance to allow prohibited freestanding sign in Sign Area 4.  
6300 Hughes, LLC, Petitioner & Owner  
Signs & Engraving II, Inc., Contractor

*Granted – Unanimously*

2. **Notices from Oakland County on Master Plans for City of Troy and City of Southfield**

*No action taken*