

**PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN**

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Tuesday, July 12, 2016

7:30 P.M.

Room 315

AGENDA

A. Call to Order

B. Approval of Minutes for June 14, 2016

C. Public Comment on Non-Agenda Items

D. New Business

- 1. Public Hearing – SP 16-07-17 – Amendment to Final Planned Unit Development (PUD) Site Plan (SP 12-08-18)** to construct 16 multiple-family dwelling units in two 3.5-story buildings (36-ft. 9-in. height) at **E. Eleven Mile Rd. between N. Kenwood Ave. & N. Dorchester Ave.** (parcel no. 25-14-354-036)

Curtis-Dorchester, LLC, Petitioner & Owner
Jeff Dawkins Architect, LLC, Architect

- 2. Public Hearing – Conditional Rezoning from One Family Residential and Neighborhood Business to Mixed Use 2** and associated **Site Plan (SP 16-07-18)** to redevelop site of former religious institution and off-street parking lot into 28 townhouse multiple-family dwelling units in 7 buildings at **3506 Rochester Rd.** (parcel nos. 25-03-378-001 & 25-03-377-030)

Robertson Bros. Homes, Petitioner
First United Methodist Church of Royal Oak, Owner
Nowak & Fraus, PLLC, Engineer
Alexander V. Bogaerts & Associates, PC, Architect

- 3. Public Hearing – SP 16-07-19 – Site Plan** to construct 4-story (62-ft. 8-in.) mixed-use building with ground level off-street parking and upper-level professional office space at **111 S. Center St.** (parcel no. 25-21-231-011)

Etkin Management, LLC, Petitioner
City of Royal Oak, Owner
PEA, Inc., Engineer
Faudie Architecture, Architect

E. Other Business

- 1. Proposed Amendment to Rules of Procedure – Meeting Time**

- 2. Administrative Site Plan Approvals**