

ROYAL OAK PLANNING COMMISSION  
CITY OF ROYAL OAK, MICHIGAN

Tuesday, January 12, 2016  
7:30p.m.

---

AGENDA

A. Call to Order

B. Approval of Minutes for December 8, 2015

C. Public Comment on Non-Agenda Items

D. New Business

1. **Public Hearing – RZ 16-01-01 – Rezoning from Mixed Use 2 to General Business of 1719 W. Fourteen Mile Rd.** (parcel no. 25-05-229-001) and **4727 Crooks Rd.** (parcel no. 25-05-229-002)  
Speedway, LLC, Petitioner & Owner  
Royal Oak Equity Partners, Owner  
CESO, Inc., Engineer

E. Other Business

1. **SV 16-01-01 – Sign Variance** request to re-use nonconforming monument sign for institutional use (Woodside Bible Church) at **2915 Normandy Rd.** (parcel no. 25-05-305-064) with variance to waive 6 ft. of minimum required 10-ft. monument sign setback.  
Woodside Bible Church, Petitioner & Owner  
Sign-A-Rama, Contractor
  2. **Review of Conceptual Site Plan** to construct 6 multiple-family dwelling units at **326 Oakland Ave.** (parcel no. 25-15-460-031)  
Jeff Dawkins Architect, LLC, Petitioner & Architect  
R. Coburn, Owner of Record
  3. **Village of Beverly Hills Master Plan Amendment**
  4. **2015 Annual Report**
  5. **Rescheduling of March 8, 2016 Regular Meeting**
- 

**Present**

Rebecca Black  
Robert Bruner  
Jeffrey Chase  
Sharlan Douglas, City Commissioner  
Jim Ellison, Mayor  
Clyde Esbri, Chairperson  
Dan Godek  
Anne Vaara, Vice-Chairperson

**Absent**

Gary Quesada

**Staff**

Tim Thwing, Director of Community Development

---

**A. Call to Order**

Chairperson Esbri called the Planning Commission regular meeting of January 12, 2016 to order at 7:30 p.m.

---

**B. Approval of Minutes**

**1. Regular Meeting of December 8, 2015**

**Moved** by Mr. Chase  
**Supported** by Ms. Vaara

**To approve** the minutes of the December 8, 2015 Planning Commission regular meeting as **corrected**.

**Motion adopted unanimously.**

---

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

Chairperson Esbri invited members of the audience to comment on any issues that were not part of the meeting's agenda. As no members of the audience came forward Chairperson Esbri closed the public comment portion of the agenda.

---

**D. New Business**

**1. Public Hearing – RZ 16-01-01 – Rezoning from Mixed Use 2 to General Business of 1719 W. Fourteen Mile Rd. (parcel no. 25-05-229-001) and 4727 Crooks Rd. (parcel no. 25-05-229-002)**

Speedway, LLC, Petitioner & Owner  
Royal Oak Equity Partners, Owner  
CESO, Inc., Engineer

**Moved** by Mr. Bruner  
**Supported** by Mayor Ellison

**Be It Resolved**, that the request to rezone **1719 West Fourteen Mile Road** (parcel no. 25-05-229-001) and **4727 Crooks Road** (parcel no. 25-05-229-002) from **Mixed Use 2** to **General Business** is hereby referred to the City Commission with a **recommendation for denial**, based upon the following:

- A. The General Business zone is not consistent with the goals, policies, and future land use map of the Master Plan.
- B. The site's physical features are not compatible with the host of principal permitted and special land uses in the General Business zone.
- C. There is no evidence documenting that the petitioner cannot receive a reasonable return on investment through developing the property with one or more of the principal permitted and special land uses under the current Mixed Use 2 zoning.

- D. The potential uses allowed in the General Business zone are not compatible with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic volumes, aesthetics, infrastructure, and potential influence on property values.
- E. The street system is not capable of safely and efficiently accommodating expected traffic volumes generated by potential uses in the requested General Business zone.

**Motion adopted 6 to 2**

**Yes: Ms. Black, Mr. Bruner, Mr. Chase, Mayor Ellison, Mr. Godek, Ms. Vaara**

**No: Commissioner Douglas, Mr. Esbri**

---

**E. Other Business**

1. **SV 16-01-01 – Sign Variance** request to re-use nonconforming monument sign for institutional use (Woodside Bible Church) at **2915 Normandy Rd.** (parcel no. 25-05-305-064) with variance to waive 6 ft. of minimum required 10-ft. monument sign setback.

Woodside Bible Church, Petitioner & Owner  
Sign-A-Rama, Contractor

**Moved** by Mayor Ellison

**Supported** by Mr. Godek

**To grant SV 16-01-01, a sign variance** request to re-use a monument sign for an institutional use (Woodside Bible Church) at **2915 Normandy Road** (parcel no. 25-05-305-064) with a variance to waive 6 feet of minimum required 10-foot monument sign setback.

**Motion adopted unanimously.**

2. **Review of Conceptual Site Plan** to construct 6 multiple-family dwelling units at **326 Oakland Ave.** (parcel no. 25-15-460-031)

Jeff Dawkins Architect, LLC, Petitioner & Architect  
R. Coburn, Owner of Record

A conceptual site plan to construct six multiple-family dwelling units at 326 Oakland Avenue was presented for informal review. No major objections to the conceptual site plan were offered by the Planning Commission. No further action was taken.

3. **Village of Beverly Hills Master Plan Amendment**

Notices from the Village of Beverly Hills and Oakland County regarding proposed amendments to the village's Master Plan were presented as required by state law. No further action was taken.

4. **2015 Annual Report**

The Planning Commission was presented its annual report for 2015. No further action was taken.

5. **Rescheduling of March 8, 2016 Regular Meeting**

**Moved** by Mr. Godek

**Supported** by Ms. Vaara

**To reschedule** the March 8, 2016 Planning Commission regular meeting to March 15, 2016.

**Motion adopted unanimously.**

---

**F. Adjournment**

**Moved** by Mr. Chase  
**Supported** by Ms. Vaara

To **adjourn** the Planning Commission regular meeting of January 12, 2016 at 8:20 p.m.

**Motion adopted unanimously.**

---



Clyde Esbri  
Chairperson, Planning Commission

---



Timothy E. Thwing  
Director of Community Development