

ROYAL OAK PLANNING COMMISSION  
CITY OF ROYAL OAK, MICHIGAN

Tuesday, February 9, 2016  
7:30p.m.

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AGENDA

- A. Call to Order
- B. Approval of Minutes for January 12, 2016
- C. Public Comment on Non-Agenda Items
- D. New Business
  - 1. **Public Hearing – Conditional Rezoning from One Family Residential and Neighborhood Business to Mixed Use 2** and associated **Site Plan (SP 16-02-01)** to redevelop site of former religious institution and off-street parking lot into 29 townhouse multiple-family dwelling units at **3506 Rochester Rd.** (parcel nos. 25-03-378-001 & 25-03-377-030)  
J&G Partners Real Estate, LLC, Petitioner  
First United Methodist Church of Royal Oak, Owner  
Roger J. Berent Architects, Architect
- E. Other Business
  - 1. Administrative Site Plan Approvals
  - 2. Election of Officers

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**Present**

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

**Absent**

None

**Staff**

Doug Hedges, City Planner

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A. Call to Order

Chairperson Esbri called the February 9, 2016 regular meeting of the Planning Commission to order at 7:30 p.m.

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B. Approval of Minutes for January 12, 2016

Moved by Ms. Vaara  
Supported by Mr. Chase

To approve the minutes of the January 12, 2016 regular meeting of the Planning Commission as presented.

Motion adopted unanimously.

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### 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.

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### D. New Business

1. **Public Hearing – Conditional Rezoning from One Family Residential and Neighborhood Business to Mixed Use 2** and associated **Site Plan (SP 16-02-01)** to redevelop site of former religious institution and off-street parking lot into 29 townhouse multiple-family dwelling units at **3506 Rochester Rd.** (parcel nos. 25-03-378-001 & 25-03-377-030)

J&G Partners Real Estate, LLC, Petitioner  
First United Methodist Church of Royal Oak, Owner  
Roger J. Berent Architects, Architect

Moved by Commissioner Douglas

Supported by Mr. Godek

**Be It Resolved**, that the request to conditionally rezone **3506 Rochester Road** (parcel nos. 25-03-378-001 & 25-03-377-030) from **One Family Residential and Neighborhood Business to Mixed Use 2** in order to redevelop the site of a former religious institution and off-street parking lot into 29 townhouse multiple-family dwelling units is hereby referred to the City Commission with a **recommendation for approval**, based upon the following:

- a. The requested Mixed Use 2 zone is consistent with the goals and objectives of the Master Plan, as well as with recent development trends within the city.
- b. The site's physical characteristics are compatible with multiple-family dwelling units.
- c. The townhouse-style dwelling units are compatible with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, traffic volumes, aesthetics, infrastructure, and potential influence on property values.
- d. The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the multiple-family dwelling units.
- e. The capacity of public utilities and services are sufficient to accommodate the multiple-family dwelling units without compromising the city's health, safety and welfare.
- f. There is an apparent demand in the city for townhouse-style dwelling units in relation to the amount of land in the city currently zoned and available to accommodate the demand.
- g. The requested zone shall not create an isolated and unplanned spot zone as property to the west across Rochester Road is similarly zoned.

**Be it further resolved**, that **SP 16-02-01**, a site plan to redevelop the site of a former religious institution and off-street parking lot into 29 townhouse multiple-family dwelling units at **3506**

**Rochester Road** (parcel nos. 25-03-378-001 and 25-03-377-030), is hereby referred to the City Commission with a **recommendation of approval** with the following **contingencies**:

- a. A conditional zoning agreement between the petitioner and the city shall be submitted for review by the City Attorney prior to approval by the City Commission, specifying all conditions voluntarily offered by the petitioner.
- b. Prior to review of the conditional zoning agreement by the City Commission, the petitioner shall submit a revised site plan and landscaping plan for review and approval by the Planning Division containing all required information including the following:
  - (1) An updated survey of existing conditions for both parcels shall be provided, including any overhead utilities within the public alley or other adjacent rights-of-way;
  - (2) Balconies shall have a minimum clearance of 13 feet 6 inches where required by the Fire Marshall;
  - (3) The type of pavement proposed for all off-street parking, driveways, sidewalks, walkways, curbs, gutters, etc., shall be specified on the site plan; and
  - (4) A detailed landscaping plan shall be provided containing all elements required under § 770-90 (C)(1) through (7) of the Zoning Ordinance, and also the location of any deciduous trees with a caliper of six inches or more on either parcel, and whether such trees will remain or be removed. The proposed berm shall be removed from the greenbelt along the east rear lot line of each parcel and more, larger evergreen trees shall be added to the greenbelt instead.
- c. All work and/or improvements within the public right-of-way shall be in accordance with the specifications and standards of the City Engineer and included on the revised site plan, including, but not limited to, the following:
  - (1) All new or replaced sidewalks, driveway approaches, curbs, gutters, etc.;
  - (2) Replacing asphalt within the Midland Boulevard right-of-way between the sidewalk and curb with lawn; and
  - (3) Removing all existing driveways and approaches to Rochester Road, and restoring the curb, sidewalk, and right-of-way.
- d. Any exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.
- e. All signage shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive necessary variances from the Planning Commission.
- f. A performance bond shall be posted in an amount to be determined by the Building Official.
- g. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official, Fire Marshall, and City Engineer, **prior** to issuance of **any** building permit. Such requirements include, but are not limited to, the Michigan Building Code, the Fire Prevention Ordinance (Chapter 340), and the Stormwater Detention Ordinance (Chapter 644).

**Motion adopted unanimously.**

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**E. Other Business**

**1. Administrative Site Plan Approvals**

A list of site plans administratively approved by the Planning Division during the last quarter of 2015 was presented. No further action was taken.

**2. Election of Officers**

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

**To elect** Clyde Esbri as Chairperson of the Planning Commission for 2016.

**Motion adopted unanimously.**

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

**To elect** Anne Vaara as Vice-Chairperson of the Planning Commission for 2016.

**Motion adopted unanimously.**

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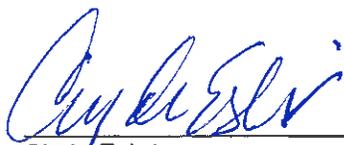
**F. Adjournment**

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

**To adjourn** the February 9, 2016 regular meeting of the Planning Commission at 9:05 p.m.

**Motion adopted unanimously.**

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Clyde Esbri  
Chairperson, Planning Commission



Douglas A. Hedges, AICP, RCP  
City Planner II