

ROYAL OAK PLANNING COMMISSION  
CITY OF ROYAL OAK, MICHIGAN

Tuesday, March 15, 2016  
7:30p.m.

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AGENDA

A. Call to Order

B. Approval of Minutes for February 9, 2016

C. Public Comment on Non-Agenda Items

D. New Business

1. **Public Hearing – Special Land Use & Site Plan (SP 16-03-02)** to construct child day-care center (Learning Care Academy) on site of former elementary school at **3704 W. Thirteen Mile Rd.** (parcel no. 25-06-455-018)  
AF Jonna Development & Mgt. Co., Petitioner  
Tower Construction, LLC, Contractor  
Beaumont Health System, Owner
2. **SP 16-03-03 – Site Plan** to expand convenience store for automobile filling station (Mobil) at **1617 E. Twelve Mile Rd.** (parcel no. 25-10-480-013)  
Sara Corp. / Makki Investments, LLC, Petitioner & Owner  
Ziad El-Baba, Engineer
3. **SP 16-03-04 – Site Plan** to develop public park (Center Street Parklet) at **222 S. Center St.** (parcel no. 25-21-232-001)  
City of Royal Oak, Petitioner & Owner  
Living Lab Design Studio, Designer

E. Other Business

1. **SV 16-03-02 – Sign Variance** request to install off-premise wall sign for multiple-family development (Harrison Lofts) at **1108 S. Main St.** (parcel no. 25-21-433-012) with following variances:
  - (a) Allow off-premise sign; and
  - (b) Waive 131.1 sq. ft. from maximum permitted 15.9-sq. ft. wall sign area.Harrison Lofts II, LLC, Petitioner  
W4 Signs, Contractor  
Karen M. Shea & Jean Bower, Owners
2. **Public Hearing – Capital Improvements Program for 2016-2017 Fiscal Year**

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**Present**

Rebecca Black  
Robert Bruner  
Jeffrey Chase  
Jim Ellison, Mayor  
Clyde Esbri, Chairperson  
Dan Godek  
Gary Quesada (@ 7:35 p.m.)  
Anne Vaara, Vice-Chairperson

**Absent**

Sharlan Douglas, City Commissioner

**Staff**

Tim Thwing, Director of Community Development

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**A. Call to Order**

Chairperson Esbri called the March 15, 2016 regular meeting of the Planning Commission to order at 7:30 p.m.

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**B. Approval of Minutes for February 9, 2016**

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

**To approve** the minutes of the February 9, 2016 regular meeting of the Planning Commission as presented.

**Motion adopted unanimously.**

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

Mr. Quesada arrived at 7:35 p.m.

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 – Special Land Use & Site Plan (SP 16-03-02)** to construct child day-care center (Learning Care Academy) on site of former elementary school at **3704 W. Thirteen Mile Rd.** (parcel no. 25-06-455-018)  
AF Jonna Development & Mgt. Co., Petitioner  
Tower Construction, LLC, Contractor  
Beaumont Health System, Owner

**Moved** by Mayor Ellison  
**Supported** by Ms. Vaara

**To approve a special land use permit** to construct a child day-care center (Learning Care Academy) on the site of a former elementary school at **3704 West Thirteen Mile Road** (parcel no. 25-06-455-018).

**Motion adopted unanimously.**

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

**To approve SP 16-03-02, a site plan** to construct a child day-care center (Learning Care Academy) on the site of a former elementary school at **3704 West Thirteen Mile Road** (parcel no. 25-06-455-018), with the following **contingencies**:

- a. The day-care center shall comply with the requirements for hours of operation, overnight activity, and maintaining state licenses in § 770-59 (A)(5) and (6) of the Zoning Ordinance.
- b. The petitioner shall provide a joint access agreement with the property owner of 3600 West Thirteen Mile Road (parcel no. 25-06-455-014) to be reviewed and approved by the City Attorney and recorded with the Oakland County Register of Deeds. The agreement shall state that the adjacent property owner agrees to the closing of their existing driveways to and from Thirteen Mile Road, and that the petitioner agrees to provide a permanent access easement to that adjacent property through the petitioner's site.
- c. All improvements to the public right-of-way shall be in accordance with the specifications and standards of the City Engineer, including, but not limited to: narrowing of both driveway approaches; installation of a pedestrian crosswalks over Thirteen Mile Road on both sides of the intersection; and installation of a four-way traffic signal.
- d. All signage shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive necessary variances from the Planning Commission.
- e. A performance bond shall be posted in an amount to be determined by the Building Official.
- f. 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.**

2. **SP 16-03-03 – Site Plan** to expand convenience store for automobile filling station (Mobil) at **1617 E. Twelve Mile Rd.** (parcel no. 25-10-480-013)  
Sara Corp. / Makki Investments, LLC, Petitioner & Owner  
Ziad El-Baba, Engineer

The application was withdrawn by the petitioner prior to the meeting.

3. **SP 16-03-04 – Site Plan** to develop public park (Center Street Parklet) at **222 S. Center St.** (parcel no. 25-21-232-001)  
City of Royal Oak, Petitioner & Owner  
Living Lab Design Studio, Designer

Ms. Vaara announced should abstain from this case due to a conflict of interest and left the table.

**Moved by Mr. Bruner**  
**Supported by Mr. Chase**

**To approve SP 16-03-04, a site plan** to develop a public park (Center Street Parklet) at **222 South Center Street** (parcel no. 25-21-232-001), provided the site plan meets all other code and ordinance requirements, as determined by the Building Official and City Engineer, prior to issuance of any building permit, including, but not limited to, the Michigan Building Code and the Stormwater Detention Ordinance (Chapter 644).

**Motion adopted unanimously.**

Ms. Vaara returned to the table.

**E. Other Business**

1. **SV 16-03-02 – Sign Variance** request to install off-premise wall sign for multiple-family development (Harrison Lofts) at **1108 S. Main St.** (parcel no. 25-21-433-012) with following variances:

- (a) Allow off-premise sign; and  
(b) Waive 131.1 sq. ft. from maximum permitted 15.9-sq. ft. wall sign area.

Harrison Lofts II, LLC, Petitioner  
W4 Signs, Contractor  
Karen M. Shea & Jean Bower, Owners

**Moved** by Mayor Ellison  
**Supported** by Ms. Vaara

**To grant SV 16-03-02, a temporary sign variance** request to install an off-premise wall sign for a multiple-family development (Harrison Lofts) at **1108 South Main Street** (parcel no. 25-21-433-012) **until December 31, 2016**, with the following variances:

- (a) Allow an off-premise sign; and  
(b) Waive 131.1 square feet from the maximum permitted 15.9-square foot wall sign area.

**Motion adopted 5 to 3.**

Yes: Ms. Black, Mayor Ellison, Mr. Esbri, Mr. Quesada, Ms. Vaara

No: Mr. Bruner, Mr. Chase, Mr. Godek

2. **Public Hearing – Capital Improvements Program for 2016-2017 Fiscal Year**

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

**Be it resolved**, that the Planning Commission approves the capital improvements program for the 2016-2017 fiscal year as presented, with priority given to environmentally-friendly projects involving the protection of natural resources, and recommends its adoption by the City Commission as part of the 2016-2017 fiscal year budget.

**Motion adopted unanimously.**

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**F. Adjournment**

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

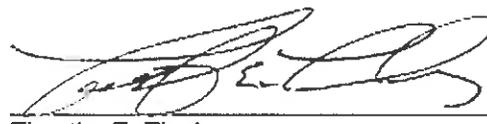
To **adjourn** the March 15, 2016 regular meeting of the Planning Commission at 8:52 p.m.

**Motion adopted unanimously.**

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Clyde Esbri  
Chairperson, Planning Commission



Timothy E. Thwing  
Director of Community Development