

ROYAL OAK PLANNING COMMISSION  
CITY OF ROYAL OAK, MICHIGAN

August 13, 2024  
7:00 p.m.

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**AGENDA**

**1. Call to Order**

**2. Approval of Minutes for July 9, 2024**

**3. Public Comment**

**4. New Business**

a. [Withdrawn by Petitioner] **Public Hearing – Special Land Use & Site Plan (SP 24-08-09)** at **211 E. Lincoln Ave.** (parcel no. 25-22-158-010) and **204 to 220 E. 7th St.** (parcel nos. 25-22-158-005 & 25-22-158-006) – Construction of five-story building with 158 multiple-family dwellings.  
Champion Development Group, Petitioner  
Krieger-Klatt Architects, Inc., Architect  
Plunkett Cooney, PC, Representative  
Crook Holdings, Inc., Owner of Record

**5. Other Business**

a. **SV 24-08-07 – Sign Variances** to install wall signs on west front façade, south side elevation, and north side elevation of drive-through coffee house (Tim Hortons) at **31710 Woodward Ave.** (parcel no. 25-06-428-001): (1) waive 11.17 sq. ft. from maximum permitted 37.33-sq. ft. wall sign area on west front façade; and (2) allow three prohibited signs (roof signs – wall signs extending above roof line of building).

Higgins Electric Sign Co., Petitioner & Contractor  
MLL Properties, LLC, Owner

**b. Non-Action Items.**

(1) Michigan Planner for May/June 2024.

**6. Adjournment**

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**Present**

Sharlan Douglas, City Commissioner  
Jim Ellison  
Clyde Esbri  
Michael Fournier, Mayor  
Woody Gontina, Vice-Chairperson  
Gary Quesada, Chairperson

**Absent**

**Staff**

Douglas Hedges, City Planner  
Joshua Marcum, Assistant City Attorney

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## 1. Call to Order

Chairperson Quesada called the August 13, 2024, regular meeting of the Royal Oak Planning Commission to order at 7:00 p.m.

Chairperson Quesada asked that the protocol for the special meeting on August 19, 2024, be discussed at the end of the meeting.

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## 2. Approval of Minutes for July 9, 2024

**Moved** by Mr. Ellison  
**Seconded** by Mr. Esbri

**To approve** the minutes of the July 9, 2024, regular meeting of the Royal Oak Planning Commission as presented.

**Motion adopted unanimously.**

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## 3. Public Comment

Chairperson Quesada invited members of the audience to comment on any planning related issues. As no members of the audience came forward Chairperson Quesada closed the public comment portion of the agenda.

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## 4. New Business

a. [Withdrawn by Petitioner] **Public Hearing – Special Land Use & Site Plan (SP 24-08-09)** at **211 E. Lincoln Ave.** (parcel no. 25-22-158-010) and **204 to 220 E. 7th St.** (parcel nos. 25-22-158-005 & 25-22-158-006) – Construction of five-story building with 158 multiple-family dwellings.  
Champion Development Group, Petitioner  
Krieger-Klatt Architects, Inc., Architect  
Plunkett Cooney, PC, Representative  
Crook Holdings, Inc., Owner of Record

Mr. Hedges informed the Planning Commission that the petitioner withdrew their application. No further action was taken.

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## 5. Other Business

a. **SV 24-08-07 – Sign Variances** to install wall signs on west front façade, south side elevation, and north side elevation of drive-through coffee house (Tim Hortons) at **31710 Woodward Ave.** (parcel no. 25-06-428-001): (1) waive 11.17 sq. ft. from maximum permitted 37.33-sq. ft. wall sign area on west front façade; and (2) allow three prohibited signs (roof signs – wall signs extending above roof line of building).  
Higgins Electric Sign Co., Petitioner & Contractor  
MLL Properties, LLC, Owner

Mr. Esbri asked if consideration of the application could proceed since the petitioner was not present. Mr. Marcum stated that the Planning Commission could proceed with their review of the application.

**Moved** by Mr. Ellison  
**Seconded** by Commissioner Douglas

**To grant** the following sign variances to install wall signs on the west front façade, south side elevation, and north side elevation of a drive-through coffee house (Tim Hortons) at **31710 Woodward Avenue** (parcel no. 25-06-428-001):

- (1) Waive 11.17 square feet from the maximum permitted 37.33-square foot wall sign area on the west front façade; and
- (2) Allow three prohibited signs (roof signs – wall signs extending above roof line of building).

**Motion adopted unanimously.**

**b. Non-Action Items.**

A copy of the Michigan Association of Planning's Michigan Planner newsletter for May and June of 2024 was presented with no further action taken.

**c. Special Meeting Protocol for August 19, 2024.**

Mr. Hedges gave a summary of the procedure for the special meeting to review the draft Master Plan on August 19, 2024.

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**6. Adjournment**

**Moved** by Mr. Gontina  
**Seconded** by Commissioner Douglas

To **adjourn** the August 13, 2024, regular meeting of the Royal Oak Planning Commission at 7:37 p.m.

**Motion adopted unanimously.**

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Gary Quesada  
Chairperson, Planning Commission



Douglas A. Hedges, AICP, CNU-A  
City Planner II