



NOTICE OF PLANNING COMMISSION MEETING

The Royal Oak Planning Commission will hold a regular meeting on **Tuesday, July 14, 2020 at 7:00 p.m.**

On March 10, 2020, Governor Whitmer issued Executive Order 2020-04, which declared a state-wide state of emergency due to the spread of the novel coronavirus (COVID-19). COVID-19 is a new strain of coronavirus that had not been previously identified in humans, can spread easily from person to person, and can result in serious illness or death. To mitigate the spread of COVID-19, to protect the public health, and provide essential protections to vulnerable Michiganders, it is crucial that all Michiganders take steps to limit in-person contact. The critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings. Therefore, this meeting of the Royal Oak Planning Commission will be held electronically, in compliance with the Michigan Open Meetings Act and Executive Order 2020-129, as issued by Governor Whitmer on June 18 2020.

Members of the public may watch the meeting in either of the following ways: on WROK, the city's municipal access cable channel (Wide Open West channel 10 or Comcast / Xfinity channel 17); or at WROK's live web stream <https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>.

Members of the public may participate in the meeting electronically by providing public comment on any planning-related matter, whether on the agenda or not. To participate in public comment please call **(248) 246-3411** between the hours of **12:00 p.m. and 3:00 p.m. on Monday, July 13, 2020**, and leave a recorded comment. Please give your name along with the case number and street address of the agenda item on which you are commenting, or the non-agenda subject on which you are commenting. The chairperson will open the public comment portion of the meeting on non-agenda items and your recorded message will be played as part of the meeting broadcast. Your recorded message will also be added to the agenda materials for the meeting that are available on-line at <https://www.romi.gov/AgendaCenter/Planning-Commission-3>. Public comments will be limited to three (3) minutes per person. If you exceed the three-minute limit only the first three minutes will be played for meeting broadcast. If you call multiple times only your first comment will be played.

Members of the public may also contact staff to provide input or ask questions on any business that will come before the Planning Commission at the meeting via e-mail at <https://www.romi.gov/formcenter/Planning-20/Contact-Us-Planning-118> no later than **Monday, July 13, 2020, at 4:30 p.m.** When sending an e-mail message, please list within the subject line of the message the case number and street address of the agenda item on which you are commenting, or the non-agenda subject on which you are commenting. Your message will be added to the agenda materials available on-line at <https://www.romi.gov/AgendaCenter/Planning-Commission-3>.

Anyone wishing to participate in the meeting who needs special assistance under the Americans with Disabilities Act (ADA) is asked to contact Carol Schwanger, City Manager's Executive Assistant, at (248) 246-3203 by **Friday, July 10, 4:30 p.m.** so that appropriate arrangements can be made.

AGENDA

PLANNING COMMISSION CITY OF ROYAL OAK

**Tuesday, July 14, 2020
7:00 p.m.**

Royal Oak City Hall
211 S. Williams St.
Royal Oak, MI 48067

Broadcasting from City Commission Room 315
<https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>
WROK Comcast/Xfinity Channel 17 and WOW Channel 10

[Click on the links highlighted in **blue** for staff reports, plans, and other documents.]

A. Call to Order

B. Roll Call

C. Approval of Agenda

D. Approval of Minutes

1. [**Regular Meeting of June 9, 2020**](#)
2. [**Special Meeting of June 16, 2020**](#)

E. Public Comment on Non-Agenda Items

F. Old Business

1. [**Public Hearing – Conditional Rezoning from Neighborhood Business to Mixed Use 2 & Site Plan \(SP 20-03-03\)**](#) to construct eight multiple-family dwelling units in three four-story buildings (Pella-Dar Townhomes) at **1006 E. 11 Mile Rd.** (parcel no. 25-22-201-011)
Moiseev / Gordon Associates, Inc., Petitioner & Architect
Nowak & Fruas Engineers, PLLC, Engineer
VIX Management Flats, LLC, Owner
2. [**RZ 20-03-01 – Rezoning from General Industrial to Mixed Use 1 Overlay District**](#) of **322 to 332 E. Lincoln Ave.** (parcel no. 25-22-302-032), **309 E. Hudson Ave.** (parcel no. 25-22-302-007), **414 E. Hudson Ave.** (parcel no. 25-22-304-014), **424 E. Hudson Ave.** (parcel no. 25-22-304-004), **404 E. Harrison Ave.** (parcel no. 25-22-377-025), **408 E. Harrison Ave.** (parcel no. 25-22-377-032), **416 E. Harrison Ave.** (parcel no. 25-22-377-004), **420 E. Harrison Ave.** (parcel no. 25-22-377-005), and **424 E. Harrison Ave.** (parcel no. 25-22-377-006), and from **General Industrial** and **One-Family Residential** to **Mixed Use 1 Overlay District** of **313 to 409 E. Hudson Ave.** (parcel no. 25-22-302-035)
City of Royal Oak, Petitioner
3. [**Public Hearing – Zoning Ordinance Text Amendment**](#) – ARTICLE V Special Provisions – § 770-58.1 Mixed Use 1 Overlay District

G. New Business

1. [**SP 20-04-07 – Site Plan**](#) to convert former one-story office building into six multiple-family dwellings at **315 E. 11 Mile Rd.** (parcel no. 25-15-357-032)
Avenue Eleven, LLC, Petitioner & Owner
Scheible & Associates, LLC, Architect
NCS Team, LLC, Architect

2. [**SP 20-07-13 – Site Plan**](#) to expand warehouse space for carpet and flooring retailer (Main Floor Covering – Carpet One) at **1224 S. Main St.** (parcel no. 25-21-435-023)
Krieger-Klatt Architects, Inc., Petitioner & Architect
Main Floor Covering – Carpet One, Owner
3. [**Public Hearing – Rezoning from Neighborhood Business to Planned Unit Development \(PUD\) & Preliminary Site Plan \(SP 20-07-10\)**](#) to construct three-story multiple-family building with eight upper-level dwelling units and ground-level off-street parking on site of former antique store (House on Main) at **803 N. Main St.** (parcel no. 25-16-429-025)
Town Building Co., Petitioner
Christoper J. Longe, AIA, Architect
Judith M. Weiner Trust, Owner
4. [**Public Hearing – SP 20-07-11 – Second Amendment to Final Planned Unit Development \(PUD\) Site Plan**](#) (SP 15-03-06) to construct fast-food restaurant with drive-through facility (Panda Express) on Outlot "B" at **2300 E. 12 Mile Rd.** (parcel no. 25-14-126-011)
Panda Express, Inc., Petitioner
Atwell Group, LLC, Engineer
NOOR, LLC, Architect
S-12 Partners, LLC, Owner
5. [**Public Hearing – Conditional Rezoning from Central Business District to General Business & Site Plan \(SP 20-07-12\)**](#) to redevelop fast-food restaurant with drive-through facility and outdoor dining area (Chipotle) at **305 W. 11 Mile Rd.** (parcel no. 25-21-229-006)
Alrig USA, Petitioner
Stonefield Engineering & Design, LLC, Engineer
Providential SD Properties, LLC, Owner

H. Other Business

1. [**SV 20-06-03 – Sign Variance**](#) request to install wall signs and freestanding signs with electronic message centers for medical offices and outpatient medical clinics (Henry Ford Health System / Henry Ford Medical Center) at **110 E. 2nd St.** (parcel no. 25-22-103-006) with following variances:
 - a. Waive 194 sq. ft. from maximum permitted wall sign area of 100 sq. ft. for one wall sign on north side façade;
 - b. Allow two (2) wall signs on south side façade;
 - c. Waive 291.92 sq. ft. from maximum permitted wall sign area of 100 sq. ft. for two (2) wall signs on south side façade;
 - d. Allow three (3) wall signs on east front façade;
 - e. Waive 393.92 sq. ft. from maximum permitted wall sign area of 100 sq. ft. for three (3) wall signs on east front façade;
 - f. Allow three (3) wall signs on west rear façade;
 - g. Waive 1,482.92 sq. ft. from maximum permitted wall sign area of 100 sq. ft. for three (3) wall signs on west rear façade;
 - h. Allow two (2) prohibited sign types (freestanding signs with electronic message centers in Sign Area 3).Allied Signs, Inc., Petitioner & Contractor
Central Park Development Group, LLC, Owner

[**2. Administrative Site Plan Approvals**](#)

I. Adjournment