

### NOTICE OF PLANNING COMMISSION MEETING

The Royal Oak Planning Commission will hold a regular meeting on **Tuesday, January 12, 2021, at 7:00 p.m.** Pursuant to State of Michigan Public Act 228 of 2020, public bodies have the authority to conduct public meetings remotely due to a statewide or local state of emergency until December 31, 2021. 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 will be held electronically, in compliance with Public Act 228 of 2020, and the procedures established by the City Commission.

Members of the public may watch the meeting in either of the following ways: on WROK, the city's municipal access cable channel, broadcasting on Wide Open West channel 10; or on WROK's live web stream at <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 **Tuesday, January 12, 2021**, 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. 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 no later than **Tuesday, January 12, 2021, at 3:00 p.m.** at <https://www.romi.gov/formcenter/Planning-20/Contact-Us-Planning-118>. 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. E-mail messages that are received will be added to the agenda materials that are 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, January 8, 2021, at 12:00 p.m.** so that appropriate arrangements can be made.

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## AGENDA

### PLANNING COMMISSION CITY OF ROYAL OAK

Tuesday, January 12, 2021  
7:00 p.m.

Royal Oak City Hall  
203 S. Troy St.  
Royal Oak, MI 48067

Broadcasting from City Commission Room  
<https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>  
WROK on 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 Minutes for December 8, 2020](#)

#### D. Public Comment on Non-Agenda Items

#### E. New Business

1. [Public Hearing – RZ 21-01-01](#) – Rezoning from **Neighborhood Business** to **General Business** of **1310 N. Stephenson Hwy.** (parcel nos. 25-14-127-044 & 25-14-127-065), **1324 N. Stephenson Hwy.** (parcel no. 25-14-127-036), **1500 N. Stephenson Hwy.** (parcel no. 25-14-127-060), **1716 N. Stephenson Hwy.** (parcel no. 25-14-127-064), and west portion of **28720 Stephenson Hwy.** (parcel nos. 25-14-127-013, 25-14-127-057, & 25-14-127-058)  
GML Enterprises, LLC, Petitioner & Owner  
Moiseev / Gordon Associates, Inc., Representative  
City of Royal Oak, Co-Petitioner
2. [Public Hearing – Special Land Use & Site Plan \(SP 21-01-01\)](#) to expand natural gas facility and construct 2,000-sq. ft. regulation building (Consumers Energy) at **4315 & 4325 W. 13 Mile Rd.** (parcel nos. 25-07-102-001 & 25-07-102-002)  
ROWE Professional Services Co., Petitioner & Engineer  
Consumers Energy, Owner

#### F. Other Business

1. [SV 21-01-01 – Sign Variance](#) request to install wall signs for restaurant (Bohemia / Pearl's Deep Dive) at **100 S. Main St.** (parcel no. 25-21-231-012) with following variances:
  - (a) Allow two wall signs on east front façade;
  - (b) Waive 56 ½ in. from maximum permitted 12-in. projection of one wall sign from east front façade wall surface;
  - (c) Allow one wall sign on east front façade extending beyond vertical end of north side façade wall surface;
  - (d) Allow five wall signs on north side façade;
  - (e) Waive 56 ½ in. from maximum permitted 12-in. projection of one wall sign from north side façade wall surface;
  - (f) Waive 18 in. from maximum permitted 12-in. projection of three wall signs from north side façade wall surface; and
  - (g) Allow one wall sign on north side façade extending beyond vertical end of east front façade wall surface.Adam Merkel Restaurants, Petitioner  
Ron and Roman, Inc., Architect  
Royal Oak Fox III, LLC, Owner

2. [SV 21-01-02 – Sign Variance](#) request to install blade-style wall sign for multiple-family building (The Roy) at **1148 S. Washington Ave.** (parcel no. 25-21-432-020) with following variances:
  - (a) Waive 24 in. from maximum permitted 12-in. projection of wall sign from building façade;
  - (b) Allow wall sign with copy area perpendicular to building wall; and
  - (c) Allow prohibited sign type (sign projecting over right-of-way).Bloom General Contracting, Inc., Petitioner & Contractor  
Washington on Harrison, LLC, Owner
3. [2020 Annual Report](#)
4. [Administrative Site Plan Approvals](#)
5. [Road Commission for Oakland County Newsletter](#)

**G. Adjournment**