

NOTICE OF PLANNING COMMISSION MEETING

The Royal Oak Planning Commission will hold a regular meeting on **Tuesday, February 9, 2021, at 7:00 p.m.** Pursuant to State of Michigan Public Acts 228 and 254 of 2020, public bodies have the authority to conduct public meetings remotely due to the COVID-19 pandemic until March 30, 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. Conducting this meeting in person would risk the personal health or safety of members of the public and/or the planning commission. Therefore, this meeting will be held electronically, in compliance with Public Acts 228 and 254 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, February 9, 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, February 9, 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, February 5, 2021, at 12:00 p.m.** so that appropriate arrangements can be made.

AGENDA

PLANNING COMMISSION CITY OF ROYAL OAK

Tuesday, February 9, 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 January 12, 2021](#)

D. Public Comment on Non-Agenda Items

E. Other Business

1. [SV 21-02-03 – Sign Variance](#) request to install monument sign for multiple-family development (Z on Kent Apartments) at **2419 Normandy Rd.** (parcel no. 25-05-401-018) with variance to allow monument sign for multiple-family development with less than 12 dwellings.
Z Apartment Group, Petitioner & Owner
Sign Emporium, Inc., Contractor
2. [SV 21-02-04 – Sign Variance](#) request to install monument sign for multiple-family development (Z on Woodland Apartments) at **2129 Normandy Rd.** (parcel no. 25-05-404-023) with variance to (a) waive 2 ft. of minimum required 10-ft. setback from Normandy Rd., and (b) allow monument sign for multiple-family development with less than 12 dwellings.
Z Apartment Group, Petitioner & Owner
Sign Emporium, Inc., Contractor
3. [Discussion Topics from Joint Meeting with Zoning Board of Appeals](#)
 - a. [Lot Size, Density, Off-Street Parking, & Other Standards for Multiple-Family Dwellings](#)
 - b. [Standards for One-Family Large-Lot Residential Zoning District](#)
 - c. [Maximum Permitted Fence Heights](#)
4. **Election of Officers**
5. **Non-Action Items**
 - a. [Notice of Draft Master Plan from City of Madison Heights](#)
 - b. [Notice of Intent to Update Master Plan from City of Southfield](#)
 - c. [Michigan Planner for November/December 2020](#)

F. Adjournment