

NOTICE OF PLANNING COMMISSION MEETING

The Royal Oak Planning Commission will hold a regular meeting on **Tuesday, April 13, 2021, at 7:00 p.m.**

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, April 13, 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, April 13, 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, April 9, 2021, at 12:00 p.m.** so that appropriate arrangements can be made.

AGENDA

PLANNING COMMISSION CITY OF ROYAL OAK

Tuesday, April 13, 2021
7:00 p.m.

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

Broadcasting from City Commission Room
WROK on WOW Channel 10

WROK Live Stream: <https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>
WROK You Tube Channel: www.youtube.com/WROKCableTV

[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 March 9, 2021](#)

D. Public Comment on Non-Agenda Items

E. Old Business

1. [Rezoning from Neighborhood Business to Planned Unit Development \(PUD\) & Final Site Plan \(SP 21-03-02\)](#) to construct two-story multiple-family building with four dwellings on site of former one-story office building at **600 W. 11 Mile Rd.** (parcel no. 25-16-465-021)
DePorre Building, LLC, Petitioner
600 W. 11 Mile Rd., LLC, Owner of Record
Martini-Samartino Design Group, LLC, Architect

F. New Business

1. [Public Hearing – Conditional Rezoning from Neighborhood Business to Mixed Use 2 & Site Plan \(SP 21-04-04\)](#) to construct eight multiple-family dwellings in four 30-foot 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

G. Other Business

1. [SV 21-04-06 – Sign Variance](#) request to install banners on north front façade of religious institution (The Gathering House) at **1326 E. Lincoln Ave.** (parcel no. 25-22-406-029) with following variances: (a) allow two (2) wall signs on north front facade; (b) waive 180 sq. ft. from maximum permitted 20-sq. ft. wall sign area on north front facade; and (c) allow prohibited sign type as wall sign (banner).
The Gathering House, Petitioner & Owner
2. [SV 21-04-07 – Sign Variance](#) request to install wall signs on east front and north side façades of medical office (Michigan Orthopedic Surgeons / UrgentOrtho Orthopedic Urgent Care) at **30575 Woodward Ave.** (parcel no. 25-08-151-013) with following variances: (a) allow two (2) wall signs on east front facade; (b) waive 42.25 sq. ft. from maximum permitted 100-sq. ft. wall sign area on east front facade; (c) allow two (2) wall signs on north side facade; and (d) waive 67.50 sq. ft. from maximum permitted 100-sq. ft. wall sign area on north side facade.
Phillips Sign & Lighting, Petitioner & Contractor
MOS Holdings, LLC, Owner

3. [Discussion Topic from Joint Meeting with Zoning Board of Appeals – Lot Size, Density, Off-Street Parking, & Other Standards for Multiple-Family Dwellings](#)

H. Adjournment