

NOTICE OF PLANNING COMMISSION MEETING

The Royal Oak Planning Commission will conduct a regular meeting at **7:00 p.m.** on **Tuesday, June 8, 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 Royal Oak City Commission.

Members of the public may watch the meeting broadcast by WROK, the city's municipal access cable channel, in any of the following ways:

WROK WOW Channel 10

WROK YouTube www.youtube.com/WROKCableTV

WROK Live 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, by leaving a recorded comment at **(248) 246-3411** between the hours of **12:00 p.m. and 3:00 p.m.** on **Tuesday, June 8, 2021.** Recorded comments will be played for the planning commission during the public comments portion of the agenda. 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, June 8, 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, the city manager's executive assistant, at (248) 246-3203 by **Friday, June 4, 2021, at 12:00 p.m.** so that appropriate arrangements can be made.

AGENDA

PLANNING COMMISSION CITY OF ROYAL OAK

**Tuesday, June 8, 2021
7:00 p.m.**

Royal Oak City Hall
203 S. Troy St.
City Commission Chambers 121
Royal Oak, MI 48067

Broadcasting from City Commission Chambers 121
WROK WOW Channel 10

WROK You Tube www.youtube.com/WROKCableTV

WROK Live Stream <https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>

[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 May 11, 2021](#)

D. Public Comment on Non-Agenda Items

E. Old Business

1. [SP 21-05-06 – Site Plan](#) to install carports for multiple-family building (Antebellum Condominiums) at **2230 W. 14 Mile Rd.** (parcel no. 20-32-457-022)
Antebellum Condominium Association, Petitioner & Owner
Ross and Barr, Inc., Contractor

F. New Business

1. [Special Land Use Permit & Site Plan \(SP 21-06-07\)](#) to convert former office building into two-family dwelling at **312 E. 3rd St.** (parcel no. 25-22-107-003)
B. Hattermann Architecture, Petitioner & Architect
Darkun, LLP, Owner
2. [Special Land Use Permit & Site Plan \(SP 21-06-08\)](#) to (a) construct 4,503-sq. ft. restaurant with drive-through facility (Big Boy), (b) construct 5,818-sq. ft. commercial building with retail sales, and (c) install landscaped islands for residential accessory off-street parking lot on site of former restaurant (Pasquale's) at **31555 Woodward Ave.** (parcel nos. 25-06-404-019 & 25-06-404-027)
Big Boy Restaurant Group, LLC, Petitioner
Rogvov Architects, PC, Architect
Nowak & Fraus, PLLC, Engineer
Delguidice Investment Group, LLC, Owner

G. Other Business

1. [SV 21-06-09 – Sign Variance](#) request to install fuel pump signs for automobile filling station (Shell) at **30875 Woodward Ave.** (parcel no. 25-07-230-013) with variance to allow prohibited sign type on fuel pumps (signage other than customary lettering and data required by law).
Bazo Design & Imaging, Inc., Petitioner & Contractor
LML Real Estate, LLC, Owner

H. Adjournment