

NOTICE OF PLANNING COMMISSION MEETING

The Royal Oak Planning Commission will conduct a regular meeting at **7:00 p.m.** on **Tuesday, June 13, 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 only 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 and in-person, 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 attend the meeting in person:

Royal Oak City Hall, 203 S Troy Street, City Commission Chambers, Royal Oak, MI 48067

or 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/WROK CableTV

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

Members of the public wishing to make public comment **MUST** attend the meeting in-person.

AGENDA

**PLANNING COMMISSION
CITY OF ROYAL OAK**

**Tuesday, July 13, 2021
7:00 p.m.**

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

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

As a reminder, if you have not already done so, please turn your mobile devices off or set them to silent mode for the duration of the meeting. This will allow the meeting to proceed without distractions or interruptions. Thank you for your cooperation.

A. Call to Order

B. [Approval of Minutes for June 8, 2021](#)

C. Public Comment on Non-Agenda Items

D. New Business

- 1. [Public Hearing – Conditional Rezoning from One-Family Residential Overlay District to Mixed Use 1 & Site Plan \(SP 21-07-09\)](#) to construct three multiple-family dwellings on site of former commercial building at **503 N. Washington Ave.** (parcel no. 25-16-476-029)
Live Well Custom Homes, LLC, Petitioner & Owner
Lehner Associates, Inc., Engineer
DAS Architects, PC, Architect**
- 2. [Public Hearing – Special Land Use Permit & Site Plan \(SP 21-07-10\)](#) to establish day-care center (Scuola Creativa) within existing building at **25519 Woodward Ave.** (parcel no. 25-21-406-023)
Connecting Through the Arts & Education, Petitioner
Badrak Design Group, Inc., Architect
Poe Associates, Inc., Owner**
- 3. [Public Hearing – Special Land Use Permit & Site Plan \(SP 21-07-11\)](#) to construct 2,930-sq. ft. addition with outdoor café for restaurant with alcoholic beverage service (Redcoat Tavern) at **31542 to 31626 Woodward Ave.** (parcel nos. 25-06-430-002, 25-06-430-003, & 25-06-430-004)
Moiseev/Gordon Associates, Inc., Petitioner & Architect
J.M. Barclay Trust, Owner**

4. [SP 21-07-12 – Site Plan](#) to construct two-story multiple-family building with four dwellings at **3420 Fairmont Rd.** (parcel no. 25-06-378-039)
JAG-H5, LLC, Petitioner & Owner
FVPM, LLC, Engineer
David J. Kerstetter, Architect

E. Other Business

1. [SV 21-07-10 – Sign Variance](#) request to install two projecting wall signs for multiple-family building (Elevate) at **1100 S. Main St.** (parcel no. 25-21-433-022) with following variances:
 - a. Allow two (2) wall signs on east front building façade;
 - b. Allow wall sign with copy area perpendicular to building wall (blade-style sign);
 - c. Waive 20 in. from maximum permitted 12-in. projection of wall sign from building façade (blade-style sign);
 - d. Waive 60 in. from maximum permitted 12-in. projection of wall sign from building façade (projecting wall sign); and
 - e. Allow prohibited sign types – signs projecting over right-of-way (both signs).
Sign Emporium, Inc., Petitioner & Contractor
Encore at Main, LLC, Owner
2. [SV 21-07-11 – Sign Variance](#) request to allow prohibited sign type (sign painted upon building wall) for professional office (Law & Yoga) at **1725 Crooks Rd.** (parcel no. 25-16-205-002).
Zupac Law, PLLC, Petitioner
1725 Crooks Rd., LLC, Owner
3. [SV 21-07-12 – Sign Variance](#) request to install two wall signs for mixed-use building at **210 E. 3rd St.** (parcel no. 25-22-106-006) with following variances:
 - a. Allow two (2) wall signs on north building façade; and
 - b. Allow three (3) wall signs on east building façade.
Sign Emporium, Inc., Petitioner & Contractor
MatchRx / Match Square, Owner
4. [RCOC Road Report for 2nd Quarter of 2021](#)
5. [Administrative Site Plan Approvals](#)

F. Adjournment