

NOTICE OF PLANNING COMMISSION MEETING

The Royal Oak Planning Commission will conduct a regular meeting at **7:00 p.m.** on **Tuesday, August 10, 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/WROK CableTV

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, August 10, 2021.** 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, August 10, 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, August 6, 2021, at 12:00 p.m.** so that appropriate arrangements can be made.

AGENDA

PLANNING COMMISSION CITY OF ROYAL OAK

**Tuesday, August 10, 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 July 13, 2021](#)

D. Public Comment on Non-Agenda Items

E. New Business

1. [Public Hearing – Special Land Use Permit & Site Plan \(SP 21-08-13\)](#) to construct automatic car wash (Tommy’s Express) on site of former retail store (Pier 1 Imports) at **31800 Woodward Ave.** (parcel nos. 25-06-426-005)
MI Express, LLC, Petitioner
Stonefield Engineering & Design, LLC, Architect
Woodward Pier, LLC, Owner
2. [Public Hearing – Zoning Ordinance Text Amendments – Minimum Required Off-Street Parking for Multiple-Family Dwellings](#)
 - a. Article IX Off-Street Parking & Loading [§ 770-107 Table of Off-Street Parking Requirements].
3. [Public Hearing – Zoning Ordinance Text Amendments – Maximum Permitted Building Heights in Multiple-Family, Office, Commercial, Industrial, & Mixed-Use Zoning](#)
 - a. Article IV Zone Regulations and General Provisions [§ 770-37 Multiple-Family Residential; § 770-38 Office Service; § 770-39 Neighborhood Business; § 770-40 Neighborhood Business II; § 770-41 General Business; § 770-43 Regional Business; § 770-44 General Industrial; § 770-45 Mixed-Use 1; § 770-46 Mixed-Use 2].
4. [Public Hearing – Zoning Ordinance Text Amendments – Sale of Alcoholic Beverages](#)
 - a. Article IV Zone Regulations and General Provisions [§ 770-39 Neighborhood Business; § 770-41 General Business; § 770-42 Central Business District; § 770-43 Regional Business].
 - b. Article V Special Provisions [§ 770-52 Sale of Alcoholic Beverages].
 - c. Article IX Off-Street Parking & Loading [§ 770-107 Table of Off-Street Parking Requirements].

F. Other Business

1. [SV 21-08-13 – Sign Variance](#) request to allow prohibited roof sign on south side façade of restaurant with drive-through service (Chipotle) at **305 W. 11 Mile Rd.** (parcel no. 25-21-229-006).
Metro Detroit Signs, Contractor & Petitioner
Eleven Mile Retail Management, LLC, Owner
2. [Five-Year Review of Master Plan](#)
3. [Notice of Public Hearing on City of Berkley Master Plan](#)

G. Adjournment