

NOTICE OF PLANNING COMMISSION MEETING

The Royal Oak Planning Commission will conduct a regular meeting at **7:00 p.m.** on **Tuesday, September 14, 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, September 14, 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, September 14, 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, September 10, 2021, at 12:00 p.m.** so that appropriate arrangements can be made.

AGENDA

PLANNING COMMISSION CITY OF ROYAL OAK

Tuesday, September 14, 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

1. [Regular Meeting of July 13, 2021 \(Revised\)](#)
2. [Regular Meeting of August 10, 2021](#)

D. Public Comment on Non-Agenda Items

E. New Business

1. [Public Hearing – Rezoning from Mixed Use 2 to Planned Unit Development \(PUD\) & Preliminary Site Plan \(SP 21-09-14\)](#) to construct 51-ft. multiple-family building with 32 dwellings (The Delaware) on site of office building at **230 E. Harrison Ave.** (parcel no. 25-22-305-018)
HF Architecture, Petitioner & Architect
Royal Oak Development Co., LLC, Owner
2. [Public Hearing – Special Land Use Permit & Site Plan \(SP 21-09-15\)](#) to establish day-care center as part of professional office for religious institution (Royal Oak Jewish Center) within existing building at **514-518 E. 4th St.** (parcel 25-22-133-031)
Congregation Beth Chabad, Petitioner
Zack M. Ostroff & Associates, Architect
G3 Investments, LLC, Owner
3. [Public Hearing – Special Land Use Permit & Site Plan \(SP 21-09-16\)](#) to convert former medical office into veterinary office and hospital (Burrwood Veterinary) at **4245 W. 14 Mile Rd.** (parcel 25-06-126-040)
Burrwood Veterinary, PC, Petitioner
D MET Design, Architect
Barbat Organization, Owner
4. [SP 21-09-17 – Site Plan](#) to renovate outdoor recreation center (Royal Oak Golf Center) at **3500 Edgar Ave.** (parcel nos. 25-05-376-012 & 25-05-376-014)
Golf Village of Royal Oak, LLC, Petitioner
Orlins Construction, Contractor
Three Squared, Inc., Architect
City of Royal Oak, Owner

F. Other Business

1. [SV 21-09-14 – Sign Variance](#) request to install two new wall signs and maintain / re-face nonconforming blade / projecting / roof sign for carry-out restaurant (Chicken Shack) at **30402 Woodward Ave.** (parcel no. 25-08-155-008) with following variances:
 - a. Allow two wall signs on south side façade elevation;
 - b. Waive 26.74 sq. ft. from maximum permitted 100-sq. ft. wall sign area on south side façade elevation;
 - c. Allow prohibited sign type on south side façade elevation (signs painted on building wall);
 - d. Allow prohibited sign type on west front façade elevation (blade-style sign in sign area 2);
 - e. Allow prohibited sign type on west front façade elevation (sign projecting over right-of-way); and
 - f. Allow prohibited sign type on west front façade elevation (roof sign).

Stucky Vitale Architects, Petitioner & Architect
30402 Woodward Property, LLC, Owner

2. **Status of Next Meeting (In-Person or Remote)**
3. [Notice of Intent to Amend City of Troy Master Plan](#)
4. [Michigan Planner July/August 2021](#)

G. Adjournment