

ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

Tuesday, March 9, 2021
7:00 p.m.
Virtual Meeting

AGENDA

- A. Call to Order
 - B. Roll Call
 - C. Approval of Minutes for February 9, 2021
 - D. Public Comment on Non-Agenda Items
 - E. New Business
 - 1. Public Hearing – Capital Improvements Program for 2021-22 Fiscal Year
 - 2. Public Hearing – 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
 - 3. Public Hearing – Special Land Use Permit & Site Plan (SP 21-03-03) to renovate former restaurant with outdoor café (Niki's) into restaurant with outdoor café and sales of alcoholic beverages (Beppé) at **703 N. Main St.** (parcel no. 25-16-430-019)
Morelli Eats, LLC, Petitioner
D. Iljkoski, Owner
ENNE Collaborative, Architect
Adkison, Need, Allen, & Rentrop, PLLC, Representative
 - F. Other Business
 - 1. **SV 21-03-05 – Sign Variance** request to install wall sign for bank (Citizens Bank) at **200 S. Main St.** (parcel no. 25-21-233-001) with variances to (a) allow two wall signs on east front façade, and (b) allow prohibited sign type (roof sign).
Metro Detroit Signs, Petitioner & Contractor
Citizens Bank, Owner
 - 2. Discussion Topic from Joint Meeting with Zoning Board of Appeals – Lot Size, Density, Off-Street Parking, & Other Standards for Multiple-Family Dwellings
 - 3. Notice of Intent to Amend Master Plan from City of Huntington Woods
 - G. Adjournment
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A. Call to Order

Chairperson Quesada called the March 9, 2021 regular meeting of the Royal Oak Planning Commission to order at 7:20 p.m. and stated that the meeting was being held remotely in accordance with the Michigan Open Meetings Act, as amended, due to the COVID-19 pandemic.

B. Roll Call

The following individuals announced themselves as present and identified their location:

Present

Ann Bueche, Vice-Chairperson
Paul Curtis
Sharlan Douglas, City Commissioner
Michael Fournier, Mayor
Woody Gontina
Eric Klooster
Gary Quesada, Chairperson

Absent

None

Staff

Judy Davids, Community Engagement Specialist
Douglas Hedges, City Planner
Mark Liss, Assistant City Attorney
Julie Rudd, Director of Finance

C. Approval of Minutes for February 9, 2021

Moved by Mr. Gontina

Supported by Ms. Bueche

To approve the minutes of the February 9, 2021 regular meeting of the Royal Oak Planning Commission as presented.

Motion adopted unanimously by roll call vote.

D. Public Comment on Non-Agenda Items

Chairperson Quesada opened the portion of the meeting for playing recorded comments on issues that were not part of the meeting's agenda. As no recorded comments were received on non-agenda items, Chairperson Quesada closed the public comment portion of the agenda.

E. New Business

1. Public Hearing – Capital Improvements Program for 2021-22 Fiscal Year

Moved by Commissioner Douglas

Supported by Mr. Curtis

Be it resolved that the planning commission approves the capital improvement program for the 2021-22 fiscal year as presented and recommends its adoption by the city commission as part of the 2021-22 fiscal year budget.

Motion adopted unanimously by roll call vote.

2. **Public Hearing – 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

Moved by Mr. Curtis

Supported by Commissioner Douglas

To postpone a request to rezone **600 West 11 Mile Road** (parcel no. 25-16-465-021) from **Neighborhood Business to Planned Unit Development (PUD)**, and **SP 21-03-02**, a **final planned unit development (PUD) site plan** to construct a two-story multiple-family building with four dwellings on the site of former one-story office building at **600 West 11 Mile Road** (parcel no. 25-16-465-021), until the April 13, 2021 regular meeting, to allow the petitioner an opportunity to revise their plans to (a) include appropriate screening along the north right-of-way line of the public alley adjacent to 115 North Laurel Court (parcel no. 25-16-465-013), and (b) have the floor plans and façade elevations signed and sealed by a licensed architect.

Motion adopted 6 to 1

Yes: Ms. Bueche, Mr. Curtis, Commissioner Douglas, Mayor Fournier, Mr. Gontina, Mr. Klooster
No: Mr. Quesada

3. **Public Hearing – Special Land Use Permit & Site Plan (SP 21-03-03)** to renovate former restaurant with outdoor café (Niki's) into restaurant with outdoor café and sales of alcoholic beverages (Beppé) at **703 N. Main St.** (parcel no. 25-16-430-019)

Morelli Eats, LLC, Petitioner
D. Ijkoski, Owner
ENNE Collaborative, Architect
Adkison, Need, Allen, & Rentrop, PLLC, Representative

Moved by Mr. Gontina

Supported by Mr. Klooster

To approve a **special land use permit** to renovate a former restaurant with an outdoor café (Niki's) into a restaurant with an outdoor café and sales of alcoholic beverages (Beppé) at **703 North Main Street** (parcel no. 25-16-430-019).

Motion adopted unanimously by roll call vote.

Moved by Mr. Klooster

Supported by Mr. Gontina

To approve SP 21-03-03, a **site plan** to renovate a former restaurant with an outdoor café (Niki's) into a restaurant with an outdoor café and sales of alcoholic beverages (Beppé) at **703 North Main Street** (parcel no. 25-16-430-019), with the following **contingencies**:

- a. The petitioner shall submit a revised site plan for review and approval by the planning division to address the following:
 - 1) The off-street parking lot shall maintain its existing 72° angled pattern, with each parking space having a minimum width of nine feet and a minimum depth of 20 feet, and the maneuvering aisle having a width of no less than 15 feet, in accordance with § 770-109 F of the zoning ordinance.
 - 2) The area between the outdoor café and the driveway shall include bicycle racks and benches.

- b. The petitioner shall maintain compliance with the plan of operation approved by the city commission and the operational standards for outdoor cafés required under § 770-70 of the zoning ordinance, e.g., all food preparation shall take place inside the establishment, no outdoor music or intercom, etc.
- c. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- d. Exterior lighting shall be as depicted on the site plan sheets. All other exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances.
- e. All signage shall comply with the sign ordinance (Chapter 607) or receive the necessary variances from the planning commission.
- f. A performance bond shall be posted in an amount to be determined by the building official.
- g. The site plan shall meet all other code and ordinance requirements, as determined by the building official and city engineer, including, but not limited to, the state building code and the city's stormwater detention ordinance (Chapter 644), prior to issuance of any building or right-of-way permits.

Motion adopted unanimously by roll call vote.

F. Other Business

1. **SV 21-03-05 – Sign Variance** request to install wall sign for bank (Citizens Bank) at **200 S. Main St.** (parcel no. 25-21-233-001) with variances to (a) allow two wall signs on east front façade, and (b) allow prohibited sign type (roof sign).
Metro Detroit Signs, Petitioner & Contractor
Citizens Bank, Owner

Moved by Mr. Curtis

Supported by Ms. Bueche

To grant SV 21-03-05, a sign variance request to install a wall sign for a bank (Citizens Bank) at **200 South Main Street** (parcel no. 25-21-233-001) with variances to (a) allow two wall signs on the east front façade, and (b) allow a prohibited sign type (roof sign).

Motion failed 3 to 4

Yes: Ms. Bueche, Mr. Curtis, Mayor Fournier

No: Commissioner Douglas, Mr. Gontina, Mr. Klooster, Mr. Quesada

Moved by Commissioner Douglas

Supported by Mr. Gontina

To deny SV 21-03-05, a sign variance request to install a wall sign for a bank (Citizens Bank) at **200 South Main Street** (parcel no. 25-21-233-001) with variances to (a) allow two wall signs on the east front façade, and (b) allow a prohibited sign type (roof sign).

Motion adopted 4 to 3

Yes: Commissioner Douglas, Mr. Gontina, Mr. Klooster, Mr. Quesada

No: Ms. Bueche, Mr. Curtis, Mayor Fournier

2. **Discussion Topic from Joint Meeting with Zoning Board of Appeals – Lot Size, Density, Off-Street Parking, & Other Standards for Multiple-Family Dwellings**

Ms. Davids presented community engagement methods that could be conducted for possible zoning ordinance text amendments on lot size, density, parking, and other standards for multiple-family housing as well as other text amendments to encourage more housing. Commissioner Douglas asked staff to present the previously submitted list of bullet points at the next regular meeting to determine which items can be dealt with during a review of the city's master plan, and which items should be the subject of a community engagement process before the master plan begins.

3. Notice of Intent to Amend Master Plan from City of Huntington Woods

A notice was presented from the City of Huntington Woods stating their intent to amend their master plan as required under the Michigan Planning Enabling Act. No further action was taken.


G. Adjournment

Moved by Mr. Curtis

Supported by Mr. Gontina

To **adjourn** the March 9, 2021 regular meeting of the Royal Oak Planning Commission at 9:40 p.m.

Motion adopted unanimously by roll call vote.



Gary Quesada
Chairperson, Planning Commission



Douglas A. Hedges, AICP, PCP
City Planner