

ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

Tuesday, May 11, 2021
7:00 p.m.
Virtual Meeting

AGENDA

A. Call to Order

B. Roll Call

C. Approval of Minutes for April 13, 2021

D. Public Comment on Non-Agenda Items

E. New Business

1. **Public Hearing – Special Land Use Permit & Site Plan (SP 21-05-05)** to renovate exterior façade and install outdoor café for standard restaurant with alcoholic beverage service (Camelia's Mexican Grill) at **1304 E. 11 Mile Rd.** (parcel no. 25-22-226-013)
Design Team Plus, LLC, Petitioner & Architect
Mexarachi, LLC, Owner
2. **SV 21-05-08 – Sign Variance** request to re-face nonconforming freestanding sign for restaurant (Camelia's Mexican Grill) at **1304 E. 11 Mile Rd.** (parcel no. 25-22-226-013) with variances to: (a) waive 7 ft. 7 ¼ in. from maximum permitted 16-ft. freestanding sign height; and (b) waive 24.25 sq. ft. from maximum permitted 42-sq. ft. freestanding sign area.
Design Team Plus, LLC, Petitioner & Architect
Mexarachi, LLC, Owner
3. **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. Other Business

1. **Discussion Topic from Joint Meeting with Zoning Board of Appeals – Lot Size, Density, Off-Street Parking, & Other Standards for Multiple-Family Dwellings**
2. **Administrative Site Plan Approvals**
3. **Michigan Planner March/April 2021**

G. Adjournment

A. Call to Order

Chairperson Quesada called the May 11, 2021 regular meeting of the Royal Oak Planning Commission to order at 7:00 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

Staff

Tim Thwing, Director of Community Development
Mark Liss, Assistant City Attorney

C. Approval of Minutes for April 13, 2021

Moved by Mr. Gontina

Supported by Commissioner Douglas

To approve the minutes of the April 13, 2021 regular meeting of the Royal Oak Planning Commission as presented.

Motion adopted unanimously by roll call vote. [Mr. Klooster and Mr. Curtis abstained.]

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 – Special Land Use Permit & Site Plan (SP 21-05-05)** to renovate exterior façade and install outdoor café for standard restaurant with alcoholic beverage service (Camelia's Mexican Grill) at **1304 E. 11 Mile Rd.** (parcel no. 25-22-226-013)
Design Team Plus, LLC, Petitioner & Architect
Mexarachi, LLC, Owner

Moved by Mr. Klooster

Supported by Mr. Gontina

To approve a special land use permit to renovate the exterior façade and install an outdoor café for a standard restaurant with alcoholic beverage service (Camelia's Mexican Grill) at **1304 East 11 Mile Road** (parcel no. 25-22-226-013).

Motion adopted unanimously by roll call vote.

Moved by Mr. Klooster

To approve SP 21-05-05, a site plan to renovate the exterior façade and install an outdoor café for a standard restaurant with alcoholic beverage service (Camelia's Mexican Grill) at 1304 East 11 Mile Road (parcel no. 25-22-226-013), with the following contingencies:

- a. The petitioner shall maintain compliance with the amended plan of operation approved by the city commission.
- b. The petitioner shall either (1) keep all landscaping and screening in its existing condition, or (2) replace it as depicted on the site plan sheets including a tree replacement fee in accordance with § 770-90 M (1)(e)(2) of the zoning ordinance except for damaged and/or unhealthy trees as determined by the city arborist.
- 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 fails due to a lack of support.

Moved by Mayor Fournier
Supported by Mr. Klooster

To approve SP 21-05-05, a site plan to renovate the exterior façade and install an outdoor café for a standard restaurant with alcoholic beverage service (Camelia's Mexican Grill) at 1304 East 11 Mile Road (parcel no. 25-22-226-013), with the following contingencies:

- a. The petitioner shall maintain compliance with the amended plan of operation approved by the city commission.
- b. The petitioner shall either (1) keep all landscaping and screening in its existing condition, or (2) replace it as depicted on the site plan sheets including a tree replacement fee in accordance with § 770-90 M (1)(e)(2) of the zoning ordinance except for damaged and/or unhealthy trees as determined by the city arborist.
- 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.

Moved by Mr. Gontina
Supported by Mr. Curtis

To amend the motion to allow the petitioner to replace the damaged tree at the northeast corner of the site without penalty or payment of any fee.

Amendment adopted unanimously by roll call vote.

Amended motion adopted unanimously by roll call vote.

2. **SV 21-05-08 – Sign Variance** request to re-face nonconforming freestanding sign for restaurant (Camelia's Mexican Grill) at **1304 E. 11 Mile Rd.** (parcel no. 25-22-226-013) with variances to: (a) waive 7 ft. 7 ¼ in. from maximum permitted 16-ft. freestanding sign height; and (b) waive 24.25 sq. ft. from maximum permitted 42-sq. ft. freestanding sign area.

Design Team Plus, LLC, Petitioner & Architect
Mexarachi, LLC, Owner

Moved by Commissioner Douglas
Supported by Ms. Bueche

To deny SV 21-05-08, a sign variance request to re-face a nonconforming freestanding sign for a restaurant (Camelia's Mexican Grill) at **1304 East 11 Mile Road** (parcel no. 25-22-226-013) with variances to: (a) waive 7 feet 7 ¼ inches from the maximum permitted 16-foot freestanding sign height; and (b) waive 24.25 square feet from the maximum permitted 42-square foot freestanding sign area.

Motion adopted unanimously by roll call vote.

3. **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

Moved by Mr. Curtis
Supported by Mr. Gontina

To postpone SP 21-05-06, a site plan to install carports for a multiple-family building (Antebellum Condominiums) at **2230 West 14 Mile Road** (parcel no. 20-32-457-022), until the next regular meeting due to the absence of the petitioner.

Motion adopted 4 to 3.

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

F. Other Business

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

Moved by Commissioner Douglas
Supported by Mr. Curtis

To direct staff to prepare ordinance text amendments for formal review by the planning commission that address placement of fences on a side street of corner lots in single-family zoning districts.

Motion adopted unanimously by roll call vote.

Moved by Commissioner Douglas
Supported by Mr. Curtis

To direct staff to prepare zoning ordinance text amendments for formal review by the planning commission to reduce minimum required off-street parking for multiple-family dwellings and increase maximum permitted building heights in multiple-family, mixed-use, office, commercial, and industrial zoning districts.

Motion adopted 6 to 1.

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

It was the consensus of the planning commission to postpone review of all other discussion topics from the joint meeting with the zoning board of appeals until the next update of the city's master plan.

2. Administrative Site Plan Approvals

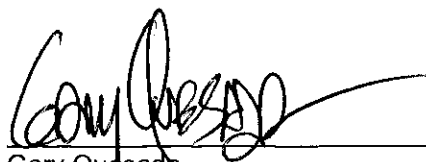
A list of building permit applications and site plans administratively approved by the planning division from January 4, 2021 through March 31, 2021 was presented. No further action was taken.

3. Michigan Planner March/April 2021

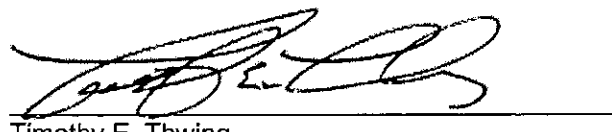
The latest edition of Michigan Planner from the Michigan chapter of the American Planning Association was presented. No further action was taken.

G. Adjournment

Chairperson Quesada adjourned the May 11, 2021 regular meeting of the Royal Oak Planning Commission to order at 9:20 p.m.



Gary Quesada
Chairperson, Planning Commission



Timothy E. Thwing
Director of Community Development