

ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

Tuesday, June 8, 2021
7:00 p.m.
Virtual Meeting

AGENDA

A. Call to Order

B. Roll Call

C. Approval of Minutes for May 11, 2021

D. Public Comment on Non-Agenda Items

E. Old Business

1. **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. New Business

1. **Special Land Use Permit & Site Plan (SP 21-06-07)** to convert former office building into two-family dwelling at **312 E. 3rd St.** (parcel no. 25-22-107-003)
B. Hattermann Architecture, Petitioner & Architect
Darkun, LLP, Owner
2. **Special Land Use Permit & Site Plan (SP 21-06-08)** to (a) construct 4,503-sq. ft. restaurant with drive-through facility (Big Boy), (b) construct 5,818-sq. ft. commercial building with retail sales, and (c) install landscaped islands for residential accessory off-street parking lot on site of former restaurant (Pasquale's) at **31555 Woodward Ave.** (parcel nos. 25-06-404-019 & 25-06-404-027)
Big Boy Restaurant Group, LLC, Petitioner
Rogvov Architects, PC, Architect
Nowak & Fraus, PLLC, Engineer
Delguidice Investment Group, LLC, Owner

G. Other Business

1. **SV 21-06-09 – Sign Variance** request to install fuel pump signs for automobile filling station (Shell) at **30875 Woodward Ave.** (parcel no. 25-07-230-013) with variance to allow prohibited sign type on fuel pumps (signage other than customary lettering and data required by law).
Bazo Design & Imaging, Inc., Petitioner & Contractor
LML Real Estate, LLC, Owner

H. Adjournment

A. Call to Order

Chairperson Quesada called the June 8, 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
Woody Gontina
Eric Klooster
Gary Quesada, Chairperson

Absent

Michael Fournier, Mayor

Staff

Doug Hedges, City Planner
Mark Liss, Assistant City Attorney

C. Approval of Minutes for May 11, 2021

Moved by Commissioner Douglas
Supported by Mr. Gontina

To approve the minutes of the May 11, 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. Old Business

1. **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 Commissioner Douglas
Supported by Mr. Curtis

To approve 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), with the following **contingencies**:

- a. Setbacks for the carport shall be as depicted on the site plan.
- b. The carports shall be designed and constructed so that all stormwater is contained on site and will not drain onto adjacent properties.

- 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. All 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. New Business

- 1. **Special Land Use Permit & Site Plan (SP 21-06-07)** to convert former office building into two-family dwelling at **312 E. 3rd St.** (parcel no. 25-22-107-003)
B. Hattermann Architecture, Petitioner & Architect
Darkun, LLP, Owner

Moved by Commissioner Douglas

Supported by Mr. Klooster

To approve a special land use permit to convert a former office building into a two-family dwelling at **312 East 3rd Street** (parcel no. 25-22-107-003) and grant permission for the petitioner to seek a variance from the zoning board of appeals for the maximum permitted driveway width.

Motion adopted 5 to 1.

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

No: Mr. Curtis.

Moved by Mr. Klooster

Supported by Ms. Bueche

To approve SP 21-06-07, a site plan to convert a former office building into a two-family dwelling at **312 East 3rd Street** (parcel no. 25-22-107-003), with the following **contingencies**:

- a. The zoning board of appeals shall grant all necessary variances, i.e., the maximum permitted driveway width, etc.
- b. The petitioner shall maintain a rental property and/or tourist home license in accordance with all city codes and ordinance.
- 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. All 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, including, but not limited to, the state residential code, prior to issuance of any building permits.

Motion adopted unanimously by roll call vote.

2. **Special Land Use Permit & Site Plan (SP 21-06-08)** to (a) construct 4,503-sq. ft. restaurant with drive-through facility (Big Boy), (b) construct 5,818-sq. ft. commercial building with retail sales, and (c) install landscaped islands for residential accessory off-street parking lot on site of former restaurant (Pasquale's) at **31555 Woodward Ave.** (parcel nos. 25-06-404-019 & 25-06-404-027)

Big Boy Restaurant Group, LLC, Petitioner
Rogvov Architects, PC, Architect
Nowak & Fraus, PLLC, Engineer
Delguidice Investment Group, LLC, Owner

Moved by Mr. Klooster

Supported by Commissioner Douglas

To approve a special land use permit to (a) construct a 4,503-square foot restaurant with a drive-through facility (Big Boy), (b) construct a 5,818-square foot commercial building with retail sales, and (c) install landscaped islands for a residential accessory off-street parking lot on the site of a former restaurant (Pasquale's) at **31555 Woodward Avenue** (parcel nos. 25-06-404-019 and 25-06-404-027).

Motion adopted unanimously by roll call vote.

Moved by Mr. Curtis

Supported by Commissioner Douglas

To approve SP 21-06-08, a site plan to (a) construct a 4,503-square foot restaurant with a drive-through facility (Big Boy), (b) construct a 5,818-square foot commercial building with retail sales, and (c) install landscaped islands for a residential accessory off-street parking lot on the site of a former restaurant (Pasquale's) at **31555 Woodward Avenue** (parcel nos. 25-06-404-019 and 25-06-404-027), with the following **contingencies**:

- a. Building setbacks for corner vision clearance shall be as depicted on the site plan sheets at the southeast corner of building "A" and the northeast corner of building "B" in accordance with § 770-29 of the zoning ordinance.
- b. Landscaping and screening shall be as depicted on the site plan sheets in accordance with § 770-90 M of the zoning ordinance, provided that if landscaping within the Woodward Avenue right-of-way is not approved by MDOT, the petitioner shall submit a revised landscaping plan for review and approval by the planning division.
- c. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer, including, but not limited to:
 - 1) Approval of a license agreement by the city commission for use of the public alley; and
 - 2) Granting of a 20-foot-wide easement for the 54-inch combined sewer that traverses the property.
- d. All exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.

- 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 5 to 1.

Yes: Ms. Bueche, Mr. Curtis, Commissioner Douglas, Mr. Klooster, Mr. Quesada.

No: Mr. Gontina.

G. Other Business

1. **SV 21-06-09 – Sign Variance** request to install fuel pump signs for automobile filling station (Shell) at **30875 Woodward Ave.** (parcel no. 25-07-230-013) with variance to allow prohibited sign type on fuel pumps (signage other than customary lettering and data required by law).

Bazo Design & Imaging, Inc., Petitioner & Contractor
LML Real Estate, LLC, Owner

Moved by Commissioner Douglas

Supported by Mr. Gontina

To grant SV 21-06-09, a sign variance request to install fuel pump signs for an automobile filling station (Shell) at **30875 Woodward Avenue** (parcel no. 25-07-230-013) with a variance to allow a prohibited sign type on fuel pumps (signage other than customary lettering and data required by law).

Motion adopted unanimously by roll call vote.

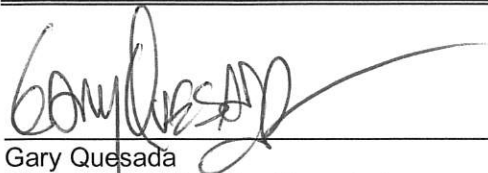
H. Adjournment

Moved by Mr. Curtis

Supported by Mr. Klooster

To adjourn the June 8, 2021 regular meeting of the Royal Oak Planning Commission at 8:10 p.m.

Motion adopted unanimously by roll call vote.



Gary Quesada
Chairperson, Planning Commission



Douglas A. Hedges, AICP, PCP
City Planner