

AGENDA

**PLANNING COMMISSION
CITY OF ROYAL OAK**

**Tuesday, April 11, 2023
7:00 p.m.**

Royal Oak City Hall / 203 S. Troy St. / City Commission Chambers 121 / Royal Oak, MI 48067
[Click on the links highlighted in [blue](#) for staff reports, plans, and other documents.]

A. Call to Order

B. [Approval of Minutes for March 14, 2023](#)

C. Public Comment on Non-Agenda Items

D. Master Plan Update

E. New Business

1. [Public Hearing – Special Land Use Permit & Site Plan \(SP 23-04-06\)](#) to install rooftop deck for restaurant with alcoholic beverage service (Fifth Avenue) at **215 W. 5th St.** (parcel nos. 25-21-278-003 & 25-21-278-004)
215 W. Fifth, LLC, Petitioners & Owners
HF Architecture, Architect
2. [Public Hearing – Special Land Use Permit & Site Plan \(SP 23-04-07\)](#) to install walk-up service window on west building façade for restaurant with alcoholic beverage service (Ronin Sushi) at **326 W. 4th St.** (parcel no. 25-21-227-006)
Ronin Sushi Royal Oak, LLC, Petitioner
Scott Monchnik & Associates, Inc., Architect
Washington Square Plaza, LLC, Owner

F. Other Business

1. [SV 23-04-01 – Sign Variance](#) request to replace fuel pump canopy signs for automobile filling station (Citgo) at **28992 Woodward Ave.** (parcel no. 25-17-206-001) with following sign variances:
 - a. Allow two canopy signs on west canopy fascia;
 - b. Allow portion of canopy sign on west canopy fascia to project beyond top of canopy;
 - c. Waive 11.9 sq. ft. from maximum permitted 8-sq. ft. canopy sign area on west canopy fascia; and
 - d. Waive 5.9 sq. ft. from maximum permitted 8-sq. ft. canopy sign area on north and south canopy fascia.Baza Construction & Imaging, Inc., Petitioner & Contractor
Beydoun Brothers Property 1, LLC, Owner & Tenant
2. [SV 23-04-02 – Sign Variance](#) request to install new fuel pump canopy signs for automobile filling station (Marathon) at **1708 Crooks Rd.** (parcel no. 25-16-204-006) with following sign variances:
 - a. Waive 3.25 sq. ft. from maximum permitted 8-sq. ft. canopy sign area on north and south canopy fascia; and
 - b. Waive 16.13 sq. ft. from maximum permitted 8-sq. ft. canopy sign area on west canopy fascia.Maya Construction & Imaging, Petitioner & Contractor
RKA Petroleum Companies Inc., Owner

3. [Rules of Procedure](#)

G. Adjournment

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's office at 248-246-3050 at least two (2) business days prior to the meeting.