

**AGENDA**

**PLANNING COMMISSION  
CITY OF ROYAL OAK**

**Tuesday, August 9, 2022  
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.]

As a reminder, if you have not already done so, please turn your mobile devices off or set them to silent mode for the duration of the meeting. This will allow the meeting to proceed without distractions or interruptions. Thank you for your cooperation.

**A. Call to Order**

**B. [Approval of Minutes for July 12, 2022](#)**

**C. Public Comment on Non-Agenda Items**

**D. Old Business**

**1. Recommendation on Master Plan Consultant to City Commission**

**E. New Business**

**1. [Public Hearing – Special Land Use Permit & Site Plan \(SP 22-08-12\)](#) to install outdoor café within front yard of restaurant with alcoholic beverage service (Edo Ramen House) at **4313 W. 13 Mile Rd.** (parcel no. 25-07-102-003)**

Kuma Corp, LLC, Petitioner  
Adkison, Need, Allen, & Rentrop, PLLC, Representative  
C. Brewer & Associates, Architect  
Clawson Development Co., LLC, Owner

**2. [SP 22-08-13 – Site Plan](#) to enclose truck well and construct mezzanine level for warehouse building at **32525 N. Stephenson Hwy.** (parcel no. 25-02-101-059)**

Khouri Holdings, LLC, Petitioner & Owner  
Serra Marko Associates, Architect

**F. Other Business**

**1. [SV 22-08-04 – Sign Variance](#) request to install ground and roof signs for automatic car wash (Tommy's Express) at **31800 Woodward Ave.** (parcel no. 25-06-426-005), with following sign variances: (a) allow 16 ground signs; and (b) allow roof sign (wall sign projecting above roof line of building).**

MI Express, LLC, Petitioner & Occupant  
Valley City Sign Co., Contractor  
Woodward Pier, LLC, Owner  
Plunkett Cooney, PC, Representative

**2. Non-Action Items**

- a. [Administrative Site Plan Approvals](#)
- b. [Michigan Planner March/April 2022](#)
- c. [Michigan Planner May/June 2022](#)

**G. Adjournment**