

AGENDA

**PLANNING COMMISSION
CITY OF ROYAL OAK**

**Tuesday, April 12, 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 March 8, 2022](#)

C. Public Comment on Non-Agenda Items

D. New Business

1. [Public Hearing – SP 22-04-05 – Amendment to Final PUD Site Plan \(SP 04-04-12\)](#) to construct five-story mixed-use building with retail sales, restaurant, offices, and 51 multiple-family dwellings (North Main Square) on site of former cinema (Main Art Theatre) located at **118 N. Main St.** (parcel no. 25-15-356-048)

North Main Square, LLC, Petitioner & Owner
Stonefield Engineering & Design, LLC, Engineer
Biddison Architecture & Design, Architect
[Written Public Comments](#)

2. [Public Hearing – Special Land Use Permit & Site Plan \(SP 22-04-06\)](#) to establish electric vehicle dealership (LaFontaine Polestar) within existing building at **30533 Woodward Ave.** (parcel no. 25-08-151-014)

LaFontaine Imports of Birmingham, LLC, Petitioner
Studio Detroit, LLC, Architect
Van John Vanderpool Trust, Owner

E. Other Business

1. [SV 22-04-01 – Sign Variance](#) request to reface nonconforming and prohibited sign (freestanding sign projecting over right-of-way) for professional office (Beard & Associates, LLC) at **3401 Rochester Rd.** (parcel no. 25-03-357-027), with following sign variances:

- (a) Waive 2 ft. 6 in. from maximum permitted 16-ft. freestanding sign height; and
- (b) Allow prohibited sign type (sign projecting over right-of-way).

Metro Signs & Lighting, Petitioner & Contractor
Beard & Associates, LLC, Occupant
John. J. Ksiazek, Owner

2. [SV 22-04-02 – Sign Variance](#) request to install wall signs on east and west side façades of lodge hall (VFW) at **214 E. 4th St.** (parcel no. 25-22-109-002), with sign variance to allow nonconforming projecting blade sign on north front façade to remain.

Global Signs & Awnings, Inc., Petitioner & Contractor
VFW Acorn Post No. 1669, Occupant & Owner

3. Election of Officers

F. Adjournment