

AGENDA

**PLANNING COMMISSION
CITY OF ROYAL OAK**

**Tuesday, August 13, 2019
7:00 p.m.**

[Click on the links highlighted in [blue](#) for staff reports, plans, and other documents.]

A. Call to Order

B. Approval of Minutes for July 9, 2019

C. Public Comment on Non-Agenda Items

D. Other Business

1. [SV 19-08-10 – Sign Variance](#) request to install wall signs and menu boards while maintaining nonconforming freestanding sign with electronic message center for fast-foot / drive-through restaurant (McDonald's) at **3300 Rochester Rd.** (parcel no. 25-03-379-014) with following variances:
 - (a) Allow two wall signs on west front façade;
 - (b) Allow two wall signs on south side façade;
 - (c) Allow wall sign projecting three feet from building wall on south side façade;
 - (d) Allow four menu boards for one drive-through window;
 - (e) Waive 5 1/8 inches from maximum permitted six-foot menu board height;
 - (f) Allow electronic message centers to cover 100% of menu board area with aspect ratios greater than 16-to-9;
 - (g) Waive nine feet from maximum permitted 16-foot freestanding sign height;
 - (h) Waive 95.92 square feet from maximum permitted 42-square foot freestanding sign area; and
 - (i) Waive 2.34 square feet from maximum permitted 21-square foot electronic message center area for freestanding sign.

Allied Signs, Inc., Petitioner & Contractor
McDonald's Real Estate Co., Owner

2. [SV 19-08-11 – Sign Variance](#) request to install roof signs for automobile dealership (Victory Motors) at **517 N. Main St.** (parcel no. 25-16-483-037) with variance to allow installation of prohibited sign type (roof signs) on east front and south side façade elevations.

Phillips Sign & Lighting, Inc., Petitioner & Contractor
SEA Development, LLC, Owner

3. Proposed Zoning Ordinance Text Amendments:

- a. [Permeable Pavement for Parking Lots and Driveways.](#)
- b. [Lot Size, Density, & Off-Street Parking for Multiple-Family Dwellings.](#)
- c. [Marihuana Establishments and Medical Marihuana Facilities.](#)

4. [Administrative Site Plan Approvals](#)

F. Adjournment