

AGENDA

**PLANNING COMMISSION
CITY OF ROYAL OAK**

**Tuesday, September 10, 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 August 13, 2019](#)

C. Public Comment on Non-Agenda Items

D. New Business

1. [Public Hearing – Special Land Use Permit & Site Plan \(SP 19-09-18\)](#) to install 250-ft. wireless communication support structure (AT&T Mobility) within off-street parking lot at **421 S. Williams St.** (parcel no. 25-22-109-004)
Fortune Wireless, Inc., Petitioner
AT&T, Owner
2. [Public Hearing – Conditional Rezoning from One-Family Residential to Mixed Use 1 & Site Plan \(SP 19-09-19\)](#) to construct 51 multiple-family dwelling units in seven four-story buildings (The Epic at the Harrison) at **northeast corner of Knowles St. & E. Harrison Ave.** (parcel no. 25-22-330-040)
HLI Investments, LLC, Petitioner & Owner
Sharpe Engineering, Inc., Engineer
Alexander V. Bogaerts & Associates, PC, Architect
3. [Public Hearing – Revised Special Land Use Permit & Site Plan \(SP 19-09-20\)](#) to connect restaurant with alcoholic beverage service into adjacent office and storage space (Inn Season Café) at **500 E. 4th St.** (parcel nos. 25-22-133-034)
Inn Season's Properties, LLC, Petitioner & Owner
Sullivan & Leavitt, PC, Representative
Schneider + Smith Architects, Architect
4. [Public Hearing – Zoning Ordinance Text Amendments to Allow Permeable Pavement for Parking Lots & Driveways:](#)
 - a. Article II Definitions; Rules Applying to Text [§ 770-8 Definitions]; and
 - b. Article IX Off-Street Parking & Loading [§ 770-105 General Provisions, § 770-109 Off-Street Parking Lot Design and Construction].

E. Other Business

1. [SV 19-09-12 – Sign Variance](#) request to install wall and projecting signs for grocery store (Meijer Woodward Corner Market) at **30955 Woodward Ave. #305** (parcel no. 25-07-226-008) with following variances:
 - a. Waive 92.5 sq. ft. from maximum permitted 100-sq. ft. wall sign area on west rear façade to permit one wall sign;
 - b. Waive 378.16 sq. ft. from maximum permitted 157.50-sq. ft. wall sign area (PUD) on east front façade to permit three wall signs;
 - c. Allow one (1) additional wall sign and waive 418.16 sq. ft. from maximum permitted 117.5-sq. ft. wall sign area for two (2) wall signs (PUD) on south side façade to permit three wall signs;

- d. Allow one (1) additional wall sign to extend beyond vertical ends of east front and south side façades and allow that wall sign to project 3 ft. 5 in. from those facades adding another 141.94 sq. ft. of signage to each façade; and
- e. Allow prohibited sign type (projecting/blade signs) with three on east front façade (each with 11.96 sq. ft.) and two on south side façade (each with 11.96 sq. ft.).

Allen Industries, Petitioner & Contractor
Schostak Brothers & Co., Representative
Beaumont Hospital, Owner

- 2. [SV 19-09-13 – Sign Variance](#) request to replace menu boards for fast-foot / drive-through restaurant (McDonald's) at **2829 W. 14 Mile Rd.** (parcel no. 25-05-104-005) with variances to (a) allow four menu boards for one drive-through window, and (b) allow electronic message centers to cover 100% of menu board areas with aspect ratios greater than 16-to-9.

Keyser Industries, Petitioner & Contractor
McDonald's Corp., Owner

- 3. [SV 19-09-14 – Sign Variance](#) request to replace menu boards while maintaining nonconforming freestanding sign with electronic message center for fast-foot / drive-through restaurant (McDonald's) at **30807 Woodward Ave.** (parcel no. 25-07-230-015) with following variances:

- a. Allow four menu boards for one drive-through window;
- b. Allow electronic message centers to cover 100% of menu board areas with aspect ratios greater than 16-to-9;
- c. Waive 14 feet from maximum permitted 16-foot freestanding sign height; and
- d. Waive 88.24 square feet from maximum permitted 42-square foot freestanding sign area.

Keyser Industries, Petitioner & Contractor
McDonald's Corp., Owner

- 4. [Proposed Zoning Ordinance Text Amendments for Marihuana Establishments & Medical Marihuana Facilities](#)

F. Adjournment