

ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

Tuesday, April 9, 2019
7:00 p.m.

AGENDA

A. Call to Order

B. Approval of Minutes for March 12, 2019

C. Public Comment on Non-Agenda Items

D. New Business

1. **Public Hearing – Rezoning from Neighborhood Business to Planned Unit Development (PUD) & Preliminary Site Plan (SP 19-04-07)** to (a) demolish former automobile filling station and construct five-story, 52-ft. mixed-use building with 10,000 sq. ft. of ground-level office space and 68 upper-level multiple-family dwelling units at **1005 N. Main St.** (parcel nos. 25-16-282-014); and (b) construct two-level off-street parking structure with 176 spaces on site of municipal parking lot (parcel no. 25-16-282-001)

Yezbick & Yezbick, PLLC, Petitioner

HR Architecture / Krieger-Klatt Architects, Inc., Architects

Dimosthenis Joannidis Trust / City of Royal Oak, Owners of Record

2. **SP 19-04-08 – Site Plan** to convert former retail store into medical office (Focus Life Centers) at **28168 Woodward Ave.** (parcel no. 25-17-279-001)

Focus Life Centers, Inc., Petitioner & Owner

Crutcher Studio Architects, Architect

3. **SP 19-04-09 – Site Plan** to renovate professional office building, expand and renovate warehouse / storage building, and convert former manufacturing building into self-storage facility at **1316-1320 N. Campbell Rd. & 1710 Bellaire Ave.** (parcel no. 25-14-151-001)

CGBD, LLC / Max Brook Realtors, Petitioner & Owner

JSN AIA Architects, Architect

E. Other Business

1. **SV 19-04-03 – Sign Variance** requests to replace monument sign and maintain other nonconforming sign for religious institution (Central Oaks Community Church) at **2005 Rochester Rd.** (parcel no. 25-10-351-028) with following variances: (a) allow two monument signs on one lot; (b) allow electronic message center in sign area 1; (c) waive 3.47 sq. ft. from maximum permitted 15-sq. ft. electronic message sign area; (d) waive 2 in. from maximum permitted 5-ft. monument sign height; and (e) waive 9 ft. from minimum required 10-ft. monument sign setback.

Sitto Industries, Petitioner

Central Oaks Community Church, Owner

Hardy & Son's Sign Services, Contractor

2. **Administrative Site Plan Approvals**

F. Adjournment

Present

Ann Bueche
Sharlan Douglas, City Commissioner
Michael Fournier, Mayor
Dan Godek, Vice-Chairperson
Eric Klooster
Gary Quesada
Anne Vaara, Chairperson

Absent

None

Staff

Tim Thwing, Director of Community Development

A. Call to Order

Chairperson Vaara called the April 9, 2019 regular meeting of the Royal Oak Planning Commission to order at 7:00 p.m.

B. Approval of Minutes for March 12, 2019

Moved by Ms. Bueche
Supported by Mr. Godek

To approve the minutes of the March 12, 2019 regular meeting of the Royal Oak Planning Commission as presented.

Motion adopted unanimously.

C. Public Comment on Non-Agenda Items

Chairperson Vaara invited members of the audience to comment on any issues that were not part of the meeting's agenda. After all members of the audience came forward Chairperson Vaara closed the public comment portion of the agenda.

D. New Business

- 1. Public Hearing – Rezoning from Neighborhood Business to Planned Unit Development (PUD) & Preliminary Site Plan (SP 19-04-07)** to (a) demolish former automobile filling station and construct five-story, 52-ft. mixed-use building with 10,000 sq. ft. of ground-level office space and 68 upper-level multiple-family dwelling units at **1005 N. Main St.** (parcel nos. 25-16-282-014); and (b) construct two-level off-street parking structure with 176 spaces on site of municipal parking lot (parcel no. 25-16-282-001)

Yezbick & Yezbick, PLLC, Petitioner
HR Architecture / Krieger-Klatt Architects, Inc., Architects
Dimosthensis Joannidis Trust / City of Royal Oak, Owners of Record

Mr. Thwing informed the planning commission that no action was taken by the city commission at their meeting of April 8, 2019 on the petitioner's request to purchase the municipal parking lot on parcel 25-16-282-001. Therefore, the petitioner does not have an ownership interest in parcel 25-16-282-001 at this time, and the application and its associated public hearing must be withdrawn from the agenda. No further action was taken.

2. **SP 19-04-08 – Site Plan** to convert former retail store into medical office (Focus Life Centers) at **28168 Woodward Ave.** (parcel no. 25-17-279-001)
Focus Life Centers, Inc., Petitioner & Owner
Crutcher Studio Architects, Architect

Moved by Commissioner Douglas
Supported by Mr. Godek

To postpone SP 19-04-08, a site plan to convert a former retail store into a medical office (Focus Life Centers) at **28168 Woodward Avenue** (parcel no. 25-17-279-001) at the request of the petitioner.

Motion adopted unanimously.

3. **SP 19-04-09 – Site Plan** to renovate professional office building, expand and renovate warehouse / storage building, and convert former manufacturing building into self-storage facility at **1316-1320 N. Campbell Rd. & 1710 Bellaire Ave.** (parcel no. 25-14-151-001)
CGBD, LLC / Max Brook Realtors, Petitioner & Owner
JSN AIA Architects, Architect

Moved by Mr. Godek
Supported by Mr. Quesada

To approve SP 14-09-09, a site plan to renovate a professional office building, expand and renovate a warehouse / storage building, and convert a former manufacturing building into a self-storage facility at **1316 to 1320 North Campbell Road and 1710 Bellaire Avenue** (parcel no. 25-14-151-001), with the following contingencies:

- a. Use of the building at 1710 Bellaire Avenue shall be limited to warehousing and storage.
- b. The existing driveway from Bellaire Avenue to the building at 1710 Bellaire Avenue shall be narrowed and reconfigured to expand the adjacent landscaped areas.
- c. If any existing pear / pyrus trees are removed they shall be replaced with a species of deciduous tree recommended in § 770-90 K (5) of the zoning ordinance and not a prohibited species under § 770-90 K (6).
- d. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- e. All exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances.
- f. All signage shall comply with the sign ordinance (chapter 607) or receive the necessary variances from the planning commission.
- g. A performance bond shall be posted in an amount to be determined by the building official.
- h. The site plan shall meet all other code and ordinance requirements, as determined by the building official and city engineer, including, but not limited to, the state building code and the city's stormwater detention ordinance (chapter 644), prior to issuance of any building or right-of-way permits.

Motion adopted unanimously.

E. Other Business

1. **SV 19-04-03 – Sign Variance** requests to replace monument sign and maintain other nonconforming sign for religious institution (Central Oaks Community Church) at **2005 Rochester Rd.** (parcel no. 25-10-351-028) with following variances: (a) allow two monument signs on one lot; (b) allow electronic message center in sign area 1; (c) waive 3.47 sq. ft. from maximum permitted 15-sq. ft. electronic message sign area; (d) waive 2 in. from maximum permitted 5-ft. monument sign height; and (e) waive 9 ft. from minimum required 10-ft. monument sign setback.

Sitto Industries, Petitioner
Central Oaks Community Church, Owner
Hardy & Son's Sign Services, Contractor

Moved by Mr. Godek

Supported by Mr. Quesada

To deny SV 19-04-03, sign variance requests to replace a monument sign and maintain another nonconforming sign for a religious institution (Central Oaks Community Church) at **2005 Rochester Road** (parcel no. 25-10-351-028) with the following variances: (a) allow two monument signs on one lot; (b) allow an electronic message center in sign area 1; (c) waive 3.47 square feet from the maximum permitted 15-square foot electronic message sign area; (d) waive 2 inches from the maximum permitted 5-foot monument sign height; and (e) waive 9 feet from the minimum required 10-foot monument sign setback.

Motion adopted unanimously.

2. **Administrative Site Plan Approvals**

A list of building permit applications and site plans administratively approved by the planning division from December 28, 2018 through March 29, 2019 was presented. No further action was taken.

F. Adjournment

Moved by Commissioner Douglas

Supported by Mr. Klooster

To **adjourn** the April 9, 2019 regular meeting of the Royal Oak Planning Commission at 8:50 p.m.

Motion adopted unanimously.



Anne Vaara
Chairperson, Planning Commission



Timothy E. Thwing
Director of Community Development