

ROYAL OAK PLANNING COMMISSION  
CITY OF ROYAL OAK, MICHIGAN

Tuesday, April 12, 2022  
7:00 p.m.

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AGENDA

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

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. 4<sup>th</sup> 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 Acom Post No. 1669, Occupant & Owner

3. **Election of Officers**

F. Adjournment

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**Present**

Ann Bueche, Vice-Chairperson  
Paul Curtis  
Sharlan Douglas, City Commissioner  
Woody Gontina  
Eric Klooster  
Gary Quesada, Chairperson

**Absent**

Michael Fournier, Mayor

**Staff**

Aaron Leal, City Attorney  
Tim Thwing, Director of Community Development

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**A. Call to Order**

Chairperson Quesada called the April 12, 2022, regular meeting of the Royal Oak Planning Commission to order at 7:00 p.m.

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**B. Approval of Minutes for March 8, 2022**

**Moved** by Mr. Klooster  
**Supported** by Mr. Curtis

**To approve** the minutes of the March 8, 2022, regular meeting of the Royal Oak Planning Commission as presented.

**Motion adopted unanimously.**

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

Chairperson Quesada invited members of the audience to comment on any issues that were not part of the meeting's agenda. As no members of the audience came forward Chairperson Quesada closed the public comment portion of the agenda.

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**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

Chairperson Quesada opened the public hearing. After all interested members of the audience came forward Chairperson Quesada closed the public hearing.

**Moved** by Commissioner Klooster  
**Supported** by Mr. Douglas

**To recommend approval by the city commission** of an 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), as the proposed development would meet all criteria for granting a planned unit development in § 770-98 C (1) through (6) of the zoning ordinance subject to the following contingencies:

- a. The city commission shall approve the required development agreement amendment.
- b. Prior to review by the city commission, the petitioner shall resolve all issues related to the north façade's wall openings on the north parcel boundary with the building division and revise their plan sheets accordingly.
- c. Bicycle parking shall be added to development and depicted on a revised site plan.
- d. Material shall be added to the openings along 11 Mile Road to screen the parking area.
- e. The 3<sup>rd</sup> floor maybe flex space and developed as either residential as presented or additional general office space.
- f. The petitioner shall consider and make their best effort to incorporate space for arts, culture and/or theatre uses.
- g. Setbacks, building height, off-street parking, landscaping, and other zoning ordinance standards shall be as depicted on the plan sheets, or as determined necessary and advisable by the city commission in accordance with § 770-100 B and C of the zoning ordinance. The amended final PUD site plan shall otherwise comply with the zoning ordinance (Chapter 770).
- h. Any sidewalk café shall require a license agreement from the city commission, and any service of alcoholic beverages shall require approval of a plan of operation by the city commission in accordance with § 770-52 of the zoning ordinance.
- i. By reference, this recommendation incorporates and includes the Rich & Associates parking study as well as the restated and amended development agreement and its subsequent amendments approved by the city commission.
- j. The placement of the marquee sign on the west façade along North Main Street shall be reviewed and approved by the fire department and engineering division, including its height above the sidewalk and distance from the curb. All other signage shall comply with the sign ordinance (Chapter 607) or receive the necessary variances from the planning commission.
- k. The petitioner shall obtain permission from all easement holders, including, but not limited to, DTE Energy and the city, for all improvements to be placed within dedicated easements.
- l. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- m. Exterior lighting shall be as depicted on the amended final PUD site plan, and any additional exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances.
- n. Performance bonds shall be posted in amounts to be determined by the building official.

- o. The amended final PUD site plan shall meet all other code and ordinance requirements, as determined by the building official, fire marshal, and city engineer, including, but not limited to, the state building code, the city's fire prevention ordinance (Chapter 340), and the city's stormwater detention ordinance (Chapter 644), prior to the issuance of any building or right-of-way permits

**Motion adopted 4 yeas – 2 nays (Mr. Gontina and Ms. Bueche).**

**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

Chairperson Quesada opened the public hearing on the special land use permit. After all interested members of the audience came forward Chairperson Quesada closed the public hearing.

**Moved** by Commissioner Douglas

**Supported** by Mr. Gontina

**To approve a special land use permit** to establish electric vehicle dealership (LaFontaine Polestar) within existing building at **30533 Woodward Ave.** (parcel no. 25-08-151-014), as the proposed vehicle dealership would meet all criteria for granting special land use permits in § 770-11 C (1) through (7) of the zoning ordinance.

**Motion adopted unanimously.**

**Moved** by Commissioner Douglas

**Supported** by Mr. Gontina

**To approve SP 22-03-04, a site plan** to establish electric vehicle dealership (LaFontaine Polestar) within existing building at **30533 Woodward Ave.** (parcel no. 25-08-151-014), with the following contingencies:

- a. The zoning board of appeals shall grant all necessary variances, i.e., the minimum required number of off-street parking spaces, etc.
- b. The planning commission determined that the lot area and frontage are adequate to support the operation of an electric vehicle dealership in accordance with § 770-63 F of the zoning ordinance.
- c. Landscaping and screening shall be as depicted on the plan sheets.
- d. Corner vision setbacks for the access door to the public alley shall be as depicted on the plan sheets.
- e. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- f. All exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances.
- g. All signage shall comply with the sign ordinance (Chapter 607) or receive the necessary variances from the planning commission.
- h. A performance bond shall be posted in an amount to be determined by the building official.

- i. 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.**

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## 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. Kslazek, Owner

**Moved** by Mr. Klooster

**Supported** by Ms. Bueche

**To deny** the following sign variances for **SV 22-04-01**, a **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). **Denial** of the sign variances is based on the following: the request does not meet the criteria in § 607-16 D (3) of the sign ordinance (Chapter 607) for granting sign variances; and a sign that complies with the required standards of the sign ordinance can be installed instead of the requested sign.

**Motion adopted unanimously**

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. 4<sup>th</sup> 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 Acom Post No. 1669, Occupant & Owner

**Moved** by Mr. Curtis

**Supported** by Ms. Bueche

**To grant** the following sign variances for **SV 21-09-14**, a **sign variance** request to install wall signs on east and west side façades of lodge hall (VFW) at **214 E. 4<sup>th</sup> St.** (parcel no. 25-22-109-002), with sign variance to allow nonconforming projecting blade sign on north front façade to remain.

**Motion adopted 5-yeas to 1-nay (Mr. Klooster).**

## 3. Election of Officers

Chairperson Quesada opened the floor to nominations for the position of Chairperson. Ms. Bueche nominated Mr. Quesada. There being no further nominations, nominations were closed. Chairperson Quesada called for a vote.

**Nomination adopted unanimously.**

Chairperson Quesada opened the floor to nominations for the position of Vice-Chairperson. Commissioner Douglas nominated Mr. Klooster. There being no further nominations, nominations were closed. Chairperson Quesada called for a vote.

**Nomination adopted unanimously.**

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**F. Adjournment**

**Moved** by Mr. Curtis  
**Supported** by Mr. Klooster

To **adjourn** the April 12, 2022, regular meeting of the Royal Oak Planning Commission at 11:17 p.m.

**Motion adopted unanimously.**

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Gary Quesada  
Chairperson, Planning Commission



Timothy E. Thwing  
Director of Community Development