

ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

Tuesday, June 11, 2019
7:00 p.m.

AGENDA

A. Call to Order

B. Approval of Minutes for May 14, 2019

C. Public Comment on Non-Agenda Items

D. New Business

1. **SP 19-06-14 – Site Plan** to construct 75-ft. monopole wireless communication support structure (AT&T Mobility) on site of municipal fire station at **3128 Rochester Rd.** (parcel no. 25-10-126-050)
GDP Group, Petitioner
City of Royal Oak, Owner

E. Other Business

1. **SV 19-05-06 – Sign Variance** request for grocery store (Holiday Market) at **1203 S. Main St.** (parcel no. 25-06-252-007) to use free-standing sign structure to install sign boxes and electronic message center with following variances: (a) waive 7 ft. from maximum permitted 16-ft. free-standing sign height; (b) waive 183 sq. ft. from maximum permitted 42-sq. ft. free-standing sign area; (c) waive 35.79 sq. ft. from maximum permitted 21-sq. ft. electronic message center area; and (d) waive 0.65 from maximum 1.78 electronic message center aspect ratio.
Metro Detroit Signs, Petitioner
Holiday Food Center, Inc., Owner
2. **SV 19-06-07 – Sign Variance** request for automobile filling station / convenience store (BP / Barrel & Vine) at **30875 Woodward Ave.** (parcel no. 25-07-230-013) to install wall signs with following variances: (a) allow two wall signs on north side façade; (b) waive 81.30 sq. ft. from maximum permitted 69.88-sq. ft. wall sign area on north side façade; (c) allow three wall signs on east front façade; (d) waive 112.50 sq. ft. from maximum permitted 92.93-sq. ft. wall sign area on east front façade; and (e) allow roof sign on east front façade.
Global Signs & Printing, Petitioner & Contractor
LML Real Estate, LLC, Owner

F. Adjournment

Present

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

Absent

Anne Vaara, Chairperson

Staff

Tim Thwing, Director of Community Development
David Gillam, City Attorney

A. Call to Order

Vice-Chairperson Godek called the June 11, 2019 regular meeting of the Royal Oak Planning Commission to order at 7:00 p.m.

B. Approval of Minutes for May 14, 2019

Moved by Commissioner Douglas
Supported by Mr. Klooster

To approve the minutes of the May 14, 2019 regular meeting of the Royal Oak Planning Commission as presented.

Motion adopted unanimously.

C. Public Comment on Non-Agenda Items

Vice-Chairperson Godek 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 Vice-Chairperson Godek closed the public comment portion of the agenda.

D. New Business

1. **SP 19-06-14 – Site Plan** to construct 75-ft. monopole wireless communication support structure (AT&T Mobility) on site of municipal fire station at **3128 Rochester Rd.** (parcel no. 25-10-126-050)
GDP Group, Petitioner
City of Royal Oak, Owner

Moved by Commissioner Douglas
Supported by Mr. Quesada

To approve SP 19-06-14, a **site plan** to construct a 75-foot monopole wireless communication support structure (AT&T Mobility) on the site of municipal fire station at **3128 Rochester Road** (parcel no. 25-10-126-050), with the following **contingencies**:

- a. The city commission shall approve a lease or license agreement for use of the fire station property by the petitioner.
- b. The zoning board of appeals shall grant all necessary variances, i.e., the minimum required setback from a street or right-of-way, etc.
- c. The petitioner shall maintain compliance with all required standards in § 770-88 C (1) of the zoning ordinance not granted variances by the zoning board of appeals.
- d. A landscaping plan shall be submitted for review and approval by the planning division for the replacement of trees removed for construction in accordance with § 770-90 K (4) of the zoning ordinance.
- 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, including, but not limited to, the state building code, prior to issuance of any building permits.

Motion adopted unanimously.

E. Other Business

- 1. **SV 19-05-06 – Sign Variance** request for grocery store (Holiday Market) at **1203 S. Main St.** (parcel no. 25-06-252-007) to use free-standing sign structure to install sign boxes and electronic message center with following variances: (a) waive 7 ft. from maximum permitted 16-ft. free-standing sign height; (b) waive 183 sq. ft. from maximum permitted 42-sq. ft. free-standing sign area; (c) waive 35.79 sq. ft. from maximum permitted 21-sq. ft. electronic message center area; and (d) waive 0.65 from maximum 1.78 electronic message center aspect ratio.

Metro Detroit Signs, Petitioner
Holiday Food Center, Inc., Owner

Moved by Mr. Quesada

Supported by Mr. Klooster

To deny SV 19-05-06, a sign variance request for a grocery store (Holiday Market) at **1203 South Main Street** (parcel no. 25-06-252-007) to use a free-standing sign structure to install sign boxes and an electronic message center with the following variances: (a) waive seven feet from the maximum permitted 16-foot free-standing sign height; (b) waive 183 square feet from the maximum permitted 42-square foot free-standing sign area; (c) waive 35.79 square feet from the maximum permitted 21-square foot electronic message center area; and (d) waive 0.65 from the maximum 1.78 electronic message center aspect ratio. Denial of all requested sign variances is based upon the following:

- a. The property can reasonably accommodate a free-standing sign with an electronic message center that complies with the maximum height, sign area, and aspect ratio permitted within sign area 2.
- b. There are no exceptional and unique circumstances peculiar to the property that are not from general neighborhood or city-wide conditions.
- c. The height, sign area, and aspect ratio of the proposed sign and electronic message center requested by the variances are too great and would alter the essential character of the area.
- d. There are no hardships and practical difficulties which would result from a failure to grant the variances.
- e. The variances would not do substantial justice to other property owners in the immediate vicinity that would be affected by granting the variances.
- f. A lesser relaxation than that requested would not give substantial relief to the petitioner or be more consistent with justice to other property owners.
- g. The height, sign area, and aspect ratio of the proposed sign and electronic message center requested by the variances are inconsistent with the principal intent of signs as stated in the sign ordinance to be used for identification of an establishment and not for advertising events or products.

Motion adopted unanimously.

2. **SV 19-06-07 – Sign Variance** request for automobile filling station / convenience store (BP / Barrel & Vine) at **30875 Woodward Ave.** (parcel no. 25-07-230-013) to install wall signs with following variances: (a) allow two wall signs on north side façade; (b) waive 81.30 sq. ft. from maximum permitted 69.88-sq. ft. wall sign area on north side façade; (c) allow three wall signs on east front façade; (d) waive 112.50 sq. ft. from maximum permitted 92.93-sq. ft. wall sign area on east front façade; and (e) allow roof sign on east front façade.

Global Signs & Printing, Petitioner & Contractor
LML Real Estate, LLC, Owner

Moved by Mr. Klooster

Supported by Commissioner Douglas

To deny SV 19-06-07, a **sign variance** request for an automobile filling station and convenience store (BP / Barrel & Vine) at **30875 Woodward Avenue** (parcel no. 25-07-230-013) to install wall signs with the following variances: (a) allow two wall signs on the north side façade; (b) waive 81.30 square feet from the maximum permitted 69.88-square foot wall sign area on the north side façade; (c) allow three wall signs on the east front façade; (d) waive 112.50 square feet from the maximum permitted 92.93-square foot wall sign area on the east front façade; and (e) allow a roof sign on the east front façade. Denial of all requested sign variances is based upon the following:

- a. The east front and north side façade elevations of the building can reasonably accommodate wall signs that comply with the required standards of sign area 2.
- b. There are no exceptional and unique circumstances peculiar to the property that are not from general neighborhood or city-wide conditions.
- c. The signs requested by the variances would alter the essential character of the area.
- d. There are no hardships and practical difficulties which would result from a failure to grant the variances. Construction of a new building does not create a hardship or practical difficulty.
- e. The variances would not do substantial justice to other property owners in the immediate vicinity that would be affected by granting the variances.
- f. A lesser relaxation than that requested would not give substantial relief to the petitioner or be more consistent with justice to other property owners.

Motion adopted unanimously.

F. Adjournment

Moved by Mr. Klooster

Supported by Mr. Quesada

To **adjourn** the June 11, 2019 regular meeting of the Royal Oak Planning Commission at 8:05 p.m.

Motion adopted unanimously.



Dan Godek
Vice-Chairperson, Planning Commission



Timothy E. Thwing
Director of Community Development