

ROYAL OAK PLANNING COMMISSION  
CITY OF ROYAL OAK, MICHIGAN

Tuesday, July 12, 2022  
6:30 p.m.

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AGENDA

Work Session  
6:30 p.m.

- A. Call to Order
- B. Review and Discussion on Master Plan Consultant Interviews
- C. Public Comment
- D. Adjournment

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Regular Meeting  
7:00 p.m.

- A. Call to Order
- B. Approval of Minutes for June 14, 2022
- C. Public Comment on Non-Agenda Items
- D. New Business
  - 1. Recommendation on Master Plan Consultant to City Commission
  - 2. Public Hearing – Special Land Use Permit & Site Plan (SP 22-07-11) to construct addition to community college (Oakland Community College) for culinary arts institute including restaurant with alcoholic beverage service and outdoor seating area at **700 S. Main St.** (parcel no. 25-21-287-006) & **737 S. Washington Ave.** (parcel no. 25-21-287-018)  
Harley Ellis Devereaux, Petitioner & Architect  
Oakland Community College, Owner
- E. Other Business
  - 1. Non-Action Items
    - a. City of Ferndale Master Plan Notice
    - b. RCOC Road Report
- F. Adjournment

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Work Session

Present

Ann Bueche  
Paul Curtis  
Sharlan Douglas, City Commissioner (@ 6:43 p.m.)  
Michael Fournier, Mayor  
Woody Gontina

Absent

Eric Klooster, Vice-Chairperson  
Gary Quesada, Chairperson

**Staff**

Aaron Leal, City Attorney  
Joseph Murphy, Director of Planning  
Tim Thwing, Director of Community Development

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**A. Call to Order**

Mr. Thwing called the July 12, 2022, work session of the Royal Oak Planning Commission to order at 6:30 p.m.

**Moved** by Mayor Fournier  
**Supported** by Mr. Curtis

To **appoint** Woody Gontina as the acting-chairperson for the July 12, 2022, work session and regular meeting of the Royal Oak Planning Commission.

**Motion adopted unanimously.**

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**B. Review and Discussion on Master Plan Consultant Interviews**

The planning commission reviewed and discussed master plan consultant interviews that were conducted on June 14, 2022.

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**C. Public Comment**

Acting-Chairperson Gontina invited members of the audience to comment on any issues that were not part of the work session agenda. As no members of the audience came forward Acting-Chairperson Gontina closed the public comment portion of the agenda.

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**D. Adjournment**

**Moved** by Mr. Curtis  
**Supported** by Ms. Bueche

To **adjourn** the July 12, 2022, work session of the Royal Oak Planning Commission at 7:02 p.m.

**Motion adopted unanimously.**

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**Regular Meeting**

**Present**

Ann Bueche  
Paul Curtis  
Sharlan Douglas, City Commissioner  
Michael Fournier, Mayor  
Woody Gontina

**Absent**

Eric Klooster, Vice-Chairperson  
Gary Quesada, Chairperson

**Staff**

Aaron Leal, City Attorney  
Joseph Murphy, Director of Planning  
Tim Thwing, Director of Community Development

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**A. Call to Order**

Acting-Chairperson Gontina called the July 12, 2022, regular meeting of the Royal Oak Planning Commission for to order at 7:02 p.m.

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**B. Approval of Minutes for June 14, 2022**

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

**To approve** the minutes of the June 14, 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**

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

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**D. New Business**

**1. Recommendation on Master Plan Consultant to City Commission**

**Moved** by Ms. Bueche  
**Supported** by Commissioner Douglas

To **postpone** a recommendation to the city commission on a master plan consultant until the August 9, 2022, regular meeting.

**Motion adopted unanimously.**

**2. Public Hearing – Special Land Use Permit & Site Plan (SP 22-07-11) to construct addition to community college (Oakland Community College) for culinary arts institute including restaurant with alcoholic beverage service and outdoor seating area at 700 S. Main St. (parcel no. 25-21-287-006) & 737 S. Washington Ave. (parcel no. 25-21-287-018)**

Harley Ellis Devereaux, Petitioner & Architect  
Oakland Community College, Owner

**Moved** by Commissioner Douglas  
**Supported** by Mayor Fournier

**To approve a special land use permit** to construct an addition to a community college (Oakland Community College) for a culinary arts institute including a restaurant with alcoholic beverage service and an outdoor seating area at **700 South Main Street** (parcel no. 25-21-287-006) and **737 South Washington Avenue** (parcel no. 25-21-287-018), as the proposed use meets all criteria for granting special land use permits in § 770-11 C (1) through (7) of the zoning ordinance, with permission to seek a variance from the zoning board of appeals for the maximum permitted driveway width.

**Motion adopted unanimously.**

**Moved** by Commissioner Douglas  
**Supported** by Mayor Fournier

**To approve SP 22-07-11, a site plan** to construct an addition to a community college (Oakland Community College) for a culinary arts institute including a restaurant with alcoholic beverage service and an outdoor seating area at **700 South Main Street** (parcel no. 25-21-287-006) and **737 South Washington Avenue** (parcel no. 25-21-287-018), with the following **contingencies**:

- a. The zoning board of appeals shall grant all necessary variances, i.e., the maximum permitted driveway width, etc.
- b. The developer shall work with the city engineer to stripe and sign a pedestrian crosswalk over West 7<sup>th</sup> Street to the municipal parking lot at 600 South Main Street (parcel 25-21-284-004) for optimal safety.
- c. Proposed planter boxes within the South Main Street and West 7<sup>th</sup> Street sidewalk rights-of-way shall be removed. The city's established streetscape pattern shall be installed within all adjacent sidewalk rights-of-way as required by the engineering division.
- d. The petitioner shall either confirm that the 20-foot-wide public alley right-of-way south of West 7<sup>th</sup> Street has been vacated or apply to have the city commission vacate the public alley. The curb cut and driveway apron for the alley shall be removed, and the West 7<sup>th</sup> Street right-of-way restored as required by the city engineer.
- e. Both properties (25-21-287-006 and 25-21-287-018) shall be combined into a single parcel.
- f. Building setbacks, height-to-width ratios, ground-level windows, and corner vision clearance setbacks shall be as depicted on the plan sheets.
- g. All landscaping shall be as depicted on the plan sheets, and a fee of \$55,800 fee shall be paid into the city's tree replacement fund in accordance with § 770-90 M (1)(e)[2] of the zoning ordinance for removal of existing trees that will not be replaced.
- h. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- i. All exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances.
- j. All signage shall comply with the sign ordinance (Chapter 607) or receive the necessary variances from the planning commission.
- k. A performance bond shall be posted in an amount to be determined by the building official.
- l. The site plan shall meet all other code and ordinance requirements, as determined by the building official, city engineer, and fire marshal, including, but not limited to, the state building code, the city's stormwater detention ordinance (Chapter 644), and the city's fire prevention ordinance (Chapter 340), prior to issuance of any building or right-of-way permits.

**Motion adopted unanimously.**

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**E. Other Business**

**1. Non-Action Items**

The following informational items were presented to the planning commission with no further action being taken:

- a. A notice required under the Michigan Planning Enabling Act from the City of Ferndale stating their intent to distribute a draft master plan amendment.
  - b. The latest edition of Road Report from the Road Commission of Oakland County.
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**F. Adjournment**

**Moved** by Mr. Curtis  
**Supported** by Ms. Bueche

To **adjourn** the July 12, 2022, regular meeting of the Royal Oak Planning Commission at 9:30 p.m.

**Motion adopted unanimously.**

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Woody Gontina  
Acting-Chairperson, Planning Commission



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Timothy E. Thwing  
Director of Community Development