

NOTICE OF PLANNING COMMISSION MEETING

The Royal Oak Planning Commission will conduct a regular meeting at **7:00 p.m.** on **Tuesday, May 11, 2021.**

COVID-19 is a new strain of coronavirus that had not been previously identified in humans, can spread easily from person to person, and can result in serious illness or death. To mitigate the spread of COVID-19, to protect the public health, and provide essential protections to vulnerable Michiganders, it is crucial that all Michiganders take steps to limit in-person contact. The critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings. Conducting this meeting in person would risk the personal health or safety of members of the public and/or the planning commission. Therefore, this meeting will be held electronically, in compliance with Public Acts 228 and 254 of 2020, and the procedures established by the Royal Oak City Commission.

Members of the public may watch the meeting broadcast by WROK, the city's municipal access cable channel, in any of the following ways:

WROK WOW Channel 10

WROK YouTube www.youtube.com/WROKCableTV

WROK Live Stream <https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>.

Members of the public may participate in the meeting electronically by providing public comment on any planning-related matter, whether on the agenda or not, by leaving a recorded comment at **(248) 246-3411** between the hours of **12:00 p.m. and 3:00 p.m.** on **Tuesday, May 11, 2021.** Please give your name along with the case number and street address of the agenda item on which you are commenting, or the non-agenda subject on which you are commenting. The chairperson will open the public comment portion of the meeting on non-agenda items and your recorded message will be played as part of the meeting broadcast. Public comments will be limited to three (3) minutes per person. If you exceed the three-minute limit only the first three minutes will be played for meeting broadcast. If you call multiple times only your first comment will be played.

Members of the public may also contact staff to provide input or ask questions on any business that will come before the planning commission at the meeting via e-mail no later than **Tuesday, May 11, 2021, at 3:00 p.m.**, at <https://www.romi.gov/formcenter/Planning-20/Contact-Us-Planning-118>. When sending an e-mail message, please list within the subject line of the message the case number and street address of the agenda item on which you are commenting, or the non-agenda subject on which you are commenting. E-mail messages that are received will be added to the agenda materials that are available on-line at <https://www.romi.gov/AgendaCenter/Planning-Commission-3>.

Anyone wishing to participate in the meeting who needs special assistance under the Americans with Disabilities Act (ADA) is asked to contact Carol Schwanger, city manager's executive assistant, at (248) 246-3203 by **Friday, May 7, 2021, at 12:00 p.m.** so that appropriate arrangements can be made.

AGENDA

PLANNING COMMISSION CITY OF ROYAL OAK

**Tuesday, May 11, 2021
7:00 p.m.**

Royal Oak City Hall
203 S. Troy St.
City Commission Chambers 121
Royal Oak, MI 48067

Broadcasting from City Commission Chambers 121
WROK WOW Channel 10

WROK You Tube www.youtube.com/WROKCableTV

WROK Live Stream <https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>

[Click on the links highlighted in [blue](#) for staff reports, plans, and other documents.]

A. Call to Order

B. Roll Call

C. [Approval of Minutes for April 13, 2021](#)

D. Public Comment on Non-Agenda Items

E. New Business

1. [Public Hearing – Special Land Use Permit & Site Plan \(SP 21-05-05\)](#) to renovate exterior façade and install outdoor café for standard restaurant with alcoholic beverage service (Camelia's Mexican Grill) at **1304 E. 11 Mile Rd.** (parcel no. 25-22-226-013)
Design Team Plus, LLC, Petitioner & Architect
Mexarachi, LLC, Owner
2. [SV 21-05-08 – Sign Variance](#) request to re-face nonconforming freestanding sign for restaurant (Camelia's Mexican Grill) at **1304 E. 11 Mile Rd.** (parcel no. 25-22-226-013) with variances to: (a) waive 7 ft. 7 ¼ in. from maximum permitted 16-ft. freestanding sign height; and (b) waive 24.25 sq. ft. from maximum permitted 42-sq. ft. freestanding sign area.
Design Team Plus, LLC, Petitioner & Architect
Mexarachi, LLC, Owner
3. [SP 21-05-06 – Site Plan](#) to install carports for multiple-family building (Antebellum Condominiums) at **2230 W. 14 Mile Rd.** (parcel no. 20-32-457-022)
Antebellum Condominium Association, Petitioner & Owner
Ross and Barr, Inc., Contractor

F. Other Business

1. [Discussion Topic from Joint Meeting with Zoning Board of Appeals – Lot Size, Density, Off-Street Parking, & Other Standards for Multiple-Family Dwellings](#)
2. [Administrative Site Plan Approvals](#)
3. [Michigan Planner March/April 2021](#)

G. Adjournment