

AGENDA

PLANNING COMMISSION CITY OF ROYAL OAK

Tuesday, May 14, 2024
7:00 p.m.

Royal Oak City Hall / 203 S. Troy St. / City Commission Chambers 121 / Royal Oak, MI 48067
[Click on the links highlighted in **blue** for staff reports, plans, and other documents.]

A. Call to Order

B. Approval of Minutes for April 9, 2024

C. Public Comment

D. Unfinished Business

1. **SP 24-04-05 – Site Plan** to construct two-story outpatient medical clinic and medical office (Corewell Health) at **3828 W. 13 Mile Rd.** (parcel no. 25-06-455-021).
Corewell Health, Petitioner & Owner
PEA Group, Engineer
Hobbs + Black Architects, Architect

E. Other Business

1. **SV 24-05-05 – Sign Variance** requests to install wall signs, projecting wall sign, and projecting blade sign for multiple-family building (The Hazelton) at **222 E. 6th St.** (parcel no. 25-22-155-041) with sign variances to: (a) waive 57.1 sq. ft. from maximum permitted sign area of 150 sq. ft. for wall sign on south elevation; (b) allow 3 wall signs on north elevation (projecting blade sign, projecting wall sign, and wall sign); (c) waive 34.5 sq. ft. from maximum permitted background area of 4 sq. ft. for projecting blade sign on north elevation; (d) waive 18 ft. from maximum permitted height above sidewalk of 12 ft. for projecting blade sign on north elevation; (e) waive 21 in. from maximum permitted extension from wall of 30 in. for projecting blade sign on north elevation; (f) allow internal illumination for projecting blade sign on north elevation; (g) waive 5 ft. 5 in. from maximum permitted projection from wall of 12 in. for projecting wall sign on north elevation; (h) allow projecting wall sign to extend beyond vertical ends of wall on north elevation; and (i) waive 3 ft. from minimum required height above sidewalk of 8 ft. for wall sign on north elevation.
Signs & Engraving, Inc., Petitioner & Contractor
The Hazelton, LLC, Owner

2. **SV 24-05-06 – Sign Variance** request to install freestanding sign for Detroit Zoo at **8450 W. 10 Mile Rd.** (parcel no. 25-21-478-043) with following sign variances: (a) allow fourth freestanding sign; and (b) waive 115.33 sq. ft. from maximum permitted 42-ft. sign area for freestanding sign.
Detroit Zoological Society, Petitioner & Owner
Midwest Commercial Construction, LLC

F. Adjournment

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's office at 248-246-3050 at least two (2) business days prior to the meeting.



Royal Oak
MASTER PLAN

[Click here for the latest details on the Master Plan](#)