

AGENDA

**PLANNING COMMISSION
CITY OF ROYAL OAK**

**September 12, 2023
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 August 15, 2023](#)

C. Public Comment on Non-Agenda Items

D. Unfinished Business

1. [Rezoning from Multiple-Family Residential to Planned Unit Development \(PUD\) & Preliminary Site Plan \(SP 23-08-11\)](#) to construct two-story building with 10 multiple-family dwellings at **vacant lot on east side of Greenfield Rd. south of W. 13 Mile Rd.** (parcel no. 25-07-101-027).
Baker Properties, LLC / Kashat Construction, Petitioners
GAV Associates, Inc., Architect
Plunkett Cooney, PC, Representative
M. Bisbikis, Owner

E. New Business

1. [Public Hearing – Conditional Rezoning from Neighborhood Business to Multiple-Family Residential & Site Plan \(SP 23-09-13\)](#) to construct four-story building with 27 multiple-family dwellings at **600 E. 11 Mile Rd.** (parcel no. 25-22-127-001).
Stonegate Property Group, LLC, Petitioner
ADG Design Studio, Inc., Architect
Hawkins Harland Royal Oak Properties, LLC, Owners of Record
2. [SP 23-09-14 – Site Plan](#) to construct 6,757-sq. ft. warehouse addition for stone countertop contractor at **5061 Delemere Ave.** (parcel no. 20-32-327-006).
PMG Investments, LLC, Petitioner & Owner
Gateway Engineering & Surveying, Inc., Engineer
3. [SP 23-09-15 – Site Plan](#) to renovate dental office (Royal Oak Orthodontics) and expand off-street parking lot at **3107 Rochester Rd.** (parcel nos. 25-10-104-022 & 25-10-104-023).
North Oaks Dental, Petitioner & Owner
MGA Architects, Inc., Architect

F. Other Business

1. [Royal Oak Master Plan Direction](#)

G. 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.