

AGENDA

**PLANNING COMMISSION
CITY OF ROYAL OAK**

**Tuesday, November 14, 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 September 12, 2023](#)

C. Public Comment on Non-Agenda Items

D. Unfinished Business

1. [Conditional Rezoning from Neighborhood Business to Multiple-Family Residential & Site Plan \(SP 23-09-13\)](#) to construct four-story building with 22 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

E. New Business

1. [Public Hearing – Special Land Use & Site Plan \(SP 23-11-16\)](#) to install outdoor play area for existing day-care center at religious institution (First Congregational Church) at **1314 Northwood Blvd.** (parcel nos. 25-09-303-013).
First Congregational Church of Royal Oak, Petitioner & Owner
Siegal/Tuomaala Associates, Inc., Architect
2. [Public Hearing – Special Land Use & Site Plan \(SP 23-11-17\)](#) to (a) construct coffee house with drive-through and walk-up service (Tim Hortons) on site of existing automobile filling station with convenience store and carry-out restaurants (Shell / Barrels & Vines), and (b) allow outdoor sales and displays for same automobile filling station, both at **31786 Woodward Ave.** (parcel no. 25-06-428-001).
RSP Construction, Inc., Petitioner
LML Real Estate, LLC, Owner
Plunkett Cooney, PC, Representative
3. [Public Hearing – Special Land Use & Site Plan \(SP 23-11-18\)](#) to renovate existing motel (Hotel Royal Oak) as follows: (a) convert existing garage and storage building into bar/lounge with outdoor social area; (b) convert existing floor space adjacent to reception into bar/lounge; (c) establish outdoor lounge with live music within off-street parking lot; and (d) convert existing lodging rooms into standard restaurant with outdoor seating; all at **811 E. 11 Mile Rd.** (25-15-385-012).
825 East 11 Mile, LLC, Petitioner & Owner
Krieger Klatt Architects, Inc., Architect

F. Other Business

1. [SV 23-11-03 – Sign Variance](#) request to reface nonconforming projecting sign for personal service salon (Diamond Experience Body Waxing & Facials) at **3206 N. Main St.** (parcel no. 25-10-101-005), with following sign variances: (a) allow projecting sign in sign area 2; and (b) allow wall sign to extend beyond south vertical end of wall surface.
LWR Property Management, LLC, Petitioner & Owner
Galaxy Sign & Hoisting, LLC, Contractor
2. [Meeting Dates & Religious Holidays for 2024](#)
3. **Non-Action Items**
 - a. [RCOC Road Report](#)
 - b. [Administrative Site Plan Approvals](#)

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.