



## Agenda

### Royal Oak Planning Commission

**Tuesday, August 13, 2024, 7:00 p.m.**

City Hall Room 122

203 S. Troy St.

Royal Oak, Michigan 48067

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.

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

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#### 1. Call to Order

#### 2. [Approval of Minutes for July 9, 2024](#)

#### 3. Public Comment

#### 4. New Business

- a. [Public Hearing – Special Land Use & Site Plan \(SP 24-08-09\) at 211 E. Lincoln Ave. \(parcel no. 25-22-158-010\) and 204 to 220 E. 7th St. \(parcel nos. 25-22-158-005 & 25-22-158-006\)](#) – Construction of five-story building with 158 multiple-family dwellings.  
Champion Development Group, Petitioner  
Krieger-Klatt Architects, Inc., Architect  
Plunkett Cooney, PC, Attorney  
Crook Holdings, Inc., Owner of Record

#### 5. Other Business

- a. [SV 24-08-07 – Sign Variances to install wall signs on west front facade, south side elevation, and north side elevation of drive-through coffee house \(Tim Hortons\) at 31710 Woodward Ave. \(parcel no. 25-06-428-001\)](#): (1) waive 11.17 sq. ft. from maximum permitted 37.33-sq. ft. wall sign area on west front façade; and (2) allow three prohibited signs (roof signs – wall signs extending above roof line of building).  
Higgins Electric Sign Co., Petitioner & Contractor  
MLL Properties, LLC, Owner

#### b. Non-Action Items

- (1) [Michigan Planner for May/June 2024](#).

#### 7. Adjournment



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