

ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

Tuesday, January 9, 2024
7:00 p.m.

AGENDA

- A. Call to Order**
- B. Approval of Minutes for December 12, 2023**
- C. Public Comment on Non-Agenda Items**
- D. New Business**
 - 1. **Public Hearing – Special Land Use & Site Plan (SP 24-01-01)** to convert manufacturing building into (a) animal shelter, and (b) warehouse and vehicle storage for automobile dealership, at **2005 Bellaire Ave.** (parcel no. 25-14-101-022).
2015 Bellaire, LLC, Petitioner & Owner
Krieger Klatt Architects, Inc., Architect
Nowak & Fraus Engineers, PLLC
- E. Other Business**
 - 1. **Non-Action Items**
 - a. RCOC Road Report
 - b. MAP Training Workshops
- F. Adjournment**

Present
Sharlan Douglas, City Commissioner
Jim Ellison
Clyde Esbri
Woody Gontina, Vice-Chairperson
Gary Quesada, Chairperson

Absent
Ann Bueche
Michael Fournier, Mayor

Staff
Nic Grochowski, City Attorney
Tim Thwing, Director of Community Development

- A. Call to Order**

Chairperson Quesada called the January 9, 2024, regular meeting of the Royal Oak Planning Commission to order at 7:00 p.m.

- B. Approval of Minutes for December 12, 2023**

Moved by Mr. Ellison

Seconded by Mr. Gontina

To approve the minutes of the December 12, 2023, regular meeting of the Royal Oak Planning Commission as presented.

Motion adopted unanimously.

C. Public Comment on Non-Agenda Items

Chairperson Quesada invited members of the audience to comment on any issues that were not part of the meeting's agenda. As no members of the audience came forward Chairperson Quesada closed the public comment portion of the agenda.

D. New Business

1. Public Hearing – Special Land Use & Site Plan (SP 24-01-01) to convert manufacturing building into (a) animal shelter, and (b) warehouse and vehicle storage for automobile dealership, at **2005 Bellaire Ave.** (parcel no. 25-14-101-022).

2015 Bellaire, LLC, Petitioner & Owner
Krieger Klatt Architects, Inc., Architect
Nowak & Fraus Engineers, PLLC

Moved by Commissioner Douglas

Seconded by Mr. Ellison

To approve a special land use permit to convert a portion of a manufacturing building into a warehouse and vehicle storage for an automobile dealership (Matthews-Hargreaves Chevrolet) at **2005 Bellaire Avenue** (parcel no. 25-14-101-022).

Motion adopted unanimously.

Moved by Mr. Ellison

Seconded by Mr. Gontina

To approve SP 24-01-01, a site plan to convert a manufacturing building into (a) an animal shelter (Royal Oak Animal Shelter), and (b) a warehouse and vehicle storage for an automobile dealership (Matthews-Hargreaves Chevrolet), at **2005 Bellaire Avenue** (parcel no. 25-14-101-022), with the following **contingencies**:

- a. Off-street parking may be placed within the south front yard setback as depicted on the site plan.
- b. The petitioner shall submit documentation such as a shared access easement agreement with the property owner of 1921 Bellaire Avenue (parcel no. 25-14-101-026) to maintain access to off-street parking spaces within the south front yard setback prior to installation of such parking spaces.
- c. The petitioner shall submit a revised site plan for review and approval by the planning division that (a) includes a note stating that the existing animal shelter building at 1515 North Edgeworth Avenue (parcel 25-14-101-039) will be demolished once the new animal shelter at 2005 Bellaire Avenue (parcel no. 25-14-101-022) is operational, and (b) specifies the use and hard-surface paving material for this area following demolition of the existing animal shelter building.
- d. No screening shall be required between off-street parking spaces and the south front lot line along Bellaire Avenue.

- e. The existing vehicular access to North Edgeworth Avenue shall be maintained.
- f. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- g. All exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances.
- h. All signage shall comply with the sign ordinance (Chapter 607) or receive the necessary variances from the planning commission.
- i. A performance bond shall be posted in an amount to be determined by the building official.
- j. The site plan shall meet all other code and ordinance requirements, as determined by the building official and city engineer, including, but not limited to, the state building code and the city's stormwater detention ordinance (Chapter 644), prior to issuance of any building or right-of-way permits.

Motion adopted unanimously.

E. Other Business

1. Non-Action Items

The following informational items were presented to the planning commission with no further action being taken: (a) the Road Commission for Oakland County's Road Report newsletter for the fourth quarter of 2023; and (b) a list of upcoming training workshops from the Michigan Association of Planning.

F. Adjournment

Moved by Mr. Esbri

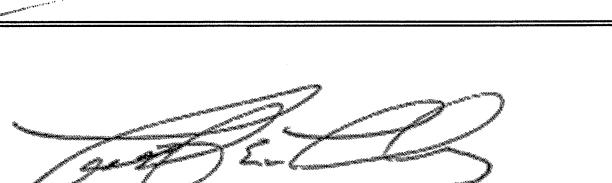
Seconded by Commissioner Douglas

To adjourn the January 9, 2024, regular meeting of the Royal Oak Planning Commission at 7:43 p.m.

Motion adopted unanimously.



Gary Quesada
Chairperson, Planning Commission



Timothy E. Thwing
Director of Community Development