

May 14, 2024
7:00 p.m.

AGENDA

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-sq. ft. sign area for freestanding sign.
- Detroit Zoological Society, Petitioner & Owner
Midwest Commercial Construction, LLC

F. Adjournment

Absent

Present
Sharian Douglas, City Commissioner
Jim Ellison
Clyde Esbri
Michael Fournier, Mayor
Woody Gontina, Vice-Chairperson
Gary Quesada, Chairperson

Staff
Joshua Marcum, Assistant City Attorney
Tim Thwing, Director of Community Development

A. Call to Order

Chairperson Quesada called the May 14, 2024, regular meeting of the Royal Oak Planning Commission to order at 7:00 p.m.

B. Approval of Minutes for April 9, 2024

Moved by Mr. Esbri
Seconded by Mr. Gontina

To approve the minutes of the April 9, 2024, regular meeting of the Royal Oak Planning Commission pending possible corrections to new business item D (1), rezoning from Mixed Use 2 to PUD and preliminary PUD site plan SP 24-04-04 at 4704 Rochester Road, following review by staff.

Motion adopted unanimously.

C. Addition to Agenda

Commission Douglas asked that an update on the final draft of the Master Plan be added to the end of the agenda.

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

Moved by Mr. Ellison
Seconded by Mr. Esbri

To postpone SP 24-04-05, a site plan to construct a two-story outpatient medical clinic and medical office (Corewell Health) at **3828 West 13 Mile Road** (parcel no. 25-06-455-021), until the June 11, 2024, regular meeting.

Motion adopted unanimously.

E. Public Comment

Chairperson Quesada invited members of the audience to comment on any planning related issues. After all interested members of the audience came forward Chairperson Quesada closed the public comment portion of the agenda.

F. 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

Moved by Commissioner Douglas
Seconded by Mayor Fournier

To grant the following sign variances for SV 24-05-05, a sign variance request to install wall signs and a projecting wall sign for a multiple-family building (The Hazelton) at **222 East 6th Street** (parcel no. 25-22-155-041):

- a. Waive 57.1 square feet from the maximum permitted sign area of 150 square feet for a wall sign on the south elevation;
- b. Allow two wall signs on the north elevation (a projecting wall sign and a wall sign);
- g. Waive five feet five inches from the maximum permitted projection from a wall of 12 inches for a projecting wall sign on the north elevation;
- h. Allow a projecting wall sign to extend beyond the vertical ends of a wall on the north elevation; and
- i. Waive three feet from the minimum required height above a sidewalk of eight feet for a wall sign on the north elevation.

Motion adopted 4 to 2.

Yes: Commissioner Douglas, Mr. Ellison, Mayor Fournier, Mr. Quesada.
No: Mr. Esbri, Mr. Gontina.

Moved by Mr. Ellison
Seconded by Mr. Gontina

To grant the following sign variances for SV 24-05-05, a sign variance request to install a projecting blade sign for a multiple-family building (The Hazelton) at **222 East 6th Street** (parcel no. 25-22-155-041):

- b. Allow a third wall sign on the north elevation (a projecting blade sign);
- c. Waive 34.5 square feet from the maximum permitted background area of four square feet for a projecting blade sign on the north elevation;
- d. Waive 18 feet from the maximum permitted height above a sidewalk of 12 feet for a projecting blade sign on the north elevation;
- e. Waive 21 inches from the maximum permitted extension from a wall of 30 inches for a projecting blade sign on the north elevation; and
- f. Allow internal illumination for a projecting blade sign on the north elevation.

Moved by Mayor Fournier

Seconded by Commissioner Douglas

To amend the motion by eliminating the sign variance to allow internal illumination for a projecting blade sign on the north elevation.

Amendment adopted 4 to 2.

Yes: Commissioner Douglas, Mr. Esbri, Mayor Fournier, Mr. Gontina.
No: Mr. Ellison, Mr. Quesada.

The amended motion now reads as follows:

To grant the following sign variances for SV 24-05-05, a sign variance request to install a projecting blade sign for a multiple-family building (The Hazelton) at 222 East 6th Street (parcel no. 25-22-155-041):

- b. Allow a third wall sign on the north elevation (a projecting blade sign);
- c. Waive 34.5 square feet from the maximum permitted background area of four square feet for a projecting blade sign on the north elevation;
- d. Waive 18 feet from the maximum permitted height above a sidewalk of 12 feet for a projecting blade sign on the north elevation; and
- e. Waive 21 inches from the maximum permitted extension from a wall of 30 inches for a projecting blade sign on the north elevation.

Amended Motion adopted 5 to 1.

Yes: Commissioner Douglas, Mr. Ellison, Mr. Esbri, Mayor Fournier, Mr. Gontina.
No: Mr. Quesada.

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-sq. ft. sign area for freestanding sign.
Detroit Zoological Society, Petitioner & Owner
Midwest Commercial Construction, LLC

Moved by Mr. Esbri

Seconded by Mr. Ellison

To grant the following sign variances for SV 24-05-06, a sign variance request to install a freestanding sign for the Detroit Zoo at 8450 West 10 Mile Road (parcel no. 25-21-478-043):

- a. Allow a fourth freestanding sign; and
- b. Waive 115.33 square feet from the maximum permitted 42-square foot sign area for a freestanding sign.

Motion adopted unanimously.

G. Master Plan Update

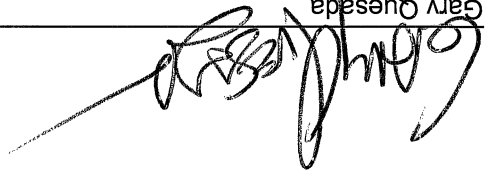
Mr. Thwing informed the Planning Commission that a complete draft of the updated Master Plan was not provided by DPZ Co-Design. According to a communication from DPZ Co-Design the most recently submitted document did not include all required portions and elements. Mr. Thwing stated he would be happy to distribute the incomplete document to the Planning Commission for their review. Commissioners indicated they did not want to review a partial document and directed staff to ask DPZ to finish their work.

H. Adjournment

Moved by Mr. Esbri
Seconded by Mr. Ellison

To adjourn the May 14, 2024, regular meeting of the Royal Oak Planning Commission at 8:08 p.m.
Motion adopted unanimously.

Gary Quesada
Chairperson, Planning Commission



Timothy E. Thwing
Director of Community Development

