

**ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN**

**Tuesday, June 13, 2023
7:00 p.m.**

AGENDA

A. Call to Order

B. Approval of Minutes for May 9, 2023

C. Public Comment on Non-Agenda Items

D. New Business

- 1. Public Hearing – Special Land Use Permit & Site Plan (SP 23-06-09)** to convert former manufacturing facility (BOC Gases) into pet kennel and day-care facility (The Dog Stop) with overnight boarding, pet grooming, outdoor exercise runs, and accessory retail sales at **2009 Bellaire Ave.** (parcel no. 25-14-101-022).
ERMD Enterprises, Inc., Petitioner
2009 Bellaire Ave., LLC, Owner
TDG Architects, Architect

- 2. Public Hearing – Special Land Use Permit & Site Plan (SP 23-06-10)** to convert manufacturing building into fitness center (Motor City Barbell Club) at **4915 Leafdale Blvd.** (parcel no. 20-32-378-019).
Moiseev/Gordon Associates, Inc., Petitioner & Architect
JPS Leafdale, LLC, Owner

E. Other Business

- 1. Rules of Procedure**

F. Adjournment

Present

Ann Bueche
Sharlan Douglas, City Commissioner
Jim Ellison
Clyde Esbri
Woody Gontina
Gary Quesada, Chairperson

Absent

Michael Fournier, Mayor

Staff

Nick Grochowski, Interim City Attorney
Tim Thwing, Director of Community Development

A. Call to Order

Chairperson Quesada called the June 13, 2023, regular meeting of the Royal Oak Planning Commission to order at 7:00 p.m.

B. Approval of Minutes for May 9, 2023

Mr. Grochowski addressed the correspondence received by the planning commission claiming that the petitioner for SP 23-05-08 at 30701 Woodward Avenue presented plan sheets with an architect's seal without authorization from that architect. He stated that the commission could act on the minutes from the previous regular meeting but that no additional action regarding the site plan should be taken until the matter is resolved between the city attorney's office and the attorneys for the architect and petitioner.

Moved by Mr. Esbri

Seconded by Mr. Gontina

To approve the minutes of the May 9, 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. After all 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 Permit & Site Plan (SP 23-06-09)** to convert former manufacturing facility (BOC Gases) into pet kennel and day-care facility (The Dog Stop) with overnight boarding, pet grooming, outdoor exercise runs, and accessory retail sales at **2009 Bellaire Ave.** (parcel no. 25-14-101-022).

ERMD Enterprises, Inc., Petitioner
2009 Bellaire Ave., LLC, Owner
TDG Architects, Architect

Moved by Mr. Ellison

Seconded by Ms. Bueche

To approve a special land use permit to convert a former manufacturing facility (BOC Gases) into a pet kennel and day-care facility (The Dog Stop) with overnight boarding, pet grooming, outdoor exercise runs, and accessory retail sales at **2009 Bellaire Avenue** (parcel no. 25-14-101-022), with permission to seek a variance from the zoning board of appeals for the minimum required number of off-street parking spaces.

Motion adopted unanimously.

Moved by Commissioner Douglas

Seconded by Mr. Ellison

To approve SP 23-06-09, a site plan to convert a former manufacturing facility (BOC Gases) into a pet kennel and day-care facility (The Dog Stop) with overnight boarding, pet grooming, outdoor exercise runs, and accessory retail sales at **2009 Bellaire Avenue** (parcel no. 25-14-101-022), with the following contingencies:

- a. The zoning board of appeals shall grant all necessary variances, i.e., the minimum required number of off-street parking spaces, etc.
- b. The petitioner shall submit a revised site plan for review and approval by the planning division with the following modifications:
 - 1) The gate for the exit driveway on the west side of the building shall be removed;
 - 2) The four off-street parking spaces facing the west side lot shall be removed and two spaces added to the row of parking spaces facing the north rear lot line;
 - 3) The flow of vehicular traffic into and out of the site shall be specified on the site plan or another separate plan sheet;
 - 4) Landscaping details shall be added to the area in front of the building;
 - 5) Any remaining pavement between the front of the building and the sidewalk formerly used for off-street parking shall be removed; and
 - 6) A bicycle rack shall be added at an appropriate location.
- c. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- d. All exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances.
- e. All signage shall comply with the sign ordinance (Chapter 607) or receive the necessary variances from the planning commission.
- f. A performance bond shall be posted in an amount to be determined by the building official.
- g. The site plan shall meet all other code and ordinance requirements, as determined by the building official, fire marshal, and city engineer, including, but not limited to, the state building code, the city's fire prevention ordinance (Chapter 340), and the city's stormwater detention ordinance (Chapter 644), prior to issuance of any building or right-of-way permits.

Motion adopted unanimously.

2. **Public Hearing – Special Land Use Permit & Site Plan (SP 23-06-10)** to convert manufacturing building into fitness center (Motor City Barbell Club) at **4915 Leafdale Blvd.** (parcel no. 20-32-378-019).

Moiseev/Gordon Associates, Inc., Petitioner & Architect
JPS Leafdale, LLC, Owner

Moved by Mr. Esbri

Seconded by Ms. Bueche

To approve a special land use permit to convert a manufacturing building into a fitness center (Motor City Barbell Club) at **4915 Leafdale Boulevard** (parcel no. 20-32-378-019) with permission to seek a variance from the zoning board of appeals for the minimum required number of off-street parking spaces and minimum required maneuvering aisle width.

Motion adopted unanimously.

Moved by Mr. Ellison

Seconded by Ms. Bueche

To approve SP 23-06-09, a site plan to convert a manufacturing building into a fitness center (Motor City Barbell Club) at **4915 Leafdale Boulevard** (parcel no. 20-32-378-019), with the following contingencies:

- a. The zoning board of appeals shall grant all necessary variances, i.e., the minimum required number of off-street parking spaces, minimum required maneuvering aisle dimensions, etc.
- b. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- c. All exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances.
- d. All signage shall comply with the sign ordinance (Chapter 607) or receive the necessary variances from the planning commission.
- e. A performance bond shall be posted in an amount to be determined by the building official.
- f. The site plan shall meet all other code and ordinance requirements, as determined by the building official, fire marshal, and city engineer, including, but not limited to, the state building code, the city's fire prevention ordinance (Chapter 340), 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. Rules of Procedure

Moved by Mr. Esbri

Seconded by Mr. Gontina

To adopt amendments to the planning commission's rules of procedure as presented except for additional revisions to subparagraphs (I) and (J) of section 4.13 which will be drafted by staff and reviewed at an upcoming meeting.

Motion adopted unanimously.

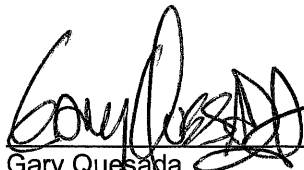
F. Adjournment

Moved by Mr. Esbri

Seconded by Commissioner Douglas

To adjourn the June 13, 2023, regular meeting of the Royal Oak Planning Commission at 8:30 p.m.

Motion adopted unanimously.



Gary Quesada
Chairperson, Planning Commission



Timothy E. Thwing
Director of Community Development