

ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

Tuesday, August 15, 2023
7:00 p.m.

AGENDA

A. Call to Order

B. Approval of Minutes for July 11, 2023

C. Public Comment on Non-Agenda Items

D. New Business

1. **Public Hearing – Rezoning from Multiple-Family Residential to Planned Unit Development (PUD) & Preliminary Site Plan (SP 23-08-11)** to construct two-story building with 12 multiple-family dwellings at vacant lot on east side of Greenfield Rd. south of W. 13 Mile Rd. (parcel no. 25-07-101-027).

Baker Properties, LLC / Kashat Construction, Petitioners
GAV Associates, Inc., Architect
Plunkett Cooney, PC, Representative
M. Bisbikis, Owner

2. **[REMOVED FROM AGENDA] SP 23-08-12 – Site Plan** to construct 3.5-story building with 44 multiple-family dwellings on site of former bank at 4704 Rochester Rd. (parcel no. 25-03-201-023).

Trowbridge Homes Construction, LLC, Petitioners
Jarratt Architecture, Inc., Architect
Rochester Trust, Owners of Record

E. Other Business

F. Adjournment

Present

Ann Bueche
Jim Ellison
Clyde Esbri
Michael Fournier, Mayor
Woody Gontina, Vice-Chairperson
Gary Quesada, Chairperson

Absent

Sharlan Douglas, City Commissioner

Staff

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

A. Call to Order

Chairperson Quesada called the August 15, 2023, regular meeting of the Royal Oak Planning Commission to order at 7:00 p.m.

Moved by Mr. Esbri

Seconded by Mr. Gontina

To revise the order of the agenda to consider the preliminary planned unit development site plan application (SP 23-08-11) at parcel no. 25-07-101-027 immediately following approval of the minutes for the July 11, 2023, regular meeting.

Motion adopted unanimously.

B. Approval of Minutes for July 11, 2023

Moved by Mr. Gontina
Seconded by Ms. Bueche

To approve the minutes of the July 11, 2023, regular meeting of the Royal Oak Planning Commission as presented.

Motion adopted unanimously.

C. New Business

- 1. Public Hearing – Rezoning from Multiple-Family Residential to Planned Unit Development (PUD) & Preliminary Site Plan (SP 23-08-11)** to construct two-story building with 12 multiple-family dwellings at **vacant lot on east side of Greenfield Rd. south of W. 13 Mile Rd.** (parcel no. 25-07-101-027).

Baker Properties, LLC / Kashat Construction, Petitioners
GAV Associates, Inc., Architect
Plunkett Cooney, PC, Representative
M. Bisbikis, Owner

Moved by Mr. Esbri
Seconded by Mr. Ellison

To postpone SP 23-08-11, a preliminary planned unit development (PUD) site plan to construct a two-story building with 12 multiple-family dwellings at a **vacant lot on the east side of Greenfield Road south of West 13 Mile Road** (parcel no. 25-07-101-027), until the September 12, 2023, regular meeting to allow the petitioner an opportunity to revise their plans and submit additional information.

Motion adopted unanimously.

D. 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 interested members of the audience came forward Chairperson Quesada closed the public comment portion of the agenda.

E. New Business (continued)

- 2. SP 23-08-12 – Site Plan** to construct 3.5-story building with 44 multiple-family dwellings on site of former bank at **4704 Rochester Rd.** (parcel no. 25-03-201-023).

Trowbridge Homes Construction, LLC, Petitioners
Jarratt Architecture, Inc., Architect
Rochester Trust, Owners of Record

The application was removed from the agenda due a dispute raised earlier the day of the meeting regarding the ownership of the property.

F. Other Business

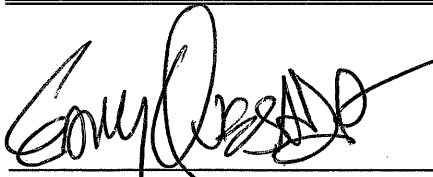
There was no other business.

G. Adjournment


Moved by Mr. Esbri
Seconded by Mr. Gontina

To **adjourn** the August 15, 2023, regular meeting of the Royal Oak Planning Commission at 10:26 p.m.

Motion adopted unanimously.



Gary Quesada
Chairperson, Planning Commission



Timothy E. Thwing
Director of Community Development