

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

**Tuesday, September 10, 2024
7:00 p.m.**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes**
 - a. Regular Meeting of August 13, 2024**
 - b. Special Meeting of August 19, 2024**
- 3. Public Comment**
- 4. New Business**
 - a. Public Hearing – Conditional Rezoning from Mixed Use 1 to General Industrial & Site Plan (SP 24-09-10) at 1200 Knowles St.** (parcel no. 25-22-377-028) – Establishment of warehouse and distribution center within existing buildings.
IGWT Reality 10, LLC, Petitioner & Owner
Krieger-Klatt Architects, Inc., Architect
Plunkett Cooney, PC, Representative
 - b. Public Hearing – Revised Special Land Use & Site Plan (SP 17-03-08) at 30875 Woodward Ave.** (parcel no. 25-07-230-013) – Replacement of masonry screening wall with landscaped buffer for automobile filling station with convenience store and carry-out restaurant (Shell / Barrels & Vines).
LML Real Estate, LLC, Petitioner & Owner
Plunkett Cooney, PC, Representative
- 5. Other Business**
 - a. Non-Action Items**
 - (1) Michigan Planner
- 6. Adjournment**

Present

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

Absent

Staff

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

1. Call to Order

Chairperson Quesada called the September 10, 2024, regular meeting of the Royal Oak Planning Commission to order at 7:00 p.m.

2. Approval of Minutes

a. Regular Meeting of August 13, 2024

Moved by Mr. Gontina

Seconded by Commissioner Douglas

To approve the minutes of the August 13, 2024, regular meeting of the Royal Oak Planning Commission as presented.

Motion adopted unanimously.

b. Special Meeting of August 19, 2024

Moved by Mr. Ellison

Seconded by Mr. Gontina

To approve the minutes of the August 19, 2024, special meeting of the Royal Oak Planning Commission as presented.

Motion adopted unanimously.

3. 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.

4. New Business

a. Public Hearing – Conditional Rezoning from Mixed Use 1 to General Industrial & Site Plan (SP 24-09-10) at 1200 Knowles St. (parcel no. 25-22-377-028) – Establishment of warehouse and distribution center within existing buildings.

IGWT Reality 10, LLC, Petitioner & Owner

Krieger-Klatt Architects, Inc., Architect

Plunkett Cooney, PC, Representative

Moved by Mr. Ellison

Seconded by Commissioner Douglas

Be it resolved that the request to conditionally rezone **1200 Knowles Street** (parcel no. 25-22-377-028) from **“Mixed Use 1”** to **“General Industrial”** in order to establish a warehouse and distribution center

within existing buildings is hereby referred to the City Commission with a **recommendation for approval**, based upon the following:

- 1) The requested "General Industrial" zone is consistent with the goals and policies of the Master Plan including the property's designation as "Industrial" on future land use map.
- 2) The site's physical characteristics are compatible with the proposed use.
- 3) The proposed use is compatible with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, traffic volumes, aesthetics, infrastructure, and potential influence on property values.
- 4) The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed use.
- 5) The capacity of public utilities and services is sufficient to accommodate the proposed use without compromising the city's health, safety, and welfare.
- 6) The requested "General Industrial" zone does not create an isolated or unplanned spot zone as the site is designated as "Industrial" on the Master Plan's future land use map.
- 7) The requested "General Industrial" zone will protect the public health, safety and welfare, protect public and private investment in the city, promote implementation of the goals, objectives and policies of the Master Plan, and enhance the overall quality of life in the city.

Be it further resolved that **SP 24-09-10**, a site plan to establish a warehouse and distribution center within existing buildings at **1200 Knowles Street** (parcel no. 25-22-377-028) is hereby referred to the City Commission with a **recommendation for approval** with the following **contingencies**:

- 1) A conditional zoning agreement between the petitioner and the City of Royal Oak shall be submitted for review by the city attorney prior to approval by the City Commission, specifying all conditions voluntarily offered by the petitioner, including, but not limited to, hours of operation being limited to between 8:00 a.m. and 6:00 p.m., and having no outdoor storage.
- 2) The site plan shall comply with the Zoning Ordinance (Chapter 770), as well as all other applicable codes and ordinances, except for the following:
 - a) Frontage and right-of-way access shall be as depicted on the plan sheets.
 - b) Maneuvering aisles for off-street parking shall be as depicted on the plan sheets.
 - c) Landscaping and screening shall be as depicted on the plan sheets.
- 3) All waste and recycling containers shall be contained within the buildings except when being serviced. Any exterior containers shall be screened in accordance with § 770-90 I of the Zoning Ordinance.
- 4) All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- 5) Any exterior lighting fixtures shall comply with § 770-96 B of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.
- 6) Signage shall comply with the Sign Ordinance (Chapter 607) or receive necessary variances from the Planning Commission.

- 7) A performance bond shall be posted in an amount to be determined by the building official.
- 8) 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 Michigan Building Code and the city's Stormwater Detention Ordinance (Chapter 644), prior to the issuance of any building or right-of-way permits.

Motion adopted unanimously.

- b. Public Hearing – Revised Special Land Use & Site Plan (SP 17-03-08) at 30875 Woodward Ave.** (parcel no. 25-07-230-013) – Replacement of masonry screening wall with landscaped buffer for automobile filling station with convenience store and carry-out restaurant (Shell / Barrels & Vines).

LML Real Estate, LLC, Petitioner & Owner
Plunkett Cooney, PC, Representative

Moved by Mr. Esbri

Seconded by Commissioner Douglas

To approve a revised special land use permit at 30875 Woodward Avenue (parcel no. 25-07-230-013) to replace a masonry screening wall with a landscaped buffer for an automobile filling station with a convenience store and carry-out restaurant (Shell / Barrels & Vines).

Motion adopted 5 to 1.

Yes: Commissioner Douglas, Mr. Ellison, Mr. Esbri, Mayor Fournier, Mr. Gontina.

No: Mr. Quesada.

Moved by Commissioner Douglas

Seconded by Mr. Esbri

To approve a revised site plan (SP 17-03-08) at 30875 Woodward Avenue (parcel no. 25-07-230-013) to replace a masonry screening wall with a landscaped buffer for an automobile filling station with a convenience store and carry-out restaurant (Shell / Barrels & Vines), with the following **contingencies**:

- 1) The landscaped greenbelt shall have a width of at least 24 inches and be planted with a row of continuous shrubs with a minimum height of 30 inches in accordance with § 770-90 E (2) and K (5) of the Zoning Ordinance.
- 2) The petitioner shall maintain compliance with all other previously approved special land use permits, site plans, and variances, including required contingencies.
- 3) All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- 4) All exterior lighting fixtures shall comply with § 770-96 B of the Zoning Ordinance and other city codes and ordinances.
- 5) All signage shall comply with the Sign Ordinance (Chapter 607) or receive the necessary variances from the Planning Commission.
- 6) A performance bond shall be posted in an amount to be determined by the building official.
- 7) 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 Michigan 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.

5. Other Business

a. Non-Action Items

A copy of the Michigan Association of Planning's Michigan Planner newsletter for July and August of 2024 was presented with no further action taken.

b. Draft Master Plan 2050 Town Hall.


Chairperson Quesada asked about the procedure on the draft Master Plan 2050 town hall scheduled for September 16, 2024. Mr. Thwing advised the Planning Commission that a facilitator had been arranged to conduct the town hall, and a that memorandum describing the format of the meeting would be posted later in the week. Members of the audience will be able to submit questions on cards that can be answered by the consultant or commissioners. The town hall is scheduled for 6:00 p.m. to 9:00 p.m.

6. Adjournment


Moved by Commissioner Douglas
Seconded by Mr. Gontina

To adjourn the September 10, 2024, regular meeting of the Royal Oak Planning Commission at 8:41 p.m.

Motion adopted unanimously.



Gary Quesada
Chairperson, Planning Commission



Timothy E. Thwing
Director of Community Development