

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

**Tuesday, November 12, 2024  
7:00 p.m.**

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**AGENDA**

**1. Call to Order**

**2. Approval of Minutes for October 8, 2024**

**3. Public Comment**

**4. New Business**

- a. Public Hearing – Rezoning from Neighborhood Business to Planned Unit Development (PUD) & Preliminary Site Plan (SP 24-11-13) at 723 N. Main St. (parcel no. 25-14-430-012) – Construction of four-story building with 24 multiple-family dwellings on site of hair salon (Bianchi's Salon).**  
Krieger Klatt Architects, Inc., Petitioner & Architect  
B&E Royal Oak Investments, Owner
- b. [Withdrawn by Petitioner] Public Hearing – Special Land Use & Site Plan (SP 24-11-14) at 2009 Bellaire Ave. (parcel no. 25-14-101-022) – Establishment of indoor recreation center (The Gregor Private Indoor Golf & Club) within former manufacturing facility (BOC Gases).**  
The Gregor Private Indoor Golf & Club, LLC, Petitioner  
2009 Bellaire, LLC, Owner  
Roger J. Berent, AIA, Architect
- c. SP 24-11-15 – Site Plan at 4507 Delemere Blvd.** (parcel no. 25-05-130-014) – Expansion and renovation of warehouse for indoor automobile storage.  
Cadaret Architecture, LLC, Petitioner & Architect  
Mitchell Real Estate Co., LLC, Owner

**5. Other Business**

**a. Non-Action Items**

- 1) RCOC Road Report
- 2) Administrative Site Plan Approvals

**6. Adjournment**

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**Present**

Brian Cooper  
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

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**1. Call to Order**

Chairperson Quesada called the November 12, 2024, regular meeting of the Royal Oak Planning Commission to order at 7:00 p.m.

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**2. Approval of Minutes for October 8, 2024**

**Moved** by Mr. Esbri  
**Seconded** by Mr. Gontina

**To approve** the minutes of the October 8, 2024, regular meeting of the Royal Oak Planning Commission as presented.

**Motion adopted unanimously.**

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**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.

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**4. New Business**

a. **Public Hearing – Rezoning from Neighborhood Business to Planned Unit Development (PUD) & Preliminary Site Plan (SP 24-11-13) at 723 N. Main St.** (parcel no. 25-14-430-012) – Construction of four-story building with 24 multiple-family dwellings on site of hair salon (Bianchi's Salon).  
Krieger Klatt Architects, Inc., Petitioner & Architect  
B&E Royal Oak Investments, Owner

**Moved** by Commissioner Douglas  
**Seconded** by Mr. Esbri

**Be it resolved** that the request to rezone **723 North Main Street** (parcel no. 25-14-430-012) from “Neighborhood Business” to “Planned Unit Development” (PUD) in order to construct a four-story building with 24 multiple-family dwellings on the site of a hair salon (Bianchi's Salon) is hereby referred to the City Commission with a **recommendation for approval**, based upon the following:

- 1) Granting of the PUD will result in a recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the PUD regulations.

- 2) The proposed type and density of multiple-family dwellings will not result in an unreasonable increase in the need for or burden upon public services, facilities, streets, and utilities.
- 3) The proposed multiple-family dwellings are consistent with the public health, safety, and welfare of the city.
- 4) The proposed multiple-family dwellings will not result in an unreasonable negative economic impact upon surrounding properties.
- 5) The proposed development will be under single ownership and/or control such that there is a single entity having responsibility for completing the project in conformity with the Zoning Ordinance.
- 6) The proposed development is consistent with the goals and policies of the Master Plan, including the property's designation as "Mixed-Use – Residential / Office / Commercial" on future land use map.
- 7) The proposed development 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.
- 8) The street system is capable of safely and efficiently accommodating the expected traffic volumes generated by the proposed development.

**Be it further resolved** that **SP 24-11-13, a final planned unit development (PUD) site plan at 723 North Main Street** (parcel no. 25-14-430-012) to construct a four-story building with 24 multiple-family dwellings on the site of a hair salon (Bianchi's Salon), is hereby referred to the City Commission with a **recommendation for approval** with the following **contingencies**:

- 1) The petitioner shall apply for review of the rezoning, final PUD plan, and development agreement by the City Commission and submit all information required under § 770-99 C of the Zoning Ordinance.
- 2) Prior to review of the final PUD site plan by the City Commission, the final PUD plan shall be revised to include all revisions required by the Planning Commission as well as the following:
  - a) The loading and drop-off area within the North Main Street right-of-way shall be shown consistently on all plan sheets.
  - b) Gates shall be added to both driveways, and a pedestrian warning light shall be added to the driveway to Austin Avenue.
  - c) Secured bicycle storage shall be added at an appropriate location.
- 3) The final PUD plan shall comply with the Zoning Ordinance (Chapter 770), as well as all other applicable codes and ordinances, except for the following:
  - a) Corner vision clearance setbacks, ground-level street frontage, building height, and landscaping shall be as depicted on the plan sheets.
  - b) No fewer than 29 off-street parking spaces shall be provided.
- 4) All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer, including, but not limited to, conversion of on-street parking spaces within the North Main Street right-of-way into a loading and drop-off area.
- 5) Exterior lighting shall be as depicted on the final PUD plan, and any additional exterior lighting fixtures shall comply with § 770-96 B of the Zoning Ordinance and other city codes and ordinances.
- 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 final PUD 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 Michigan Building Code, the City's Fire Prevention Ordinance (Chapter 340), and the City's Stormwater Detention Ordinance (Chapter 644), prior to the issuance of any building or right-of-way permits.

**Motion adopted 6 to 1.**

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

**b. Public Hearing – Special Land Use & Site Plan (SP 24-11-14) at 2009 Bellaire Ave.** (parcel no. 25-14-101-022) – Establishment of indoor recreation center (The Gregor Private Indoor Golf & Club) within former manufacturing facility (BOC Gases).  
The Gregor Private Indoor Golf & Club, LLC, Petitioner  
2009 Bellaire, LLC, Owner  
Roger J. Berent, AIA, Architect

Mr. Thwing announced that the petitioner formally withdrew their application on October 31, 2024.

**c. SP 24-11-15 – Site Plan at 4507 Delemere Blvd.** (parcel no. 25-05-130-014) – Establishment of indoor automobile storage within and expansion of existing warehouse.  
Cadaret Architecture, LLC, Petitioner & Architect  
Mitchell Real Estate Co., LLC, Owner

Mr. Cooper announced he would abstain from this case and left the table.

**Moved** by Mr. Ellison

**Seconded** by Mr. Gontina

**To approve SP 24-11-15, a site plan at 4507 Delemere Boulevard** (parcel no. 25-05-130-014) to establish an indoor automobile storage within and expansion of existing warehouse, with the following contingencies:

- 1) The Zoning Board of Appeals shall grant all necessary variances, i.e., the minimum required maneuvering aisle width, etc.
- 2) 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.
- 3) Landscaping shall be as depicted on the plan sheets.
- 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) All exterior lighting fixtures shall comply with § 770-96 B of the Zoning Ordinance and other city codes and ordinances.
- 6) All signage shall comply with the Sign Ordinance (Chapter 607) or receive the 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 issuance of any building or right-of-way permits.

**Motion adopted unanimously.**

Mr. Cooper returned to the table.

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## 6. Other Business

### a. Non-Action Items

The following informational items were presented to the Planning Commission with no further action being necessary or taken: (1) the Road Commission for Oakland County's Road Report newsletter for the third quarter of 2024; and (2) a list of building permits and site plan administratively approved by the planning division from July 1, 2024, to September 30, 2024.

### b. Zoning Ordinance Text Amendments

Mr. Esbri requested that potential Zoning Ordinance text amendments be discussed at a future meeting on standards for adult-oriented businesses relating to massage therapy and tattoo parlors, and also on the maximum permitted floor area for single-family dwellings in the One-Family Residential Large Lot zoning district. No further action was taken.

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## 7. Adjournment

**Moved** by Mr. Cooper

**Seconded** by Mr. Gontina

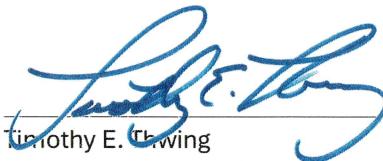
To **adjourn** the November 12, 2024, regular meeting of the Royal Oak Planning Commission at 9:40 p.m.

**Motion adopted unanimously.**

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Gary Quesada  
Chairperson, Planning Commission



Timothy E. Thwing  
Director of Community Development

By Gary Quesada  
Vice Chair.