

AGENDA

**PLANNING COMMISSION
CITY OF ROYAL OAK**

**Tuesday, May 14, 2019
7:00 p.m.**

[Click on the links highlighted in [blue](#) for staff reports, plans, and other documents.]

A. Call to Order

B. [Approval of Minutes for April 9, 2019](#)

C. Public Comment on Non-Agenda Items

D. New Business

1. [Public Hearing – Rezoning from Mixed Use 2 to Planned Unit Development \(PUD\) & Final Site Plan \(SP 19-02-03\)](#) to construct four-story multiple-family building with 48 upper-level dwelling units and underground and ground-level off-street parking on site of former jewelry store (Chinn Jewelry) at **1003 S. Washington Ave.** (parcel no. 25-21-431-024)
Duke & Duke, LLC, Petitioners & Owners
Berkley Realty Group, Representative
2. [Public Hearing – Special Land Use & Site Plan \(SP 19-05-11\)](#) to convert former automobile dealership into multiple-tenant building for fitness centers / training studios and medical offices at **2605 W. 14 Mile Rd.** (parcel no. 25-05-127-016)
BRIO Development LLC, Petitioner
ETS Investment Co., LC, Owner
DRN & Associates, PC, Architect
3. [Public Hearing – Special Land Use & Site Plan \(SP 19-05-12\)](#) to construct two-story, 560-sq. ft. addition to single-family dwelling in Central Business District at **418 E. 3rd St.** (parcel no. 25-22-107-011)
Richard Vian, Petitioner & Owner
Sergio Guberti Architectural Services, Architect
4. [SP 19-05-13 – Site Plan](#) to install billboard with electronic message center on site of furniture manufacturer (Vogue Furniture Co.) at **2720 W. 14 Mile Rd.** (parcel no. 20-32-301-023)
Lockridge Outdoor Advertising, Petitioner
Boss Engineering, Surveyor
Jonathon Clay Properties, LLC, Owner

E. Other Business

1. [SV 19-05-04 – Sign Variance](#) request for restaurant (Pinky's) at **100 S. Main St.** (parcel no. 25-21-231-012) to install wall sign on east front and north side façades of upper level with following variances: (a) allow two wall signs on east front and north side façades; and (b) allow wall sign extending beyond vertical ends of east and north wall surfaces of upper level.
Royal Oak Good Times Food & Drink, Inc., Petitioner
Ron and Roman Architects et. al., Architect
Royal Oak Fox III, LLC, Owner
2. [SV 19-05-05 – Sign Variance](#) request for retail store (CBD Hemp Store) at **32206 Woodward Ave.** (parcel no. 25-06-252-007) to re-use nonconforming free-standing sign with variance to waive 7 ft. from maximum permitted 16-ft. free-standing sign height.
Mother Earth Natural Health, Petitioner
Framco, LLC, Owner
3. [SV 19-05-06 – Sign Variance](#) request for grocery store (Holiday Market) at **1203 S. Main St.** (parcel no. 25-06-252-007) to re-use nonconforming free-standing sign and install electronic message center with following variances: (a) waive 7 ft. from maximum permitted 16-ft. free-standing sign height; (b) waive 183 sq. ft. from maximum permitted 42-sq. ft. free-standing sign area; (c) waive 35.79 sq. ft. from maximum permitted 21-sq. ft. electronic message center area; and (d) waive 0.65 from maximum 1.78 electronic message center aspect ratio.
Metro Detroit Signs, Petitioner
Holiday Food Center, Inc., Owner

F. Adjournment