

ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

Tuesday, August 13, 2019
7:00 p.m.

AGENDA

A. Call to Order

B. Approval of Minutes for July 9, 2019

C. Public Comment on Non-Agenda Items

D. Other Business

1. **SV 19-08-10 – Sign Variance** request to install wall signs and menu boards while maintaining nonconforming freestanding sign with electronic message center for fast-foot / drive-through restaurant (McDonald's) at **3300 Rochester Rd.** (parcel no. 25-03-379-014) with following variances:

- (a) Allow two wall signs on west front façade;
- (b) Allow two wall signs on south side façade;
- (c) Allow wall sign projecting three feet from building wall on south side façade;
- (d) Allow four menu boards for one drive-through window;
- (e) Waive 5 1/8 inches from maximum permitted six-foot menu board height;
- (f) Allow electronic message centers to cover 100% of menu board area with aspect ratios greater than 16-to-9;
- (g) Waive nine feet from maximum permitted 16-foot freestanding sign height;
- (h) Waive 95.92 square feet from maximum permitted 42-square foot freestanding sign area; and
- (i) Waive 2.34 square feet from maximum permitted 21-square foot electronic message center area for freestanding sign.

Allied Signs, Inc., Petitioner & Contractor
McDonald's Real Estate Co., Owner

2. **SV 19-08-11 – Sign Variance** request to install roof signs for automobile dealership (Victory Motors) at **517 N. Main St.** (parcel no. 25-16-483-037) with variance to allow installation of prohibited sign type (roof signs) on east front and south side façade elevations.

Phillips Sign & Lighting, Inc., Petitioner & Contractor
SEA Development, LLC, Owner

3. **Proposed Zoning Ordinance Text Amendments:**

- a. **Permeable Pavement for Parking Lots & Driveways.**
- b. **Lot Size, Density, & Off-Street Parking for Multiple-Family Dwellings.**
- c. **Marihuana Establishments & Medical Marihuana Facilities.**

4. **Administrative Site Plan Approvals**

F. Adjournment

Present

Ann Bueche
Sharlan Douglas, City Commissioner
Michael Fournier, Mayor
Anne Vaara, Chairperson

Absent

Dan Godek, Vice-Chairperson
Eric Klooster
Gary Quesada

Staff

Tim Thwing, Director of Community Development
David Gillam, Interim City Manager / City Attorney
Doug Hedges, City Planner

A. Call to Order

Chairperson Vaara called the August 13, 2019 regular meeting of the Royal Oak Planning Commission to order at 7:00 p.m.

B. Approval of Minutes for July 9, 2019

Moved by Commissioner Douglas
Supported by Mayor Fournier

To approve the minutes of the July 9, 2019 regular meeting of the Royal Oak Planning Commission as presented.

Motion adopted unanimously.

C. Public Comment on Non-Agenda Items

Chairperson Vaara invited members of the audience to comment on any issues that were not part of the meeting's agenda. As no members of the audience came forward Chairperson Vaara closed the public comment portion of the agenda.

D. Other Business

1. **SV 19-08-10 – Sign Variance** request to install wall signs and menu boards while maintaining nonconforming freestanding sign with electronic message center for fast-foot / drive-through restaurant (McDonald's) at **3300 Rochester Rd.** (parcel no. 25-03-379-014) with following variances:

- (a) Allow two wall signs on west front façade;
- (b) Allow two wall signs on south side façade;
- (c) Allow wall sign projecting three feet from building wall on south side façade;
- (d) Allow four menu boards for one drive-through window;
- (e) Waive 5 1/8 inches from maximum permitted six-foot menu board height;
- (f) Allow electronic message centers to cover 100% of menu board area with aspect ratios greater than 16-to-9;
- (g) Waive nine feet from maximum permitted 16-foot freestanding sign height;
- (h) Waive 95.92 square feet from maximum permitted 42-square foot freestanding sign area; and
- (i) Waive 2.34 square feet from maximum permitted 21-square foot electronic message center area for freestanding sign.

Allied Signs, Inc., Petitioner & Contractor
McDonald's Real Estate Co., Owner

Moved by Commissioner Douglas
Supported by Ms. Bueche

To grant the following variances to install wall signs and menu boards for **SV 19-08-10**, a **sign variance** request for a fast-foot and drive-through restaurant (McDonald's) at **3300 Rochester Road** (parcel no. 25-03-379-014):

- a. Allow two wall signs on the west front façade;
- b. Allow two wall signs on the south side façade;
- c. Allow a wall sign projecting three feet from the building wall on the south side façade;
- d. Allow four menu boards for one drive-through window;
- e. Waive 5 1/8 inches from the maximum permitted six-foot menu board height;
- f. Allow electronic message centers to cover 100% of menu board areas with aspect ratios greater than 16-to-9; and

To deny the following variances to maintain a nonconforming freestanding sign with an electronic message center for **SV 19-08-10**, a **sign variance** request for a fast-foot and drive-through restaurant (McDonald's) at **3300 Rochester Road** (parcel no. 25-03-379-014):

- g. Waive nine feet from the maximum permitted 16-foot freestanding sign height;
- h. Waive 95.92 square feet from the maximum permitted 42-square foot freestanding sign area; and
- i. Waive 2.34 square feet from the maximum permitted 21-square foot electronic message center area for a freestanding sign.

Motion adopted unanimously.

2. **SV 19-08-11 – Sign Variance** request to install roof signs for automobile dealership (Victory Motors) at **517 N. Main St.** (parcel no. 25-16-483-037) with variance to allow installation of prohibited sign type (roof signs) on east front and south side façade elevations.

Phillips Sign & Lighting, Inc., Petitioner & Contractor
SEA Development, LLC, Owner

Moved by Commissioner Douglas

Supported by Mayor Fournier

To grant SV 19-08-11, a **sign variance** request to install roof signs for an automobile dealership (Victory Motors) at **517 North Main Street** (parcel no. 25-16-483-037) with a variance to allow installation of a prohibited sign type (roof signs) on the east front and south side façade elevations.

Motion adopted unanimously.

3. **Proposed Zoning Ordinance Text Amendments:**

- a. **Permeable Pavement for Parking Lots and Driveways.**

Moved by Mayor Fournier

Supported by Commissioner Douglas

To schedule a public hearing for the **September 10, 2019** regular planning commission meeting on **zoning ordinance text amendments** to allow permeable and pervious pavement for parking lots and driveways (Article II Definitions; Rules Applying to Text [§ 770-8 Definitions]; Article IX Off-Street Parking & Loading [§ 770-105 General Provisions; § 770-109 Off-Street Parking Lot Design and Construction]).

Motion adopted unanimously.

- b. **Lot Size, Density, & Off-Street Parking for Multiple-Family Dwellings.**

The planning commission reviewed a report from staff on lot sizes, densities, and off-street parking for properties with multiple-family dwellings including recommendations on possible zoning ordinance text

amendments. Staff was directed to prepare specific language for the text amendments for review by the planning commission at an upcoming meeting. No further action was taken.

c. Marihuana Establishments and Medical Marihuana Facilities.

The planning commission reviewed a report from staff on possible zoning ordinance text amendments to allow marihuana establishments and medical marihuana facilities. Staff was directed to place the text amendments on the next meeting agenda for more review and discussion by the planning commission before a public hearing is scheduled. No further action was taken.

4. Administrative Site Plan Approvals

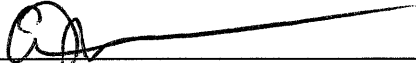
A list of building permit applications and site plans administratively approved by the planning division from April 1, 2019 through June 27, 2019 was presented. No further action was taken.

E. Adjournment

Moved by Commissioner Douglas
Supported by Mayor Fournier

To **adjourn** the August 13, 2019 regular meeting of the Royal Oak Planning Commission at 9:00 p.m.

Motion adopted unanimously.



Anne Vaara
Chairperson, Planning Commission



Timothy E. Thwing
Director of Community Development