

AGENDA

**PLANNING COMMISSION  
CITY OF ROYAL OAK**

**Tuesday, January 14, 2020  
7:00 p.m.**

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

As a reminder, if you have not already done so, please turn your mobile devices off or set them to silent mode for the duration of the meeting. This will allow the meeting to proceed without distractions or interruptions. Thank you for your cooperation.

**A. Call to Order**

**B. [Approval of Minutes for December 10, 2019](#)**

**C. Public Comment on Non-Agenda Items**

**D. New Business**

1. [SP 20-01-01 – Site Plan](#) to expand metal fabrication plant (Flex-N-Gate) at **4336 Coolidge Hwy.** (parcel no. 25-05-153-020)  
Flex-N-Gate Royal Oak, LLC, Petitioner & Owner  
Delta Industrial, Engineer

**E. Other Business**

1. [SV 20-01-01 – Sign Variance](#) request to replace fuel canopy signs and other signs while maintaining nonconforming wall and window signs for automobile filling station and convenience store (Sunoco) at **4738 Rochester Rd.** (parcel no. 25-03-201-001) with following variances:
  - a. Waive 11.69 sq. ft. from maximum permitted 8-sq. ft. fuel canopy sign area on north and south fascia of west fuel pump canopy;
  - b. Waive 72.75 sq. ft. from maximum permitted 8-sq. ft. fuel canopy sign area on east and west fascia of west fuel pump canopy;
  - c. Waive 72.75 sq. ft. from maximum permitted 8-sq. ft. fuel canopy sign area on north and south fascia of north fuel pump canopy;
  - d. Waive 11.69 sq. ft. from maximum permitted 8-sq. ft. fuel canopy sign area on east and west fascia of north fuel pump canopy;
  - e. Allow 12.16 sq. ft. of commercial branding at each fuel pump;
  - f. Allow two existing wall signs (15 sq. ft. and 4.67 sq. ft.) to remain on west front façade; and
  - g. Allow existing window signs to remain covering 100% of ten window panels on west front façade (204.25 sq. ft.) and four window panels on north side façade (99.22 sq. ft.).Aver Sign Co., Petitioner & Contractor  
Rochester Road Investment Group, LLC, Owner

2. [Preliminary Review of Potential Zoning Ordinance Text Amendments on Lot Size, Density, Off-Street Parking, & Other Standards for Multiple-Family Dwellings](#)

3. **Rescheduling of March 10, 2020 Regular Meeting**

4. [2019 Annual Report](#)

5. [Administrative Site Plan Approvals](#)

**F. Adjournment**