

AGENDA

**PLANNING COMMISSION
CITY OF ROYAL OAK**

**Tuesday, February 11, 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 January 14, 2020](#)

C. Public Comment on Non-Agenda Items

D. New Business

1. [SP 20-02-02 – Site Plan](#) to construct seven-story 96-ft. business school (Baker College) on site of funeral home (Kinsey-Garrett Funeral Home) at **420 S. Lafayette Ave.** (parcel no. 25-21-235-014)
Carson Equities, LLC, Petitioner
Edge Design Associates, Architect
Kinsey-Garrett Funeral Home, Inc., Owner

E. Other Business

1. [SV 20-02-02 – Sign Variance](#) request to install wall signs, freestanding sign, menu boards, and other signs for drive-through fast-food restaurant (Smoothie King) at **3135 W. 13 Mile Rd.** (parcel no. 25-08-101-004) with following variances:
 - a. Allow 3 wall signs on west front façade;
 - b. Allow 2 wall signs on north side façade;
 - c. Waive 24 in. from maximum permitted 12-in. projection from building wall for wall sign on west front façade;
 - d. Allow prohibited sign type (roof signs);
 - e. Allow 2 drive-through menu boards;
 - f. Waive 2 ft. from maximum permitted 6-ft. menu board height;
 - g. Waive 0.68 ft. from maximum permitted 6-ft. menu board height;
 - h. Waive 21.32 sq. ft. from maximum permitted 20-sq. ft. menu board area; and
 - i. Waive 0.22 sq. ft. from maximum permitted 42-sq. ft. freestanding sign area.Signs by Crannie, Inc., Petitioner & Contractor
Landmark Commercial Real Estate Services, LLC, Owner

2. [Preliminary Review of Capital Improvement Program for 2020-21 Fiscal Year](#)

3. Election of Officers

F. Adjournment