

**The regular meeting of the Royal Oak Planning Commission scheduled for Wednesday, March 18, 2020, has been cancelled.**

The agenda items and links listed below will remain posted to the city's website for information purposes only.

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**A. Call to Order**

**B. [Approval of Minutes for February 11, 2020](#)**

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

**D. New Business**

1. [Public Hearing – Capital Improvements Program for 2020-21 Fiscal Year](#)
2. [Public Hearing – RZ 20-03-01 – Rezoning from General Industrial to Mixed Use 1](#) of **322 to 332 E. Lincoln Ave.** (parcel no. 25-22-302-032), **309 E. Hudson Ave.** (parcel no. 25-22-302-007), **414 E. Hudson Ave.** (parcel no. 25-22-304-014), **424 E. Hudson Ave.** (parcel no. 25-22-304-004), **404 E. Harrison Ave.** (parcel no. 25-22-377-025), **408 E. Harrison Ave.** (parcel no. 25-22-377-032), **416 E. Harrison Ave.** (parcel no. 25-22-377-004), **420 E. Harrison Ave.** (parcel no. 25-22-377-005), and **424 E. Harrison Ave.** (parcel no. 25-22-377-006), and from **General Industrial** and **One-Family Residential** to **Mixed Use 1** of **313 to 409 E. Hudson Ave.** (parcel no. 25-22-302-035)  
City of Royal Oak, Petitioner
3. [Public Hearing – Conditional Rezoning from Neighborhood Business to Mixed Use 2 & Site Plan \(SP 20-03-03\)](#) to construct eight multiple-family dwelling units in three four-story buildings (Pella-Dar Townhomes) at **1006 E. 11 Mile Rd.** (parcel no. 25-22-201-011)  
Moiseev / Gordon Associates, Inc., Petitioner & Architect  
Nowak & Fruas Engineers, PLLC, Engineer  
VIX Management Flats, LLC, Owner
4. [Public Hearing – Special Land Use & Site Plan \(SP 20-03-04\)](#) to construct 2,808-sq. ft. regulation building and other equipment for natural gas utility (Consumers Energy) at **4600 Coolidge Hwy.** (parcel no. 25-05-103-001)  
ROWE Professional Services Co., Petitioner & Engineer  
Consumers Energy, Owner
5. [SP 20-03-05 – Site Plan](#) to convert veterinary hospital into physical therapy office (Team Rehabilitation) at **32934 Woodward Ave.** (parcel nos. 25-06-126-005 & 25-06-126-021)  
RO Investments, LLC, Petitioner & Owner  
Stonefield Engineering & Design, LLC, Engineer
6. [SP 19-10-20 – Revised Site Plan](#) to expand existing one-story commercial building with second-story addition for dwelling unit that maintains encroachment into adjacent right-of-way at **915 S. Washington Ave.** (parcel no. 25-21-428-005)  
Chester Stempien Associates, Petitioner & Architect  
915 S. Washington, LLC, Owner

**E. Other Business**

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

**F. Adjournment**