

NOTICE OF JOINT MEETING
PLANNING COMMISSION & ZONING BOARD OF APPEALS

The Royal Oak Planning Commission and Zoning Board of Appeals will hold a joint meeting on **Wednesday, September 30, 2020 at 6:00 p.m.**

On March 10, 2020, Governor Whitmer issued Executive Order 2020-04, which declared a state-wide state of emergency due to the spread of the novel coronavirus (COVID-19). To mitigate the spread of COVID-19, to protect the public health, and provide essential protections to vulnerable Michiganders, it is crucial that all Michiganders take steps to limit in-person contact including social distancing and limiting the number of people interacting at public gatherings. Therefore, this meeting will be held electronically, in compliance with the Open Meetings Act and Executive Order 2020-154 as issued by Governor Whitmer on July 17, 2020.

Members of the public may watch the meeting in either of the following ways: on WROK, the city's municipal access cable channel (Wide Open West channel 10 or Comcast / Xfinity channel 17); or at WROK's live web stream <https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>.

Members of the public may participate in the meeting electronically by providing public comment on any planning or zoning matter, whether on the agenda or not. To participate in public comment please call **(248) 246-3411** between the hours of **12:00 p.m. and 3:00 p.m.** on **Wednesday, September 30, 2020**, and leave a recorded comment. Please give your name and the subject on which you are commenting. The chairpersons will open the public comment portion of the meeting on non-agenda items and your recorded message will be played as part of the meeting broadcast. Public comments will be limited to three (3) minutes per person. If you exceed the three-minute limit only the first three minutes will be played for meeting broadcast. If you call multiple times only your first comment will be played.

Members of the public may also contact staff to provide input or ask questions about the meeting via e-mail at <https://www.romi.gov/formcenter/Planning-20/Contact-Us-Planning-118> no later than **Wednesday, September 30, 2020, at 3:00 p.m.** When sending an e-mail message, please list within the subject line of the message the subject on which you are commenting.

Anyone wishing to participate in the meeting who needs special assistance under the Americans with Disabilities Act (ADA) is asked to contact Carol Schwanger, City Manager's Executive Assistant, at (248) 246-3203 by **Tuesday, September 29, 2020, at 4:30 p.m.** so that appropriate arrangements can be made.

AGENDA

PLANNING COMMISSION & ZONING BOARD OF APPEALS

CITY OF ROYAL OAK

Wednesday, September 30, 2020

6:00 p.m.

Royal Oak City Hall
203 S. Troy St.

Royal Oak, MI 48067

Broadcasting from City Commission Room

<https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>

WROK Comcast/Xfinity Channel 17 and WOW Channel 10

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

A. Call to Order

B. Roll Call

C. Public Comment on Non-Agenda Items

D. Discussion Topics

1. Lot Size, Density, Off-Street Parking, & Other Standards for Multiple-Family Dwellings

- a. [Staff Report from August 13, 2019 Planning Commission Meeting.](#)
- b. [Staff Report from January 14, 2020 Planning Commission Meeting.](#)
- c. [Staff Report from March 18, 2020 Planning Commission Meeting \(cancelled\).](#)

2. Standards for One-Family Large-Lot Residential Zoning District

- a. [Maximum Permitted Floor Area \[§ 770-35 D \(9\)\].](#)
- b. [Maximum Permitted Accessory Lot Coverage \[§ 770-22 A \(5\)\].](#)

3. Driveway Widths

- a. [Minimum Required Driveway Widths \[§ 770-105 F \(1\)\(c\)\]](#)

4. Off-Street Parking Standards on Woodward Ave.

- a. [Table of Off-Street Parking Requirements \[§ 770-107\].](#)

5. Standards for Adult-Oriented Businesses – Massage Establishments, Tattoo Parlors, etc.

- a. [Definitions \[§ 770-8; § 447-2\].](#)
- b. [Required Standards \[§ 770-76 A \(3\) & \(5\), C \(3\); Chapter 447\].](#)

6. Variance Application Requirements

- a. [Criteria for Undue Hardship & Practical Difficulty – Require Petitioners to Respond in Writing \[§ 770-124 E \(1\) & \(2\)\].](#)

7. Standards for Accessory Building Roofs

- a. [Accessory Buildings \[§ 770-22 A \(12\)\].](#)

8. Maximum Permitted Fence Heights

- a. [Side Yards & Corner Lots \[§ 323-3\]](#).

E. Other Business

F. Adjournment