

ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

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

AGENDA

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. **Senior Services / Aging in Place Task Force**

5. **2019 Annual Report**

6. **Administrative Site Plan Approvals**

F. Adjournment

Present

Ann Bueche
Sharlan Douglas, City Commissioner
Michael Fournier, Mayor
Woody Gontina
Gary Quesada
Anne Vaara, Chairperson

Absent

Eric Klooster

Staff

Tim Thwing, Director of Community Development
Mark Liss, Assistant City Attorney
Doug Hedges, City Planner

A. Call to Order

Chairperson Vaara called the January 14, 2020 regular meeting of the Royal Oak Planning Commission to order at 7:00 p.m.

B. Approval of Minutes for December 10, 2019

Moved by Ms. Bueche
Supported by Commissioner Douglas

To approve the minutes of the December 10, 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. 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

Moved by Commissioner Douglas
Supported by Mr. Quesada

To approve SP 20-01-01, a site plan to expand a metal fabrication plant (Flex-N-Gate) at **4336 Coolidge Highway** (parcel no. 25-05-153-020), with the following **contingencies**:

- a. No changes shall be made to the placement or operation of the outdoor storage area. Compliance with previously approved special land use permits and site plans shall be maintained including all required contingencies (SP 11-05-05, SP 03-01-02, SP 99-02-04).
- b. The petitioner shall submit a revised landscaping plan to the planning division that includes landscaping within the interior of the off-street parking lot south of the outside storage area in

accordance with § 770-90 E (1) of the zoning ordinance. Plant materials currently in distress within the existing berms along Normandy Road and Coolidge Highway shall be identified on the landscaping plan and replaced.

- c. Details and/or cross sections of fences shall be added to the site plan or landscape plan. All fencing shall comply with the fence ordinance (Chapter 323).
- d. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer, including, but not limited to, reconfiguration of the driveway from Coolidge Highway to the visitor parking lot.
- e. All exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.
- f. All signage shall comply with the sign ordinance (Chapter 607) or receive the necessary variances from the planning commission.
- g. A performance bond shall be posted in an amount to be determined by the building official.
- h. The site plan shall meet all other code and ordinance requirements, as determined by the building official and city engineer, including, but not limited to, the state building code and the city's stormwater detention ordinance (Chapter 644), prior to issuance of any building or right-of-way permits.

Motion adopted unanimously.

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;
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 - 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

Moved by Mr. Quesada
Supported by Mr. Gontina

To grant the following variances to replace fuel canopy signs and other signs while maintaining nonconforming wall signs for **SV 20-01-01**, a **sign variance** request for an automobile filling station and convenience store (Sunoco) at **4738 Rochester Road** (parcel no. 25-03-201-001):

- a. Waive 11.69 square feet from the maximum permitted eight-square foot fuel canopy sign area on the north and south fascia of the west fuel pump canopy;
- b. Waive 72.75 square feet from the maximum permitted eight-square foot fuel canopy sign area on the east and west fascia of the west fuel pump canopy;
- c. Waive 72.75 square feet from the maximum permitted eight-square foot fuel canopy sign area on the north and south fascia of the north fuel pump canopy;
- d. Waive 11.69 square feet from the maximum permitted eight-square foot fuel canopy sign area on the east and west fascia of the north fuel pump canopy;
- e. Allow 12.16 square feet of commercial branding at each fuel pump;
- f. Allow two existing wall signs (15 square feet and 4.67 square feet) to remain on the west front façade; and

To deny the following variance to maintain nonconforming window signs for **SV 20-01-01**, a **sign variance** request for an automobile filling station and convenience store (Sunoco) at **4738 Rochester Road** (parcel no. 25-03-201-001):

- g. Allow existing window signs to remain covering 100% of ten window panels on west front façade (204.25 square feet) and four window panels on north side façade (99.22 square feet).

Motion adopted unanimously.

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

The planning commission reviewed a report from staff on possible zoning ordinance text amendments for the following issues:

- (a) reducing minimum required lot sizes for two-family and multiple-family dwellings;
- (b) modifying required setbacks for multiple-family dwellings;
- (c) allowing multiple-family dwellings as a permitted use in “mixed use 1” zoning;
- (d) maintaining minimum required lot sizes while eliminating density bonuses for multiple-family dwellings in “mixed use 1” zoning;
- (e) eliminating minimum required lot sizes and density bonuses for multiple-family dwellings in “mixed use 2” zoning;
- (f) increasing maximum permitted building heights in multiple-family, mixed-use, and non-residential zoning;
- (g) eliminating greater required setbacks for additional building height in mixed-use zoning;
- (h) defining residential zones or zoning districts;
- (i) revising required setbacks in non-residential zoning to be consistent in each district;
- (j) eliminating separate setbacks for residential uses in mixed-use zoning;
- (k) requiring design features such as green infrastructure, sustainable building techniques, or affordable housing for multiple-family projects in mixed-use or commercial zoning with densities greater than what is allowed in multiple-family residential zoning;
- (l) allowing more multiple-family dwellings as permitted uses in commercial zoning;
- (m) moving requirements for ground-level street frontage to be a use other than parking into the general building design standards;
- (n) updating design standards for multiple-family dwellings;
- (o) reducing minimum required parking for multiple-family dwellings;
- (p) specifying that cantilevers are included within the definition of building area;
- (q) revising standards for minimum required floor area for dwellings; and
- (r) revising standards for side yard setbacks on corner lots and reducing minimum required corner lot widths in residential zoning.

Issues discussed by the commission included: allowing multiple-family dwellings in more zoning districts; having less specific design features for higher densities in mixed-use and commercial zoning and expanding the list of possible features; providing illustrations for revised setbacks; pedestrian and

bicycle infrastructure; transit-oriented development; increased building heights; upper-level porches; and front-loaded garages for multiple-family dwellings. Staff was directed to place the draft text amendments on the next meeting agenda for more review and discussion by the planning commission. No further action was taken.

3. Rescheduling of March 10, 2020 Regular Meeting

Moved by Commissioner Douglas
Supported by Mayor Fournier

To reschedule the March 10, 2020 regular meeting of the Royal Oak Planning Commission to Wednesday , March 18, 2020, at 7:00 p.m.

Motion adopted unanimously.

4. Senior Services / Aging in Place Task Force

The planning commission reviewed a report from City Attorney and Interim City Manager David Gillam requesting that two members of the commission participate in upcoming work group sessions with the city's senior services / aging in place task force to develop a multiple-year action plan to improve and enhance to quality of life for senior residents. No further action was taken.

5. 2019 Annual Report

The planning commission's annual report for 2019 was presented. Commissioner Douglas requested that staff arrange a joint meeting or work session with the zoning board of appeals be scheduled when at least three members from each body can attend. No further action was taken.

6. Administrative Site Plan Approvals

A list of building permit applications and site plans administratively approved by the planning division from October 1, 2019 through December 30, 2019 was presented. No further action was taken.

F. Adjournment

Chairperson Vaara adjourned the January 14, 2020 regular meeting of the Royal Oak Planning Commission at 8:30 p.m.



Anne Vaara
Chairperson, Planning Commission



Timothy E. Thwing
Director of Community Development