

ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

Tuesday, July 9, 2019
7:00 p.m.

AGENDA

A. Call to Order

B. Approval of Minutes for June 11, 2019

C. Public Comment on Non-Agenda Items

D. New Business

- 1. Public Hearing – Special Land Use & Site Plan (SP 19-07-15)** to permit microblading as part of personal service salon (Selfish) at **28978 Woodward Ave.** (parcel no. 25-17-206-017)
S. Carruthers, Petitioner
PTS Development, LLC, Owner
- 2. SP 19-07-16 – Site Plan** to construct four-story 18-unit multiple-family building at **127 to 207 W. Parent Ave.** (parcel nos. 25-21-435-008 to 25-21-435-010)
Parent Avenue Properties, LLC, Petitioner & Owner
Marusich Architecture, Architect
- 3. SP 19-07-17 – Site Plan** to construct three-story mixed-use building with ground-level commercial units and 24 upper-level multiple-family dwelling units at **4710 Rochester Rd.** (parcel no. 25-03-201-023)
Woodgal, LLC, Petitioner & Owner
Marusich Architecture, Architect

E. Other Business

- 1. SV 19-07-08 – Sign Variance** request to install wall signs for professional office building (HRPRO / BENEPRO) at **1025 N. Campbell Rd.** (parcel no. 25-15-281-026) with variance to allow two wall signs on east front façade elevation.
Ideation Orange, Petitioner & Contractor
1025 Campbell JV, LLC, Owner
- 2. SV 19-07-09 – Sign Variance** request to install roof signs for automobile dealership (Victory Motors) at **517 N. Main St.** (parcel no. 25-16-483-037) with variance to allow installation of prohibited sign type (roof signs) on east front and south side façade elevations.
Phillips Sign & Lighting, Inc., Petitioner & Contractor
SEA Development, LLC, Owner

F. Adjournment

Present

Michael Fournier, Mayor
Dan Godek, Vice-Chairperson
Eric Klooster
Gary Quesada
Anne Vaara, Chairperson

Absent

Ann Bueche
Sharlan Douglas, City Commissioner

Staff

Tim Thwing, Director of Community Development
David Gillam, City Attorney

A. Call to Order

Chairperson Vaara called the July 9, 2019 regular meeting of the Royal Oak Planning Commission to order at 7:00 p.m.

B. Approval of Minutes for June 11, 2019

Moved by Mr. Godek
Supported by Mr. Klooster

To approve the minutes of the June 11, 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. **Public Hearing – Special Land Use & Site Plan (SP 19-07-15)** to permit microblading as part of personal service salon (Selfish) at **28978 Woodward Ave.** (parcel no. 25-17-206-017)
S. Carruthers, Petitioner
PTS Development, LLC, Owner

Moved by Mr. Quesada
Supported by Mr. Godek

To approve a special land use permit to allow microblading but no other tattooing or body art services as part of a personal service salon (Selfish) at **28978 Woodward Avenue** (parcel no. 25-17-206-017), with permission to seek variances from the zoning board of appeals for the minimum required setback from institutional uses.

Motion adopted unanimously.

Moved by Mr. Godek
Supported by Mr. Quesada

To approve SP 19-07-15, a site plan to allow microblading but no other tattooing or body art services as part of a personal service salon (Selfish) at **28978 Woodward Avenue** (parcel no. 25-17-206-017), with the following **contingencies**:

- a. The zoning board of appeals shall grant all necessary variances, i.e., the minimum required setback from institutional uses, etc.
- b. The petitioner shall maintain compliance with the operational standards required in § 770-76 C of the zoning ordinance.

- c. Any exterior waste receptacles shall be screened in accordance with § 770-90 I of the zoning ordinance.
- d. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- e. All exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances.
- 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, including, but not limited to, the state building code, prior to issuance of any building permits.

Motion adopted unanimously.

- 2. SP 19-07-16 – Site Plan** to construct four-story 18-unit multiple-family building at **127 to 207 W. Parent Ave.** (parcel nos. 25-21-435-008 to 25-21-435-010)
Parent Avenue Properties, LLC, Petitioner & Owner
Marusich Architecture, Architect

Mr. Quesada announced he would abstain from this case and left the meeting.

Moved by Mayor Fournier
Supported by Mr. Klooster

To approve SP 19-07-16, a site plan to construct a four-story, 18-unit multiple-family building at **127 to 207 West Parent Avenue** (parcel nos. 25-21-435-008 to 25-21-435-010), with the following contingencies:

- a. The zoning board of appeals shall grant all necessary variances, i.e., the minimum required lot area per number of dwelling units, maximum permitted building height, etc.
- b. All three properties shall be combined into a single parcel.
- c. No south rear yard setback from the east/west public alley shall be required for the ground level as depicted on the site plan.
- d. No triangular setbacks for corner vision clearance shall be required along the east/west public alley as depicted on the site plan.
- e. Access to the off-street parking spaces from the west side façade elevation for emergency services shall be provided in accordance with the specifications and standards of the fire marshal.
- f. Green roofs shall be installed on both the building and garage.
- g. Green infrastructure or other low-impact development techniques shall be utilized to ensure there is no greater impact on stormwater runoff than is caused by existing structures and hard-surfaced areas at each property.
- h. At least 18 replacement trees shall be provided for the nine mature trees that will be removed in accordance with § 770-90 K (4) of the zoning ordinance.
- i. 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, the following:

repaving of both public alleys; planting of street trees; and replacement of the sidewalk along West Parent Avenue.

- j. All exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances.
- k. All signage shall comply with the sign ordinance (chapter 607) or receive the necessary variances from the planning commission.
- l. A performance bond shall be posted in an amount to be determined by the building official.
- m. The site plan shall meet all other code and ordinance requirements, as determined by the building official, fire marshal, and city engineer, including, but not limited to, the state building code, the city's fire prevention ordinance (chapter 340), and the city's stormwater detention ordinance (chapter 644), prior to issuance of any building or right-of-way permits.

Motion adopted 3 to 1.

Yes: Mayor Fournier, Mr. Klooster, Ms. Vaara

No: Mr. Godek

Mr. Quesada returned to the meeting.

- 3. **SP 19-07-17 – Site Plan** to construct three-story mixed-use building with ground-level commercial units and 24 upper-level multiple-family dwelling units at **4710 Rochester Rd.** (parcel no. 25-03-201-023)
Woodgal, LLC, Petitioner & Owner
Marusich Architecture, Architect

Moved by Mayor Fournier

Supported by Mr. Quesada

To approve SP 19-07-17, a **site plan** to construct a three-story mixed-use building with ground-level commercial units and 24 upper-level multiple-family dwelling units at **4710 Rochester Road** (parcel no. 25-03-201-023), with the following **contingencies**:

- a. A building height of 41 feet 6 inches to the roofline shall be permitted in accordance with § 770-46 D (2)(a) through (d) of the zoning ordinance.
- b. At least 20 replacement trees shall be provided for the 10 mature trees that will be removed in accordance with § 770-90 K (4) of the zoning ordinance.
- c. Screening shall be provided along the east rear lot line, Rochester Road, and Genesee Drive as depicted on the site plan and landscape plan in accordance with § 770-90 D and E (2) of the zoning ordinance.
- d. Prior to applying for building or right-of-way permits, the site plan shall be revised to include the following:
 - (1) The proposed use of the ground-level commercial units (retail, medical office, etc.) shall be labeled on sheets ST-1 and A-1 and correctly specified on all other applicable sheets.
 - (2) The gross floor area for the ground-level commercial units shall be corrected in the site information table on the cover sheet.
 - (3) Existing trees that will remain along the east rear lot line shall be identified on sheet A-1.
 - (4) The labels "existing green belt" shall be removed from the Rochester Road curb lawn on sheet ST-1.
 - (5) The correct minimum east rear yard setback of 25 feet required under § 770-46 D (3)(a)[2] of the zoning ordinance shall be specified on sheets ST-1 and A-4.

- e. Additional curb cuts, bioswales, or other appropriate green infrastructure techniques shall be installed where possible with the approval of community development staff.
- f. 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, the following: installation of a stormwater detention system; replacement, narrowing, and reconfiguration of driveway approaches; and planting of street trees in the Rochester Road and Genesee Drive rights-of-way.
- g. 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.
- h. All signage shall comply with the sign ordinance (chapter 607) or receive the necessary variances from the planning commission.
- i. A performance bond shall be posted in an amount to be determined by the building official.
- j. The site plan shall meet all other code and ordinance requirements, as determined by the building official, fire marshal, and city engineer, including, but not limited to, the state building code, the city's fire prevention ordinance (chapter 340), and the city's stormwater detention ordinance (chapter 644), prior to issuance of any building or right-of-way permits.

Motion adopted 4 to 1.

Yes: Mayor Fournier, Mr. Godek, Mr. Quesada, Ms. Vaara

No: Mr. Klooster

E. Other Business

1. **SV 19-07-08 – Sign Variance** request to install wall signs for professional office building (HRPRO / BENEPRO) at **1025 N. Campbell Rd.** (parcel no. 25-15-281-026) with variance to allow two wall signs on east front façade elevation.

Ideation Orange, Petitioner & Contractor
1025 Campbell JV, LLC, Owner

Moved by Mr. Quesada

Supported by Mr. Godek

To grant SV 19-07-08, a sign variance request to install wall signs for a professional office building (HRPRO / BENEPRO) at **1025 North Campbell Road** (parcel no. 25-15-281-026) with a variance to allow two wall signs on the east front façade elevation, provided a dimmer switch is installed to control illumination levels for both signs.

Motion adopted unanimously.

2. **SV 19-07-09 – Sign Variance** request to install roof signs for automobile dealership (Victory Motors) at **517 N. Main St.** (parcel no. 25-16-483-037) with variance to allow installation of prohibited sign type (roof signs) on east front and south side façade elevations.

Phillips Sign & Lighting, Inc., Petitioner & Contractor
SEA Development, LLC, Owner

Mr. Thwing informed the planning commission that the petitioner for this case withdrew their sign variance application prior to the meeting. No further action was taken.

F. Adjournment

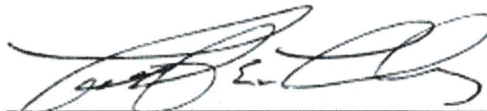
Moved by Mr. Godek
Supported by Mr. Quesada

To **adjourn** the July 9, 2019 regular meeting of the Royal Oak Planning Commission at 8:20 p.m.

Motion adopted unanimously.



Anne Vaara
Chairperson, Planning Commission



Timothy E. Thwing
Director of Community Development