

**ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN**

**Tuesday, January 14, 2025
7:00 p.m.**

AGENDA

- 1. Call to Order.**
- 2. Approval of Minutes for December 10, 2024.**
- 3. Public Comment.**
- 4. New Business.**
 - a. Public Hearing – Special Land Use Permit and Site Plan (SP 25-01-03) at 211 E. Lincoln Ave.** (parcel nos. 25-22-158-007 and 25-22-158-010) and **204 to 220 E. 7th St.** (parcel nos. 25-22-158-005 and 25-22-158-006).
Construction of five-story building with 209 multiple-family dwellings on site of fire suppression system manufacturer (W. Crook Fire Protection).
Petitioner: Champion Development Group / Architect: Krieger Klatt Architects / Attorney: Plunkett Cooney / Owner: Crook Holdings.
 - b. Public Hearing – Special Land Use Permit and Site Plan (SP 25-01-04) at 917 N. Main St.** (parcel nos. 25-16-427-033 and 25-16-427-034).
Construction of addition to bar/lounge and demolition of attached dwelling.
Petitioner & Architect: Stucky-Vitale Architects / Owner: Crispelli's Real Estate Holdings.
 - c. Resolution to Accept Draft "Master Plan 2050" as Proposed Master Plan and Forward to City Commission for Review and Comment.**
- 5. Other Business.**
 - a. Sign Variance (SV 25-01-01) at 26676 Woodward Ave.** (parcel no. 25-21-128-003).
Allow prohibited sign (monument sign potentially obstructing vision of drivers).
Petitioner & Contractor: Metro Signs & Lighting / Owner: Kelly Capital Group
 - b. Non-Action Items.**
- 6. Adjournment.**

Present

Brian Cooper
Sharlan Douglas, City Commissioner
Jim Ellison
Clyde Esbri
Michael Fournier, Mayor
Woody Gontina, Vice-Chairperson
Gary Quesada, Chairperson

Absent

None

Staff

Joshua Marcum, Assistant City Attorney
Joseph Murphy, Director of Planning
Tim Thwing, Director of Community Development

Consultants

Matthew Lambert, DPZ Co-Design (by remote video connection)

1. Call to Order.

Chairperson Quesada called the January 14, 2025, regular meeting of the Royal Oak Planning Commission to order at 7:00 p.m.

2. Approval of Minutes for December 10, 2024.

Moved by Mr. Gontina

Seconded by Mr. Cooper

To approve the minutes of the December 10, 2024, regular meeting of the Royal Oak Planning Commission as presented.

Motion adopted unanimously.

3. Public Comment.

Chairperson Quesada invited members of the audience to comment on any planning related issues. After all interested members of the audience came forward Chairperson Quesada closed the public comment portion of the agenda.

4. Modification of Agenda.

Moved by Mr. Esbri

Seconded by Mr. Gontina

To move other business item 5 (a), a sign variance request (SV 25-01-01) at 26676 Woodward Avenue (parcel no. 25-21-128-003), **to before new business item 4 (c)**, a resolution to accept the draft "Master Plan 2050" as a Proposed Master Plan and forward it to the City Commission for review and comment.

Motion adopted unanimously.

5. New Business.

- a. Public Hearing – Special Land Use Permit and Site Plan (SP 25-01-03) at 211 E. Lincoln Ave.** (parcel nos. 25-22-158-007 and 25-22-158-010) and **204 to 220 E. 7th St.** (parcel nos. 25-22-158-005 and 25-22-158-006).

Construction of five-story building with 209 multiple-family dwellings on site of fire suppression system manufacturer (W. Crook Fire Protection).

Petitioner: Champion Development Group / Architect: Krieger Klatt Architects / Attorney: Plunkett Cooney / Owner: Crook Holdings.

Moved by Mr. Ellison

Seconded by Commissioner Douglas

To approve a special land use permit at 211 East Lincoln Avenue (parcel nos. 25-22-158-007 and 25-22-158-010) and **204 to 220 East 7th Street** (parcel nos. 25-22-158-005 and 25-22-158-006) to construct a five-story building with 209 multiple-family dwellings on the site of a fire suppression system manufacturer (W. Crook Fire Protection).

Motion adopted unanimously.

Moved by Mr. Cooper

Seconded by Mr. Esbri

To approve SP 25-01-01, a site plan at 211 East Lincoln Avenue (parcel nos. 25-22-158-007 and 25-22-158-010) and **204 to 220 East 7th Street** (parcel nos. 25-22-158-005 and 25-22-158-006) to construct a five-story building with 209 multiple-family dwellings on the site of a fire suppression system manufacturer (W. Crook Fire Protection), with the following contingencies:

- 1) Building height, setbacks, build-to lines, height-to-width ratios, and ground level street frontage for off-street parking shall be as depicted on the site plan.
- 2) Landscaping and screening shall be as depicted on the site plan.
- 3) Driveway locations shall be as depicted on the site plan. A traffic control gate or arm shall be installed for the one-way driveway to and from East 7th Street at the northwest corner of the site.
- 4) Ventilation for the waste storage room shall be directed to the roof of the building.
- 5) All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- 6) 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.
- 7) All signage shall comply with the Sign Ordinance (Chapter 607) or receive the necessary variances from the Planning Commission.
- 8) A performance bond shall be posted in an amount to be determined by the building official.
- 9) 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 Michigan 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 unanimously.

b. Public Hearing – Special Land Use Permit and Site Plan (SP 25-01-04) at 917 N. Main St. (parcel nos. 25-16-427-033 and 25-16-427-034).

Construction of addition to bar/lounge and demolition of attached dwelling.

Petitioner & Architect: Stucky-Vitale Architects / Owner: Crispelli's Real Estate Holdings.

Moved by Mr. Cooper

Seconded by Mr. Gontina

To approve a special land use permit at 917 North Main Street (parcel nos. 25-16-427-033 and 25-16-427-034) to construct an addition to a bar/lounge and demolition of an attached dwelling.

Motion adopted unanimously.

Moved by Mr. Gontina

Seconded by Mr. Ellison

To approve a SP 25-01-02, a site plan at 917 North Main Street (parcel nos. 25-16-427-033 and 25-16-427-034) to construct an addition to a bar/lounge and demolition of an attached dwelling, with the following contingencies:

- 1) The two-way maneuvering aisle with a nonconforming width of 12 feet 8 inches on the south side of the building may remain in its current condition.
- 2) Screening between the off-street parking lot and North Main Street shall be as depicted on the site plan.
- 3) Screening for all rooftop HVAC units shall be as depicted on the site plan.
- 4) All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- 5) Nonconforming exterior ground-mounted light fixtures shall be replaced with fixtures that have a height of no more than 15 feet in accordance § 770-96 B (3)(e) of the Zoning Ordinance. All other exterior lighting 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.
- 6) All signage shall comply with the Sign Ordinance (Chapter 607) or receive the necessary variances from the Planning Commission.
- 7) A performance bond shall be posted in an amount to be determined by the building official.
- 8) 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 Michigan 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.

6. Other Business.

a. Sign Variance (SV 25-01-01) at 26676 Woodward Ave. (parcel no. 25-21-128-003).

Allow prohibited sign (monument sign potentially obstructing vision of drivers).

Petitioner & Contractor: Metro Signs & Lighting / Owner: Kelly Capital Group

Moved by Commissioner Douglas

Seconded by Mr. Cooper

To deny SV 25-01-01, a sign variance request at 26676 Woodward Avenue (parcel no. 25-21-128-003), to allow a prohibited sign (a monument sign potentially obstructing vision of drivers).

Motion adopted unanimously.

7. New Business (continued).

c. Resolution to Accept Draft “Master Plan 2050” as Proposed Master Plan and Forward to City Commission for Review and Comment.

Mr. Lambert and Mr. Murphy presented a summary of the latest draft of Master Plan 2050.

Moved by Mr. Esbri

Seconded by Commissioner Douglas

Whereas the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), provides for a local unit of government to prepare, adopt, amend, and implement a master plan to guide and accomplish development that satisfies identified criteria; and

Whereas the city and its consultant (DPZ CoDesign) have provided a wide range of public engagement and receipted valuable and diverse feedback throughout the process of creating a new Master Plan.

Be it resolved that the Royal Oak Planning Commission adopts the draft dated December 2, 2024, as the Proposed Master Plan.

Be it further resolved that the Royal Oak Planning Commission forwards the Proposed Master Plan to the Royal Oak City Commission for its review and comment; and

Be it further resolved that the Royal Oak Planning Commission requests that the Royal Oak City Commission authorize staff to prepare and distribute notice of the Proposed Master Plan to entities identified in the state act.

Motion adopted unanimously.

8. Other Business (continued).

b. Non-Action Items.

The following informational items were presented to the Planning Commission with no further action being necessary or taken: (1) the Michigan Association of Planning’s Michigan Planner newsletter for November

and December of 2024; and (2) the Road Commission for Oakland County's Road Report newsletter for the fourth quarter of 2024.

9. Adjournment.

Moved by Commissioner Douglas
Seconded by Mr. Cooper

To **adjourn** the January 14, 2025, regular meeting of the Royal Oak Planning Commission at 10:46 p.m.

Motion adopted unanimously.

Gary Quesada
Chairperson, Planning Commission


Timothy E. Chiving
Director of Community Development