



MEMORANDUM

DATE: October 1, 2025

TO: Planning Commission

FROM: Planning Division

SUBJECT: Administrative Site Plan Approvals

Below is a list of site plans and building permit applications that were approved administratively by the planning division from July 1, 2025, through September 30, 2025:

| Date | Address | Business | Description |
|---------------|--------------------------|-------------------------------------|--|
| July 2, 2025 | 4248 Delemere Ct. | SDGA Custom Homes | Interior and exterior renovations to existing office building (no building expansion). |
| July 2, 2025 | 414 N. Main St. | Sandbox ^{VR} | Interior renovations to former restaurant tenant space in hotel (Hyatt Place) for virtual reality gaming center. |
| July 2, 2025 | 4249 Delemere Blvd. | n/a | Interior renovations to existing warehouse building. |
| July 10, 2025 | 3601 W. 13 Mile Rd. | Corewell Health / Beaumont Hospital | Interior renovations for HVAC equipment in northwest, west, and central towers. |
| July 16, 2025 | 1123 E. 11 Mile Rd. | n/a | Interior renovations to convert automobile repair garage into yoga and Pilates studio. |
| July 16, 2025 | 4810-4850 Briarwood Ave. | Briarwood Square Condominiums | Roof repairs to multiple-family buildings. |
| July 17, 2025 | 4000 Normandy Rd. | Emmanuel Bethel Church | Installation of wall shoring piers. |
| July 23, 2025 | 1206 S. Washington Ave. | Rose Luke Hair Salon | Interior renovations to convert former ground level dental office into hair salon and spa. |
| July 23, 2025 | 203 E. Hudson Ave. | n/a | Site improvements and building renovations to existing industrial building (no specified tenant). |
| July 24, 2025 | 303 W. Fourth St. | n/a | Interior bathroom renovations. |
| July 30, 2025 | 628 N. Main St. | n/a | Roof repairs to existing office building. |

| Date | Address | Business | Description |
|--------------------|------------------------------------|---------------------------------------|--|
| July 31, 2025 | 3828 W. 13 Mile Rd. | Corewell Health Royal Oak Care Center | Construction of two-story outpatient medical clinic and medical office building. ⁽¹⁾ |
| August 4, 2025 | 940 N Campbell Rd. | Howie Glass Co. | Installation of new EPDM roof on existing commercial building. |
| August 6, 2025 | 826 W 11 Mile Rd. | N/A | Replace entrance door on existing commercial building. |
| August 12, 2025 | 28732 Woodward Ave. | OMPT Royal Oak | Interior renovations to convert former retail store (Bra-vo Intimates) into physical therapy clinic. |
| August 14, 2025 | 322 W Lincoln Ave. | N/A | Interior renovations to existing office building. |
| August 21, 2025 | 360 N Main St. Ste. 410 | N/A | Interior alteration for two private offices. |
| August 21, 2025 | 32172 Woodward Ave. | N/A | Interior renovations to convert former retail store (Slightly Pregnant Maternity Resale) into cabinetry showroom. |
| August 22, 2025 | 505 S Main St. | N/A | Interior renovations to create new tenant space in existing two-story commercial building. |
| August 25, 2025 | 3601 W. 13 Mile Rd. | Corewell Health / Beaumont Hospital | Renovation of an existing fluoroscopy room to accommodate equipment replacement. |
| August 25, 2025 | 326 E. 4 th St. | Aesthetic Beauty by Serena | Interior renovations to convert former office space into skin care salon. |
| August 26, 2025 | 2203 E. 11 Mile Rd. | Calvary Christian Church | Interior modifications to accommodate wheelchair lift. |
| September 4, 2025 | 627 E. 11 Mile Rd. & 111 Mason Ct. | n/a | Conversion of office building into four multiple-family dwellings. ⁽²⁾ |
| September 5, 2025 | 32184 Woodward Ave. | Khacha Puri Restaurant | Interior renovation to convert former retail store (Posey) into take-out restaurant. |
| September 8, 2025 | 501 E. Kenilworth Ave. | Verizon Wireless | Modifications to existing wireless communication facility and support structure. |
| September 9, 2025 | 30955 Woodward Ave. Unit 605 | Chick-Fil-A | Interior renovations for new restaurant tenant in Woodward Corners shopping center (formerly Wahlburgers). |
| September 9, 2025 | 723 N. Main St. | Bianchi Flats | Construction of four-story multiple-family building with 24 dwellings on site of hair salon (Bianchi's Salon). ⁽¹⁾⁽³⁾ |
| September 11, 2025 | 1107 Crooks Rd. | Rooted Church | Interior renovations for religious institution within former photography studio (Prestige Photography). |

| Date | Address | Business | Description |
|--------------------|-------------------------------------|----------------------|---|
| September 18, 2025 | 29488 Woodward Ave. | The UPS Store | Re-roof an existing commercial building. |
| September 18, 2025 | 29500 Woodward Ave. | Orvis | Re-roof an existing commercial building. |
| September 18, 2025 | 25030 Woodward Ave. | Alloy Fitness | Interior renovations for new fitness center tenant in unit of shopping center (previously Body 20 Fitness). |
| September 23, 2025 | 211 E. Lincoln Ave. | Lincoln Place | Foundation permit for 209-dwelling multiple-family building. ⁽¹⁾⁽³⁾ |
| September 24, 2025 | 29764 Woodward Ave. | Bricks and Minifigs | Interior renovations to convert former mattress retail store (True Sleep) into toy store. |
| September 26, 2025 | 4225 W. 13 Mile Rd. | n/a | Construction of multiple-family building with 10 dwellings. ⁽¹⁾⁽³⁾ |
| September 29, 2025 | 450 W. 4 th St. Ste. 450 | First Merchants Bank | Interior renovations to fourth level professional office space. |

(1) A site plan and/or special land use permit was recently reviewed or approved by the planning commission.

(2) Variances from the zoning board of appeals were required.

(3) Approval of a special land use permit, plan of operation, development agreement, and/or license agreement by the city commission was required.