



ROYAL OAK PLANNING COMMISSION
211 WILLIAMS ST.
ROYAL OAK, MICHIGAN
www.ci.royal-oak.mi.us

Tuesday, November 10, 2009
7:30 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL of MINUTES for OCTOBER 13, 2009**
3. **PUBLIC COMMENT**
4. **NEW BUSINESS**
 - A. **PUBLIC HEARING – SV-09-11-13 – REQUEST TO CONVERT MANUALLY-OPERATED MESSAGE BOARD ON NONCONFORMING FREE-STANDING SIGN TO ELECTRONICALLY-CONTROLLED DISPLAY at 423 W. Eleven Mile Rd. (McDonald's)**
Tiki Construction Services, Inc., Petitioner
McDonalds Corp., Owner
 - B. **PUBLIC HEARING – PROPOSED AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) & ASSOCIATED SITE PLAN (SP-05-03-05) CONSISTING OF MOTION PICTURE THEATER & BOWLING CENTER SERVING ALCOHOLIC BEVERAGES (Emagine & Star Lanes), & RESTAURANT SERVING ALCOHOLIC BEVERAGES at 100-350 N. Main St. (parcel nos. 25-15-356-030, 032, 033, 034, 037, 038, 039, 040, 041, 042, 043, 044, & 045)**
Joseph Freed & Associates, LLC, Petitioners
Main Eleven Royal Oak, LLC, Owners
 - C. **PUBLIC HEARING – SV-09-11-12 – REQUEST TO INSTALL WALL SIGNS with the following variances: 1) waive 239.5 sq. ft. from the maximum permitted 100 sq. ft. wall sign area on the west façade; 2) allow more than one wall sign on the west façade; 3) allow a wall sign that projects above the roof line on the west façade; and 4) waive 39.5 sq. ft. from the maximum permitted 100 sq. ft. wall sign area on the south and east façades; at 100-350 N. Main St. (Emagine & Star Lanes)**
Joseph Freed & Associates, LLC, Petitioners
Main Eleven Royal Oak, LLC, Owners
5. **OLD BUSINESS & OTHER BUSINESS**
 - A. **SP-07-09-24 – REVIEW OF SPECIAL LAND USE & SITE PLAN TO PERMIT CONVERSION OF RESIDENTIAL CONDOMINIUM UNIT INTO A LIVE-WORK UNIT FOR CLASSES AND WORKSHOPS ON PREVENTATIVE MEDICINE at 1300 Batavia Ave.**
Chris George, G4 Holdings LLC, Petitioner & Owner
 - B. **PROPOSED ZONING ORDINANCE TEXT AMENDMENT – Michigan Medical Marihuana Act**
 - C. **PROPOSED ZONING ORDINANCE TEXT AMENDMENT – § 770-94 Noise and Vibrations (report to be distributed at meeting)**

Individuals with disabilities requiring special aids or services should contact the office of the City Clerk, 211 Williams Street, Royal Oak, MI 48068, or telephone 248.246.3050. For Telecommunications Device for the Deaf (TDD), call 248.246.3010.