



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 with MOTIONS

1. CALL TO ORDER
2. APPROVAL of MINUTES for OCTOBER 13, 2009

APPROVED – Unanimously

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

GRANTED – 7 to 1

- 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

RECOMMENDED Approval of Site Plan / Amended PUD by City Commission with contingencies – 7 to 1

- 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

GRANTED – Unanimously

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

TABLED – Unanimously – Until January 12, 2010 meeting

- B. PROPOSED ZONING ORDINANCE TEXT AMENDMENT – Michigan Medical Marihuana Act**

TABLED – Unanimously – Until December 9, 2009 meeting

- C. PROPOSED ZONING ORDINANCE TEXT AMENDMENT – § 770-94 Noise and Vibrations (report to be distributed at meeting)**

TABLED – Unanimously – Until December 9, 2009 meeting