

Planning Commission Meeting

Tuesday, December 9, 2025, 7:00 p.m.
City Hall Commission Chambers Room 121
203 South Troy Street
Royal Oak, MI 48067

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at 248-246-3050 at least two (2) business days prior to the meeting.

- 1. Call to Order
- 2. Approval of Minutes for November 11, 2025
- Public Comment
- New Business
 - a. Public Hearing SP 25-12-14 at 2800 W. 14 Mile Rd. (parcel no. 20-32-301-022). Rezoning from General Industrial to Planned Unit Development (PUD) and Preliminary PUD Site Plan to construct (1) large-scale retail establishment with automobile fueling station and outdoor displays and sales (Kroger), and (2) multiple-family building with 85 dwellings, both on site of former manufacturing facility (Comau Industries).
 - Petitioner: The Kroger Co. / Engineer: Atwell, LLC / Owner of Record: Munising Development, LLC
 - b. Public Hearing SP 25-12-15 at 31555 Woodward Ave. (parcel nos. 25-06-404-019 & 25-06-404-027).
 - Special Land Use and Site Plan to (1) construct restaurant with drive-through facility (Big Boy); (2) construct two-unit commercial building with retail sales and restaurant; and (3) install landscaped islands for residential accessory off-street parking lot; all on site of former restaurant (Pasquale's).
 - Petitioner: Big Boy Restaurant Group, LLC / Architect: Hadla Design Architects / Owner: Delguidice Investment Co., LLC
 - SP 22-05-08 at 1638 E. Lincoln Ave. (parcel no. 25-22-429-005).
 Revised Site Plan to modify approved screening for medical office expansion (Complete Spine & Joint Center).
 Petitioner & Owner: SMLI, LLC / Architect: Brian Eady Architects.
- Other Business

6. Adjournment