



Agenda

Royal Oak Planning Commission

Tuesday, July 9, 2024, 7:00 p.m.

City Hall Room 122

203 S. Troy St.

Royal Oak, Michigan 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.

[Click on the links highlighted in [blue](#) for staff reports, plans, and other documents.]

1. Call to Order

2. Approval of Minutes

- a. [April 9, 2024.](#)
- b. [May 14, 2024.](#)

3. Public Comment

4. Unfinished Business

- a. [SP 24-04-05 – Site Plan at 3828 W. 13 Mile Rd.](#) (parcel no. 25-06-455-021) – Construction of two-story outpatient medical clinic and medical office (Corewell Health).
Corewell Health, Petitioner & Owner
PEA Group, Engineer
Hobbs + Black Architects, Architect

5. New Business

- a. [Public Hearing – Special Land Use & Site Plan \(SP 24-07-06\) at 1023 S. Main St.](#) (parcel nos. 25-22-303-040 & 25-22-303-047) – Renovation and construction of addition for bar / lounge including outdoor café service (Ye Olde Saloon).
Atnas Properties, LLC, Petitioner & Owner
HF Architecture, Architect
Adkison, Need, Allen, & Rentrop, PLLC, Representative
- b. [SP 24-07-07 – Site Plan at Northeast Corner of Crooks Rd. & W. Windemere Ave.](#) (parcel nos. 25-04-351-042 & 25-04-351-043) – Construction of one-story medical office (Duffield Dentistry) and associated off-street parking on portion of adjacent public park (Worden Park).
MGA Architects, Inc., Petitioner & Architect
RCPS II 3400, LLC, Owner
- c. [SP 24-07-08 – Site Plan at 215 S. Washington Ave.](#) (parcel no. 25-21-232-002) – Renovation of former two-story restaurant (Peking House) into mixed-use building for retail sales and professional offices with construction of third story addition.
215 South Washington, LLC, Petitioner & Owner
Krieger-Klatt Architects, Inc., Architect

6. Other Business

- a. [Schedule Special Meetings to Review Master Plan.](#)
- b. **Non-Action Items.**
 - (1) [RCOC Road Report.](#)
 - (2) [Administrative Site Plan Approvals.](#)

7. Adjournment