



Royal Oak

Agenda

Planning Commission

Meeting

Tuesday, March 10, 2026, 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 February 10, 2026
3. Public Comment
4. New Business
 - a. Public Hearing - Zoning Ordinance Text Amendment
Article IV Zone Regulations and General Provisions - § 770-35 One-Family Large Lot Residential - Area and Bulk Regulations (Senior Accessory Dwelling Floor Area).
Petitioner: G. Blower / Attorney: Honigman, LLP
 - b. SP 26-03-03 - Revised Site Plan at 29350 Woodward Ave. (parcel no. 25-08-451-023)
Relocation of waste receptacles and construction of new waste receptacle enclosure for apartment complex (Woodward Court Apartments).
Petitioner & Owner: Woodward Court Apartments
5. Other Business
 - a. SV 26-03-02 – Sign Variance at 1621 E. 11 Mile Rd. (parcel no. 25-15-483-027)
Allow installation of second freestanding product price sign for automobile filling station (Marathon) with following sign variances: (1) allow prohibited, vision obstructing sign; (2) allow second freestanding and product price sign; and (3) waive 8 sq. ft. from maximum permitted 25-sq. ft. product price sign area.
Petitioner & Contractor: Aver Sign Co. / Owner: Royal Oak Marathon, LLC
 - b. SV 26-03-03 - Sign Variance at 112 S. Main St. (parcel no. 25-21-231-015)
Allow internally illuminated projecting sign along public alley for restaurant with alcoholic beverage service (Great Dane Pub).
Petitioner & Contractor: Phillips Sign & Lighting, Inc. / Owner: Dara, LLC
 - c. Non-Action Items

6. Adjournment