

Planning Commission Meeting

Tuesday, November 11, 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 October 14, 2025
- Public Comment
- New Business
 - a. Public Hearing Conditional Rezoning from Neighborhood Business to Multiple-Family Residential and Site Plan (SP 25-11-12) at 1225 S. Main St. (parcel no.25-16-278-014).
 - Construction of 10-dwelling multiple-family building on site of former self-serve car wash.
 - Petitioner & Architect: Krieger Klatt Architects, Inc. / Owner of Record: John Janssen Car Wash / Attorney: Dennis Cowan PC
 - b. Public Hearing Special Land Use and Site Plan (SP 25-11-13) at 108 S. Main St. (parcel no. 25-21-231-013).
 - Establishment of entertainment facility (Game Show Duels) within upper level tenant spaces of mixed-use building.

Petitioner: Lorain Road Skill Center, LLC / Owner: 106 S. Main, LLC / Representative: NAI Farbman

- a. Special Land Use Permit.
- b. Site Plan Review.

5. Other Business

a. SV 25-11-05 – Sign Variance at 1621 E. 11 Mile Rd. (parcel no. 25-25-483-027). Allow installation of product price sign on fuel pump canopy for automobile filling station (Marathon) with following sign variances: (1) allow second product price sign for automobile filling station; and (2) waive 8.67 sq. ft. from maximum permitted 8-sq. ft. fuel pump canopy sign area.

- Petitioner & Contractor: Aver Sign Co. / Owner: Royal Oak Marathon, LLC
- b. SV 25-11-06 Sign Variance at 3015 N. Main St. (parcel no. 25-09-228-040). Replace monument sign for social service and religious institution (The Salvation Army) with following sign variance: waive 10 sq. ft. from maximum permitted 25-sq. ft. monument sign area.
 - Petitioner & Contractor: Gardner Signs / Owner: The Salvation Army.
- c. Review of Zoning Ordinance Request-for-Proposals
- d. Analysis of Zoning Ordinance Provisions for Maximum Residential Floor Area
- e. Analysis of Zoning Ordinance Provisions for Adult Uses
- f. Non-Action Items
- 6. Adjournment