



Royal Oak

Agenda

Planning Commission

Meeting

Tuesday, April 14, 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 March 10, 2026
3. Public Comment
4. Unfinished 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
5. New Business
 - a. Public Hearing - Rezoning from General Industrial to Planned Unit Development (PUD) and Final PUD Site Plan (SP 26-04-04) at 2800 W. 14 Mile Rd. (parcel no. 20-32-301-022)
Construction of (a) large-scale retail establishment with automobile fueling station and outdoor displays and sales (Kroger), and (b) 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. SP 26-04-05 - Site Plan at 620 Cherry Ave. (parcel no. 25-09-455-015)
Conversion of former office building into ice cream shop.
Petitioner & Owner: JM Squared, LLC / Designer: Lennon Design Co.
6. Other Business
 - a. SV 26-04-04 - Sign Variance at 4207 W. 14 Mile Rd. (parcel no. 25-06-126-015)
Allow installation of electronic message center as part of existing monument sign for religious institution (Mitcham Chapel AME Church) within sign area 1.
Petitioner & Owner: Mitcham Chapel AME Church / Contractor: Bill Car Signs.

b. Non-Action Items

7. Adjournment