







**Agenda
Planning Commission
Meeting**


**Tuesday, December 10, 2024 at 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 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](#)
 - a. [Regular Meeting of November 12, 2024.](#) 
3. [Public Comment](#)
4. [New Business](#)
 - a. [Public Hearing – Rezoning from One-Family Residential to Planned Unit Development \(PUD\) & Preliminary Site Plan \(SP 24-12-16\) at 111 N. Alexander Ave. \(parcel no. 25-15-456-013\).](#) 

Construction of three dwellings on one lot – one detached single-family dwelling and one two-family dwelling.
Edmasa, LLC, Petitioner & Owner / Schneider + Smith Architects, Architect / Plunkett Cooney, PC, Representative.
 - b. [Public Hearing – Special Land Use & Site Plan \(SP 24-12-17\) at 2619 & 2625 W. 14 Mile Rd. \(parcel nos. 25-05-127-014 & 25-05-127-015\).](#) 

Conversion of tent and awning manufacturer into automobile repair garage (Motor City Euro Repair).
Motor City Euro Repair, Petitioner / Cadaret Architecture, LLC, Architect / 14 Mile West, LLC, Owner.
 - c. [Public Hearing – Special Land Use & Site Plan \(SP 24-12-18\) at northwest corner of E. 3rd St. & Knowles St. \(parcel no. 25-22-104-016\).](#) 

Construction of six-story building with ground level off-street parking and 59 upper level multiple-family dwellings.
Lockwood Development Co., LLC, Petitioner / Krieger-Klatt Architects, Inc., Architect / Nowak & Fraus, PLLC, Engineer / Corp. One, Inc., Owner.
 - d. [SP 24-12-19 – Site Plan at 505 S. Lafayette Ave. \(parcel no. 25-21-277-001\).](#) 

Construction of 10-story building with ground level bistro/market and 54 upper level multiple-family dwellings.
Akouri Group of Royal Oak, LLC, Petitioner & Owner / Krieger Klatt Architects, Inc., Architect / Plunkett Cooney, PC, Representative.
5. [Other Business](#)
 - a. [Non-Action Items.](#) 
6. [Adjournment](#)