



# Royal Oak

## Agenda

### Planning Commission Meeting

**Tuesday, January 13, 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.

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1. Call to Order
2. Approval of Minutes
  - a. Regular Meeting of December 9, 2025
  - b. Special Meeting of December 9, 2025
  - c. Special Meeting of December 10, 2025
3. Public Comment
4. New Business
  - a. Public Hearing - Conditional Rezoning from Neighborhood Business to Multiple-Family Residential and Site Plan (SP 26-01-01) at 1225 N. Main St. (parcel no. 25-16-278-014)  
Construction of 12-dwelling multiple-family building on site of self-serve car wash.  
Petitioner & Architect: Krieger Klatt Architects, Inc. / Owner of Record: John Janssen  
Car Wash / Attorney: Dennis Cowan PC
5. Other Business
  - a. SV 26-01-01 - Sign Variance at 735 S. Main St. (parcel no. 25-22-157-003)  
Installation of second wall sign on west front façade of automobile filling station, convenience store, and carry-out restaurant (Shell).  
Petitioner & Contractor: Allied Signs, Inc. / Owner: Safeway Acquisition Co., LLC
  - b. Analysis of Zoning Ordinance Provisions for Single-Family Residential Overlay District
  - c. Non-Action Items
6. Adjournment