

## Planning Commission Meeting

Tuesday, February 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 January 14, 2025
- Public Comment
- New Business
  - a. Public Hearing Capital Improvements Program for 2025-26 Fiscal Year.
  - b. Public Hearing Conditional Rezoning from General Industrial to General Business and Site Plan (SP 25-02-03) at 3200 W. 14 Mile Rd. (parcel no. 20-32-351-001). Construction of: (1) automobile filling station including convenience store with sales of packaged alcoholic beverages and outdoor displays and sales, and standard restaurant with drive-through facility and outdoor café (Sheetz); (2) automatic automobile wash (El Carwash); and (3) addition to existing maintenance building with outdoor storage for cemetery (Clover Hill Park Cemetery); all on site of former metal fabrication facility (MacLean-Fogg Components). Petitioner & Owner: Broder Sachse Real Estate / Engineers: Seiber Keast Lehner Engineering & Surveying; PEA Group / Landscape Architects: PEA Group; Allen Design / Architects: Convenience Architecture & Design; Krieger Klatt Architects; DS Architects.
  - Public Hearing Special Land Use Permit (SP 25-02-05) at 1423 Greenleaf Dr.
     Construction of addition to single-family dwelling for senior accessory dwelling.
     Petitioner & Architect: Michael Willoughby & Associates / Owner: George M. Blower.
  - d. Public Hearing Special Land Use Permit and Site Plan (SP 25-02-05) at 2020
    Bellaire Ave. (parcel no. 25-14-151-056.
    Establishment of indoor commercial recreation facility (Get Some Pickleball) within portion of warehouse and distribution center (O'Sullivan Moving & Storage).
    Petitioner: Get Some Pickleball / Architect: Jon Sarkesian Architects / Owner: CO Funding Development.

- e. Public Hearing Special Land Use Permit and Site Plan (SP 25-02-06) at 4300 Delemere Blvd. (parcel no. 25-05-182-005).
   Establishment of indoor commercial recreation facility (Innerverse Pilates) within former metal fabrication facility (Van Dyke Selective Steel).
   Petitioner: Innerverse Studios RO / Architect: Bowers & Associates / Owner: Thank Tank 4.
- f. SP 25-02-07 Site Plan at 4823 Leafdale Blvd. (parcel no. 20-32-378-042). Construction of addition and interior/exterior renovations to industrial building for establishment of offices and warehouse for residential contractor (Trademark Building & Development).

Petitioner & Owner: Trademark Building & Development.

## 5. Other Business

- a. Set Public Hearing on Proposed Master Plan
- b. 2024 Annual Report
- c. Election of Officers
- 6. Adjournment