

CHARTER TOWNSHIP OF ROYAL OAK  
PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, SEPTEMBER 5, 2023 @ 6:30 P.M.  
21131 GARDEN LANE RD, ROOM 210

MINUTES

1. Call to Order: 6:59pm
2. Invocation
3. Roll Call

Commissioner Saddler, Chair  
 Commissioner Flournoy, Vice-Chair  
 Commissioner Appling  
 Commissioner Kennedy  
Staff: A. Capella, J. Jackson  
Public: M. Fraley

Commissioner Ramey  
 Squalls, Supervisor, Ex-Officio  
 Allen, Councilmember, Ex-Officio

4. **Approve/Disapprove: Agenda**  
*Motion by Vice-Chair Flournoy, second by Commissioner Appling to approve the Agenda for the special meeting of the Royal Oak Twp Planning Commission on September 5, 2023.  
All Ayes – Motion Passed.*
5. **Approve/Disapprove: Minutes**  
*Motion by Commissioner Ramey, second by Vice-Chair Flournoy to approve the Minutes for the regular meeting of the Royal Oak Twp Planning Commission on August 1, 2023.  
All Ayes – Motion Passed.*
6. **Public Comments** (3 min each for non-agenda items) – None
7. **Unfinished Business**  
Commissioners asked questions regarding code enforcement activities.  
Commissioners asked to be involved in discussions regarding redevelopment projects as early as possible for preliminary input.  
Commissioners asked to be informed of the status of open/ongoing projects in the Township.  
Commissioners asked if there was a system to ensure that the cost for the Township to cut tall grass was recorded and the Township was properly reimbursed.  
Commissioners asked if the Township is responsible or able to remove debris, such as tree limbs, from vacant property.  
Commissioners asked if the Township could modify the location of 3-4 no parking signs on Ithica near Bates.  
The Planning Commission asked if they could all have the PC packets mailed to them, emailed to them, and have hard copies provided to them at the PC meeting.
8. **New Business**
  - A. Public Hearing – Special Land Use for 21012 Glen Lodge Rd  
*Motion by Vice-Chair Flournoy, second by Commissioner Appling to close the meeting and open the public hearing for the Special Land Use application for 21012 Glen Lodge Rd.*  
Public Comment

Motion by Vice-Chair Flournoy, second by Commissioner Appling to close the public hearing for the Special Land Use application for 21012 Glen Lodge Rd and re-open the meeting.

- B. Discussion – Special Land Use for 21012 Glen Lodge Rd  
Commission Discussion

Motion by Vice-Chair Flournoy, second by Commissioner Appling to table the Special Land Use application for 21012 Glen Lodge Rd. for a garden/agricultural products, finding that additional information is needed to determine if the project meets the standards set forth in Chapter 32, Division 4, Sec. 32-106 of the Township Code and to ensure that residents have had sufficient opportunity to comment on the proposed plan.

- C. Public Hearing – Special Land Use for 20731 Wyoming Ave  
Applicant withdrew on August 25, 2023.

9. Final Comments

- A. Public – None  
B. Commissioners – None (comments were generally made under Unfinished Business)  
C. McKenna – Monthly Planning Report – No Questions

10. Meeting Adjournment – Next Scheduled Meeting – October 3, 2023

Motion by Vice-Chair Flournoy, second by Commissioner Appling to adjourn the meeting at 9:37pm. All Ayes – Motion Passed.

  
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Signature Chair/Secretary