

**CHARTER TOWNSHIP OF ROYAL OAK
PLANNING COMMISSION
SPECIAL MEETING**

WEDNESDAY, MAY 31, 2023 @ 6:30 P.M.
21131 GARDEN LANE, ROOM 210, FERNDALE, MICHIGAN 48220

MINUTES

1. Call to Order: 6:40pm

2. Invocation

3. Roll Call

Commissioner Saddler, Chair

Commissioner Ramey

Commissioner Flournoy, Vice-Chair

Squalls, Supervisor, Ex-Officio

Commissioner Appling

Allen, Councilmember, Ex-Officio

Commissioner Kennedy

4. Approve/Disapprove: Agenda

Motion by Commissioner Flournoy, second by Commissioner Ramey to approve the Agenda for the special meeting on the Royal Oak Planning Commission on May 31, 2023.
All Ayes – Motion Passed.

5. Approve/Disapprove: Minutes

Motion by Commissioner Ramey, second by Commissioner Kennedy to approve the Minutes for the regular meeting on the Royal Oak Planning Commission on April 12, 2023.
All Ayes – Motion Passed.

6. Public Comments (3 min each for non-agenda items): None

7. Unfinished Business – None

8. New Business

A. Public Hearing – Special Land Use for 8906 W Eight Mile Road

Motion by Commissioner Kennedy, second by Commissioner Flournoy to close the meeting and open the public hearing for the Special Land Use application for 8906 W Eight Mile Road.

All Ayes – Motion Passed.

Ms. Genean Joshua asked why this required special use approval and if the Jet's Pizza had received special use approval.

Mr. Jackson stated that carryout restaurants required special use approval in the C-2 District. He indicated that he would look into the status of Jet's Pizza.

Motion by Commissioner Flournoy, second by Commissioner Allen to close the public hearing for the Special Land Use application for 8906 W Eight Mile Road and re-open the meeting.

All Ayes – Motion Passed.

Chair Saddler pointed out that the proposed use met the special use standards in the zoning ordinance.

Motion by Commissioner Flournoy, second by Commissioner Kennedy to approve the Special Land Use application for 8906 W Eight Mile Road, finding that it does meet the standards set forth in Chapter 32, Division 4, Sec. 32-106 of the Township Code.
All Ayes – Motion Passed.

B. Public Hearing – Zoning Code Amendment to Sec. 32-478 (C-2 Permitted Uses)

Motion by Commissioner Kennedy, second by Commissioner Ramey to close the meeting and open the public hearing for the Zoning Code Amendment to Sec. 32-478.

An amendment to modify the zoning code to allow small-scale rental halls in the C-2 commercial zoning district.

All Ayes – Motion Passed.

Shannon Barbara (sp?) discuss his plans to open a “event suite” for citizens of Royal Oak Township to host events such as celebration of life, graduations, and other similar events.

Ms. Genean Joshua expressed her support for a forward thinking opportunity for the community and pointed out that Mr. Barbara should not have to pay the fee for a business license if the proposed use is not permitted. She asked that the water service be transferred to the new tenant.

Motion by Commissioner Flournoy, second by Commissioner Ramey to close the public hearing for the Zoning Code Amendment to Sec. 32-478 and re-open the meeting.

All Ayes – Motion Passed.

Commissioner Flournoy expressed appreciation for the proposed use as a benefit to the community.

Chair Saddler echoed his support for the proposed use and asked about the furniture that was currently in the space and asked if the use was currently operating.

Mr. Barbara explained that he has a lease for the space and that he has put tables and chairs in the space in anticipation of obtaining all necessary permits prior to opening for business.

Motion by Commissioner Flournoy, second by Commissioner Ramey to recommend approval of the proposed text amendment to Chapter 32, Division 7, Sec. 32-478 of the Township Code to allow for small-scale event rental spaces within the C-2 zoning district.

All Ayes – Motion Passed.

C. Public Hearing – Zoning Code Amendment to Sec. 32-523 (M-1 Permitted Uses)

Motion by Commissioner Flournoy, second by Commissioner Ramey to close the meeting and open the public hearing for the Zoning Code Amendment to Sec. 32-523. An

amendment to modify the zoning code to allow a small range of office uses in the M-1 industrial zoning district.

All Ayes – Motion Passed.

Motion by Commissioner Ramey, second by Commissioner Kennedy to close the public hearing for Zoning Code Amendment to Sec. 32-523 and re-open the meeting.

All Ayes – Motion Passed.

Chair Saddler asked if this was related to the property on Radio Plaza.

Mr. Jackson stated it was not specific to any particular project, but would result in a more diverse mix of uses in the Township's industrial areas along Northend and Galaxie.

Motion by Commissioner Ramey, second by Commissioner Flournoy to recommend approval of the proposed text amendment to Chapter 32, Division 7, Sec. 32-523 of the Township Code to allow for limited office uses within the M-1 zoning district.

All Ayes – Motion Passed.

9. Final Comments

A. Public

Ms. Genean Josua asked how the Squalls Grocery store was allowed to continue as a commercial use in a residential zoning district.

Mr. Jackson explained the concept of a legal non-conforming use.

Ms. Genean Josua stated that all property owners, including the Township, should be held accountable for property maintenance.

B. Commissioners


Mr. Flournoy expressed frustration at the lack of progress on the items in the Planner's report and asked that we make more of an effort to push these projects forward including the residential lot sale program.

C. McKenna – Monthly Planning Report:

Meeting dates moving forward will be held on the first Tuesday of the respective month.

Mr. Jackson stated that he and Nani will provide an update on the items on the Planning Report and continue to work diligently on item such as the point of sale ordinance.

10. Meeting Adjournment – Next Scheduled Meeting – Tuesday, July 11, 2023



Signature, Chair/Secretary