

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

WEDNESDAY, APRIL 12, 2023 @ 6:30 P.M.  
21131 GARDEN LANE, ROOM 2010, FERNDALE, MICHIGAN 48220

**MINUTES**

**1. Call to Order at 6:34pm**

**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 Appling to approve the Agenda for the regular meeting on the Royal Oak Planning Commission on April 12, 2023.*  
*All Ayes - Motion Passed.*

**5. Approve/Disapprove: Minutes**

*Motion by Commissioner Ramey, second by Commissioner Flournoy to approve the Minutes for the regular meeting on the Royal Oak Planning Commission on January 11, 2023.*  
*All Ayes – Motion Passed.*

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

**7. Unfinished Business – None**

**8. New Business**

**A. Bylaw Amendment**

*Motion by Commissioner Kennedy, second by Commissioner Appling to amend the Royal Oak Township Planning Commission bylaws to amend Article VI, Section B to read as follows:*

*“The regular meeting of the Planning Commission is to be held on the first Tuesday of each month, except when such days fall on a legal holiday, in which case the Planning Commission shall determine when the meeting shall be held. The Planning Commission shall announce their annual schedule of regular meeting dates at the first regular meeting of each year and shall hold no less than (4) meetings per year.”*

*All Ayes – Motion Passed.*

**B. Calendar Update**

*Motion by Commissioner Flournoy, second by Commissioner Squalls to adopt the updated meeting dates for 2023, pursuant to the amended bylaws.*

*All Ayes – Motion Passed.*

**C. Review of Annual Planning Program and Work Plan**

Motion by Commissioner Appling, second by Commissioner Ramey to adopt 2022 Annual Planning Program and 2023 Work Plan and forward the Program to the Township Board as a receive and file.

*All Ayes – Motion Passed.*

**D. Review of Activation Strategy Implementation Tables**

- i. Township Planner N. Wolf and Planning Director J. Jackson (McKenna) reviewed the implementation section of the Township's 2018 Activation Plan, and discussed action items that should be pursued in the upcoming year. These include a market study, master plan update, parks and recreation plan update, and several other items.

**E. Review of Residential Development Program**

- i. Township Planner N. Wolf reviewed the proposed Residential Development application and answered questions about the program. The application form and fee are to appear before the Board for final approval in June.
- ii. Township Manager Capela suggested the use of TIF or some other finance structure to recoup taxes from larger scale residential projects.

**9. Final Comments**

**A. Public: None**

**B. Commissioners**

- i. Commissioner Flournoy suggested that the Township look into how upgraded fiberoptic infrastructure can be brought to the Township, and noted that new fiberoptics are being installed to Oak Park via Rosewood.
- ii. Commissioner Squalls expressed her dissatisfaction with how the Adult Foster Care homes have bene operating in the Township and requested information on how/if local governments can control these uses.

**C. McKenna – Monthly Planning Report**

**10. Meeting Adjournment at 8:33pm – Next Scheduled Meeting – July 6, 2023**

Motion by Commissioner Squalls, second by Commissioner Ramey to adjourn the meeting at 8:33pm.

*All Ayes – Motion Passed.*

  
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Signature, Chair/Secretary