

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

TUESDAY, DECEMBER 16, 2025 @ 6:30 P.M.  
21131 GARDEN LANE, ROOM 210, FERNDALE, MICHIGAN 48220

**AGENDA**

- 1) Call to Order**
- 2) Invocation**
- 3) Roll Call**
  - a) Commissioner Rutledge
  - b) Commissioner Daniels
  - c) Commissioner Appling
  - d) Commissioner Kennedy
  - ☐ Commissioner Ramey
  - ☐ Squalls, Supervisor, Ex-Officio
  - ☐ Allen, Trustee, Ex-Officio
- 4) Approve/Disapprove: Agenda**
- 5) Approve/Disapprove: Minutes** - October 14, 2025
- 6) Public Hearings** (3 min for each Public Speaker)
- 7) Unfinished Business**
  - a) Special Land Use - Mini Warehouse, Self-Storage and Warehousing/Wholesale Activities –10550 W. 8 Mile Road (Parcel ID: 25-33-301-022)
  - b) Special Land Use - Used Car Sales, and Major Auto Repair. – 8925 & 8917 Northend, (Parcel ID: 25-32-451-023)
- 8) New Business**
  - a) 2026 PC Meeting Calendar
- 9) Public Comments** (3 min each for non-agenda items)
- 10) Meeting Adjournment**