

**From:** [Murphy, Joseph](#)  
**Bcc:** "[kkapelanski@berkleymich.net](#)"; "[hberry@hwmi.org](#)"; "[citymanager@cityofpleasantridge.org](#)"; "[rcaruso@ferndalemi.gov](#)"; "[jfinkley@hazelpark.org](#)"; "[gilestucker@madison-heights.org](#)"; "[nstepnitz@cityofclawson.com](#)"; "[planning@troymi.gov](#)"; "[ndupuis@bhamgov.org](#)"; "[cbrown@villagebeverlyhills.com](#)"; "[tcroad@cityofsouthfield.com](#)"; "[krees@oakgov.com](#)"; "[bknight@rcoc.org](#)"; "[swansonl@michigan.gov](#)"; "[jennifer.whitteaker@dteenergy.com](#)"; "[lauren.royston@cmsenergy.com](#)"; "[spence@semcog.org](#)"; "[bushc@oakgov.com](#)"; "[hlloyd@smartbus.org](#)"; "[cooperel@oakgov.com](#)"; "[jacob@mogodetroit.org](#)"; "[craig\\_d'agostini@cable.comcast.com](#)"; "[brianna.fritz@verizonwireless.com](#)"; "[scott.anderson@cn.ca](#)"; "[jamesde@amtrak.com](#)"; "[michelle.zdrodowski@glwater.org](#)"  
**Subject:** City of Royal Oak - required public hearing - Proposed Master Plan  
**Date:** Wednesday, March 12, 2025 1:10:00 PM

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Pursuant to the requirements of the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, the city is providing notice that the Royal Oak Planning Commission will hold a **required public hearing** on its **Proposed Master Plan on Tuesday, April 8, 2025 at 7:00 p.m.** in the City Commission chambers on the first floor of City Hall at 203 S. Troy St., Royal Oak, Michigan.

The Proposed Master Plan may be viewed online at: [www.planroyaloak.com](http://www.planroyaloak.com)

Any person interested in the Proposed Master Plan is invited to present their comments at the meeting, by e-mail at [planning@romi.gov](mailto:planning@romi.gov), or by mail addressed to the Royal Oak Planning Commission, 203 S. Troy St., Royal Oak, MI 48067. All written comments must be received by 3:00 p.m. the day of the public hearing. Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) I asked to contact the city clerk's office at (248) 246-3050 at least two (2) business days prior to the hearing.

A reminder that the 63-day comment period concludes on April 4, 2025. Comments from the entities identified in the state act must be addressed to:

Chairperson, Royal Oak Planning Commission  
c/o Joseph M. Murphy, Director of Planning ([joem@romi.gov](mailto:joem@romi.gov))  
Planning Division, Community Development Department  
203 S. Troy St.  
Royal Oak MI 48067

**Joseph M. Murphy**  
Director of Planning

248.246.3285  
[joem@romi.gov](mailto:joem@romi.gov)  
203 S. Troy St. / Royal Oak, MI 48067

March 12, 2025

Cheryl Bush  
Oakland County Int. Airport  
6500 Patterson Parkway  
Waterford MI 48327

Re: Required Public Hearing on Proposed Master Plan

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Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Derrick James  
Amtrak – Chicago Union Station  
500 W Jackson Blvd  
Chicago IL 60661

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**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Kristen Kapelanski  
Director of Community Development  
3338 Coolidge Hwy  
Berkley MI 48072-1636

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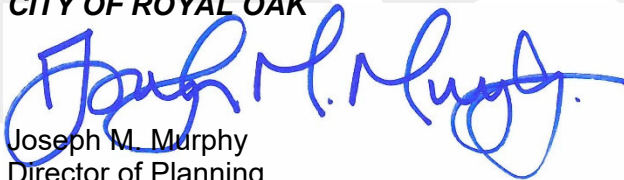
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Community Development Department

March 12, 2025

Chairperson  
Berkley Planning Commission  
3338 Coolidge Hwy  
Berkley MI 48072-1636

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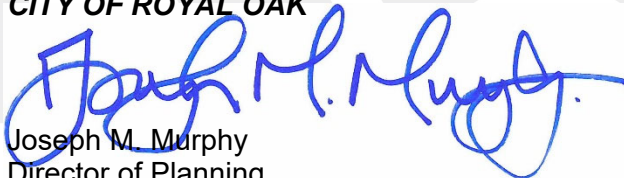
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**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Carissa Brown  
Interim Village Clerk  
18500 W 13 Mile Rd  
Beverly Hills MI 48025

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Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Chairperson  
Beverly Hills Planning Commission  
18500 W 13 Mile Rd  
Beverly Hills MI 48025

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Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Nicholas Dupuis  
Planning Director  
151 Martin St  
Birmingham MI 48012

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Community Development Department

March 12, 2025

Chairperson  
Birmingham Planning Commission  
151 Martin St  
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**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Nik Stepnitz  
Director of Comm. & Econ. Development  
425 N Main St  
Clawson MI 48017

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Community Development Department

March 12, 2025

Chairperson  
Clawson Planning Commission  
425 N Main St  
Clawson MI 48017

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Community Development Department

March 12, 2025

Scott Anderson  
CN  
17641 S Ashland Ave  
Homewood IL 60430

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Community Development Department

March 12, 2025

Craig D'Agostini  
Comcast  
221 N Washington Sq 1<sup>st</sup> Floor  
Lansing MI 48933

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March 12, 2025

Lauren Royston  
Consumers Energy  
4600 Coolidge Hwy  
Royal Oak MI 48073

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Community Development Department

March 12, 2025

Jennifer Whitteaker  
DTE Energy  
1 Energy Plaza  
Detroit MI 48226

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300 East Nine Mile Rd  
Ferndale MI 48220-1731

Re: Required Public Hearing on Proposed Master Plan

Pursuant to the requirements of the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, the city is providing notice that the Royal Oak Planning Commission will hold a required public hearing on its Proposed Master Plan on Tuesday, April 8, 2025 at 7:00 p.m. in the City Commission chambers on the first floor of City Hall at 203 S. Troy St., Royal Oak, Michigan.

The Proposed Master Plan may be viewed online at: [www.planroyaloak.com](http://www.planroyaloak.com)

Any person interested in the Proposed Master Plan is invited to present their comments at the meeting, by e-mail at [planning@romi.gov](mailto:planning@romi.gov), or by mail addressed to the Royal Oak Planning Commission, 203 S. Troy St., Royal Oak, MI 48067. All written comments must be received by 3:00 p.m. the day of the public hearing. Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) I asked to contact the city clerk's office at (248) 246-3050 at least two (2) business days prior to the hearing.


A reminder that the 63-day comment period concludes on April 4, 2025. Comments from the entities identified in the state act must be addressed to:

Chairperson, Royal Oak Planning Commission  
c/o Joseph M. Murphy, Director of Planning ([joem@romi.gov](mailto:joem@romi.gov))  
Planning Division, Community Development Department  
203 S. Troy St.  
Royal Oak MI 48067

Questions may be directed to the undersigned at (248) 246-3285 or by e-mail at: [joem@romi.gov](mailto:joem@romi.gov)

Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Chairperson  
Ferndale Planning Commission  
300 East Nine Mile Rd  
Ferndale MI 48220-1731

Re: Required Public Hearing on Proposed Master Plan

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Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

James Finkley  
Director of Planning & Economic Development  
111 E 9 Mile Rd  
Hazel Park MI 48030

Re: Required Public Hearing on Proposed Master Plan

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Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Chairperson  
Hazel Park Planning Commission  
111 E 9 Mile Rd  
Hazel Park MI 48030

Re: Required Public Hearing on Proposed Master Plan

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Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Adelaide Pascaris  
ITC Holdings Corp  
27175 Energy Way  
Novi MI 48377

Re: Required Public Hearing on Proposed Master Plan

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Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Lori Swanson  
Oakland TSC-MDOT  
800 Vanguard Dr  
Pontiac MI 48341

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Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Giles Tucker  
Director of Planning & Economic Development  
300 W 13 Mile Rd  
Madison Heights MI 48071

Re: Required Public Hearing on Proposed Master Plan

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Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Chairperson  
Madison Heights Planning Commission  
300 W 13 Mile Rd  
Madison Heights MI 48071

Re: Required Public Hearing on Proposed Master Plan

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**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Jacob Graham  
MOGO  
1000 Woodward Ave Suite 380  
Detroit MI 48226

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Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Eli Cooper  
Oakland Transit  
2100 Pontiac Lake Rd Bldg 41W  
Waterford MI 48328

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Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Scott Kree  
Planning & Local Bus Dev Division  
2100 Pontiac Lake Rd Bldg 41 West  
Waterford MI 48328

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Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Chairperson  
Oakland County Coordinating Zoning Comm  
1200 N Telegraph  
Pontiac MI 48341-0470

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**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Chairperson  
Oakland County Board of Comm  
1200 N Telegraph  
Pontiac MI 48341-0470

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**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Brad Knight  
Director of Planning & Environment  
31001 Lahser Rd  
Beverly Hills MI 48025

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**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Dan Butkus  
Oakland County Water Resource Comm.  
One Public Works Dr Bldg 95W  
Waterford MI 48328-1907

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Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Jim Breuckman  
City Manager  
23925 Woodward Ave  
Pleasant Ridge MI 48069

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**CITY OF ROYAL OAK**



Joseph M. Murphy  
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Community Development Department

March 12, 2025

Chairperson  
Pleasant Ridge Planning Commission  
23925 Woodward Ave  
Pleasant Ridge MI 48069

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Chairperson, Royal Oak Planning Commission  
c/o Joseph M. Murphy, Director of Planning ([joem@romi.gov](mailto:joem@romi.gov))  
Planning Division, Community Development Department  
203 S. Troy St.  
Royal Oak MI 48067

Questions may be directed to the undersigned at (248) 246-3285 or by e-mail at: [joem@romi.gov](mailto:joem@romi.gov)

Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Michael Spence  
SEMCOG  
1001 Woodward Ave #1400  
Detroit MI 48226

Re: Required Public Hearing on Proposed Master Plan

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Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Harmony Lloyd  
SMART  
535 Griswold St Suite 600  
Detroit MI 48226

Re: Required Public Hearing on Proposed Master Plan

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Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Terry Croad  
Director of Planning  
26000 Evergreen Rd  
Southfield MI 48076

Re: Required Public Hearing on Proposed Master Plan

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Royal Oak MI 48067

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Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Chairperson  
Southfield Planning Commission  
26000 Evergreen Rd  
Southfield MI 48076

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203 S. Troy St.  
Royal Oak MI 48067

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Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Gov. Affairs  
T-Mobile  
17187 N Laurel Park Dr  
Livonia MI 48152

Re: Required Public Hearing on Proposed Master Plan

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Respectfully,

**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Brent Savidant  
Community Development Director  
500 W Big Beaver Rd  
Troy MI 48084

Re: Required Public Hearing on Proposed Master Plan

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**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Chairperson  
Troy Planning Commission  
500 W Big Beaver Rd  
Troy MI 48084

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Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Branna Fritz  
Verizon  
24242 Northwestern Hwy  
Southfield MI 48075

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Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Michelle Zdrodowski  
Great Lakes Water Authority  
735 Randolph Suite 1900  
Detroit MI 48226

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**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Hank Berry  
Zoning Administrator  
26815 Scotia  
Huntington Woods MI 48070-1101

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**CITY OF ROYAL OAK**



Joseph M. Murphy  
Director of Planning  
Community Development Department

March 12, 2025

Chairperson  
Huntington Woods Planning Commission  
26815 Scotia  
Huntington Woods MI 48070-1101

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