

The Regular Meeting of the Troy City Planning Commission was called to order by Chairman Kramer at 7:34 P.M. on Tuesday January 11, 2000, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present: Beltramini Absent: Starr

Chamberlain

Kramer

Littman

Reece

Storrs

Waller

(8:40)

Wright

Also Present: Laurence G. Keisling, Planning Director

John Martin, City Attorney

Douglas Smith, Real Estate and Development Director

Nicole Brown, Student Representative

(Resolution Adopted Later in Meeting)

Moved by Wright Seconded by Storrs

RESOLVED, that Commissioner Starr be excused from attendance at this meeting.

Yeas: All Present (8) Absent: Starr

MOTION CARRIED

2. PUBLIC COMMENTS

TABLED ITEMS

3. PROPOSED REZONING – West Side of Dequindre, South of South Boulevard – Section 1 – R-1D to C-F (Z-67)

Mr. Keisling explained that action was tabled on this matter following a Public Hearing at the August 10, 1999 Regular Meeting, in order to provide a further opportunity for the petitioners (Beaumont Hospital) and the adjacent residents to discuss the need for hospital expansion, while at the same time considering how such can occur while maintaining the "quality of life" in this area. Following the Public Hearing, staff representatives met with Beaumont representatives in order to further discuss their proposal and to consider alternative directions. Beaumont representatives have been meeting with adjacent residents, and it has been indicated that they are making substantial progress toward an acceptable zoning and buffering pattern in this area. They have also been authorized to speak with Mrs. Hribar, the owner of the parcel which separates the developed Beaumont site from their other land, about future directions for her property.

Mr. Keisling noted that a letter had been received from Debra Kruz of Harley Ellis, on behalf of Beaumont, requesting tabling of action on this matter for one more month.

Moved by Chamberlain Seconded by Reece

RESOLVED, that action on the request for the rezoning of a 14.3 acre parcel having approximately 500 feet of frontage on the west side of Dequindre south of South Boulevard, from R-1D to C-F (Community Facilities) along with the proposal for similar rezoning of a 4.77 acre parcel with 165 feet of frontage, abutting to the north, be tabled to the February 8, 2000 Regular Meeting, at the request of the petitioners.

Yeas: All Present (7) Absent: Starr, Waller

MOTION CARRIED

SITE PLANS

4. SITE PLAN REVIEW – Proposed Office Building – South Side of Big Beaver, East of Livernois – Section 27 (SP-723)

Mr. Keisling explained that on four previous occasions, the most recent being June of 1992, the Planning Commission has granted or renewed Site Plan Approval for the construction of a three-story office building (two-stories over parking) on a 0.65 acre net area O-M zoned parcel having just 95 feet of frontage on the south side of Big Beaver east of Livernois. A new site plan has now been submitted, involving basically the same building and site configuration, for the construction of a 11,618 square foot building. The site abuts the Charter Square Apartments on its east and south boundaries. Access will be provided by way of a cross-access easement over the easternmost driveway serving the Troy Officentre site immediately to the west. As noted previously, the recorded cross-access easement over that driveway will have to be modified in order to place it a point opposite the proposed driveway from this site. (The site plan does not accurately indicate the location of the parking and drive facilities on the Troy Officentre site.) The owners of the Troy Officentre development have previously indicated a willingness to make this adjustment. A deceleration lane is proposed to be added to the existing driveway in conjunction with this development. All applicable Ordinance requirements are complied with and approval of this site plan was recommended.

Tom Christenson, the petitioner, was present. He stated that he is adding more landscaping and parking to the original site plan. Mr. Storrs noted the new building that is under construction on the apartment complex site directly to the south. He felt that if that building is a residential building, the trash receptacle enclosure on this office site should be moved further away from that building. Mr. Keisling commented that the proposed building is probably a maintenance building, as there is no ability to add units to the apartment site. Staff will, however, confirm the nature of the building.

Moved by Storrs Seconded by Beltramini

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a three-story 11,618 square foot office building on a 0.65 acre O-M zoned site having 95 feet of frontage on the south side of Big Beaver Road east of Livernois is hereby granted, subject to the modification of the existing cross-access easement in order to provide proper access to this site from the driveway to the west, and subject to confirmation that a maintenance building is being constructed on the apartment complex site immediately to the south, rather than a residential unit. If the building under construction is a residence, the trash receptacle enclosure will have to be moved further away from that building.

Yeas: All Present (7) Absent: Starr, Waller

MOTION CARRIED

Mr. Keisling explained that a site plan has been submitted for the construction of the first two buildings within the Big Beaver Airport Industrial Park site. The proposed construction involves two 46,700 square foot buildings within a 12.46 acre M-1 zoned parcel lying between Bellingham Drive and the RM-1 zoned Bethany Villa housing complex to the east. This site includes the stormwater detention basin which serves the total Big Beaver Airport industrial complex. The site is to be served by a central boulevard drive from Bellingham, a single drive in the southeasterly portion of the site, and a drive along the north edge of the site which will jointly serve the property to the north. The proposed buildings and the parking provided enable a substantial amount of office area within the proposed buildings. For many years buildings of this type were termed "high-tech", but have more recently been termed "flex" buildings because of the use flexibility enabled by the building configuration and the parking provisions. A six-foot decorative masonry zoning boundary screenwall is required by the Zoning Ordinance along the east boundary of the site. The overall development of the former Airport site includes the placement of a landscaped berm over six feet in height in that area. The petitioners will be requesting a variance or modification of the screenwall requirement from the Board of Zoning Appeals. Staff discussions with Bethany Villa representatives, primarily related to the acquisition of right-of-way enabling the extension of Bellingham Street to the southeast, have previously indicated their strong support for the screening berm. With the indication of the required screenwall, all applicable Zoning Ordinance requirements are complied with, and approval of this site plan was recommended by the Planning Department.

Brad Klintworth of Liberty Property Trust was present. In response to Ms. Beltramini's concerns, he stated that they expected to have tenants involved in automotive engineering and prototype work. Mr. Keisling explained uses which occur in M-1 Districts must have an element which requires that District. Mr. Littman noted that the trash receptacle enclosure could readily be moved further away from the Bethany Villa site. Mr. Klintworth agreed to such a revision. In discussing the configuration and the loading areas proposed for the buildings, he noted that the buildings were designed to have four divisible areas.

Moved by Littman Seconded by Wright

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of two 46,700 square foot industrial/research buildings on a 12.46 acre M-1 zoned site lying east of Bellingham Drive south of Big Beaver Road is hereby granted, subject to the relocation of the trash receptacle enclosure away from the residential zoning to the east, to a point in line with the proposed loading docks.

Yeas: All Present (7) Absent: Starr, Waller

MOTION CARRIED

SPECIAL USE REQUESTS

6. PUBLIC HEARING - SPECIAL USE REQUEST – Proposed Adult Daycare Facility – North Side of Long Lake, West of Dequindre – Section 12 (SU-305)

Mr. Keisling explained that a request has been submitted for Special Use Approval in order to enable the establishment of an adult daycare center within an 1,800 square foot portion of a 4,800 square foot commercial building on a B-2 zoned site having approximately 155 feet of frontage on the north side of Long Lake Road west of Dequindre. The proposed use is further described in the letter from Sheila Kowalke, one of the petitioners. As previously discussed, the City does not have specific provisions within the Zoning Ordinance for adult daycare or respite care facilities. This proposal has, therefore, been submitted in accordance with the provisions of Section 21.30.03 of the Zoning Ordinance, which covers the establishment of indoor commercial recreation uses. Those provisions include the requirement that the proposed indoor commercial recreation use be located at least 100 feet from any Residential District. The petitioners have requested and received a setback variance for the proposed use, enabling it to occur within approximately 78 feet of the B-2/R-1C zoning boundary along the west edge of the site. No building expansion or exterior alterations are proposed in conjunction with this proposed use. Staff analysis of the nature of the proposed use, and their review of the existing and potential uses in the remainder of the building have indicated that the parking on the site will be adequate to serve the total series of uses. Approval of this Special Use Request was recommended.

In response to Ms. Beltramini's question, Mr. Keisling noted that Dr. Percy Peter owns this property, along with the property to the north and east. Mr. Littman asked if there was a cross-access easement in place which would allow for some kind of circular pattern for dropping off and picking up people. Mr. Keisling stated that there is a cross-access easement on the Arby's site to the east, but he was not certain as to whether such an easement was in place on the subject site.

Shirlee Kowalke and Peggy Marrosu, the petitioners, were present. Ms. Kowalke stated that there is no formal license required for adult daycare, but there is an accreditation process through the State of Michigan. Usually, the only time the State gets involved is when the operation involves government subsidies. Their proposed center would not involve a subsidized program. She has worked with the elderly in long-term care since 1974 and is a licensed nursing home administrator. After working with long-term care, it became apparent that there is a need for adult daycare, especially for those people who work and need someone to watch over a parent during the day.

Ms. Beltramini noted that the plans indicate 30-40 people, along with 6-8 employees and only two restrooms are shown. Ms. Kowalke indicated since a large proportion of their clientele may need assistance, the two restrooms should be sufficient. In response to Chairman Kramer's question, Ms. Kowalke stated that their hours of operation would start out to be 6:00 a.m. to 6:00 p.m., but could be changed if the need arose.

The Public Hearing was declared open.

Dr. Donald Trepanier stated that he has owned the property located at 2875 E. Long Lake (immediately west of the subject site) for 25 years. He is currently employed by the U.S. Department of Defense and lives in El Paso, Texas. He did not feel that the computations for the setback variance were correct. He had questions or concerns regarding the ownership and management of the proposed adult daycare use, and who would regulate the activity. He felt that the drop-off and pick-up times would interfere with the heavy traffic in this area. He stated that there are no storm sewers in this area, and that the site was not large enough for emergency vehicles, such as fire trucks and ambulances. He stated that the site has 31 parking spaces and 7 employees are proposed for the adult daycare use. How is the clientele to be fed, and where will the customers come from? He felt that this proposed use would negatively impact his property. The site plan does not indicate the location of sanitary sewers serving the site. Mr. Chamberlain noted that the bathroom facilities indicated on the floor plan (2 toilets) may not be sufficient for 40-50 people. He commented that, when tables are set up for meals, there will not be much room left for other activities. He and Ms. Beltramini felt that the potential plan for the total series of properties under the control of Dr. Peter should be available as background for this request.

Ms. Marrosu stated that she has been a licensed nursing home administrator for 15 years. They would be serving continental breakfasts with two sittings and would be using five round tables. There would also be two sittings for lunch. They would be using the services of a dietician and did not plan to have more than 30 people using their adult daycare facility. They would be serving soups and sandwiches. Their use would be an alternative to assisted living or nursing home facilities, where people could drop off their loved ones for short periods of time. Ms. Kowalke explained that potential clients will undergo an assessment process as to their condition and abilities. Their partner will be a gerontologist from St. Joseph West Hospital. She noted that they would be tenants of Dr. Peter, and that they have no ownership interest in the building.

In response to Chairman Kramer's question, Mr. Keisling explained that the Building Code determines the required number of toilet facilities. The Building Department has confirmed the 78 foot setback dimension from the west property line, which was involved in the setback variance request. Mr. Wright felt that this was the time to make sure that cross-access easement provisions extending across the front of the site are in place. Ms. Beltramini expressed concern that the plan indicating the potential development direction for the total corner area had not as yet been received. She felt that the proposal should be tabled until that plan is received and reviewed. Ms. Marrosu noted that they have already purchased \$50,000 worth of health care furniture, and it is presently in storage. Ms. Beltramini stated that Troy needs an adult daycare facility, and that she was sorry that the petitioners progress was being slowed as a result of the inaction of their landlord.

No one else wished to be heard.

The Public Hearing was declared closed.

Moved by Beltramini Seconded by Wright

RESOLVED, that action on Special Use Approval, as requested for the establishment of an adult daycare facility within an 1,800 square foot portion of an existing 4,800 square foot commercial building on a B-2 zoned parcel having approximately 155 feet of frontage on the north side of Long Lake west of Dequindre be tabled to the February 8, 2000 Regular Meeting, in order to enable this site and proposed use to be considered in conjunction with the property owner's presentation of a plan illustrating his future intent for the use of his total series of properties in this area. This tabling action will also provide an opportunity to obtain further information as to matters such as the status of cross-access provisions, required toilet facilities, etc.

Chamberlain Absent: Starr, Waller

MOTION CARRIED

Mr. Waller arrived 8:40 p.m.

7. PUBLIC HEARING - SPECIAL USE REQUEST AND SITE PLAN REVIEW – Proposed Detached Cluster Residential Development – Northwest Corner of Wattles and Coolidge – Section 18 (SP-846)

Mr. Keisling explained that in December of 1999, in accordance with the Planning Commission's recommendation, the City Council rezoned the 8.27 acre parcel at the northwest corner of Wattles and Coolidge from R-1B to CR-1 (One Family Residential-Cluster). A request has now been submitted for Special Use Approval and related Preliminary Site Plan Approval in order to enable the development of the site as a detached residential condominium complex, originally proposed to include 20 dwelling units in addition to the existing home fronting on Coolidge. The proposed development is to be served by a single cul-de-sac street extending north from Wattles Road, which is required by the Zoning Ordinance to be a public street. No stub streets were extended from the Greentrees Subdivision which abuts the west boundary of the site and the west half of the north boundary. Because the residences front directly to Wattles opposite the site, the Planning Department asked that the petitioners consider the alternative of reversing the proposed street pattern so that the entrance street will extend from Coolidge, rather than from Wattles and thus lie directly opposite the Fellowship Methodist Church. The petitioners have indicated that it is their preference to have the street access extend from Wattles Road as indicated in the plan as originally submitted.

Mr. Keisling noted that the Commission had received a copy of the staff review letter which was sent to Robertson, indicating necessary or recommended changes in their plan. In addition to the question of the access street location, it was also pointed out that the CR-1 District requires that principal access to developments of this size be by way of a public street rather than a private street as proposed by the petitioners. Such a public street would require a minimum 60 foot right-of-way, rather than the indicated 44 foot wide easement, and would thus have an effect on the building setbacks and overall dwelling unit location. The petitioners have indicated their desire to request that the City Council consider modifying the present Ordinance provisions in order to enable this development to be served by a private cul-de-sac street. The Ordinance language also provides that the Planning Commission can require 5 foot high landscaped berms, "or equivalent obscuring device(s), along major thoroughfare frontages". The petitioners have proposed screening consisting primarily of evergreen tree species. Mr. Keisling noted that the petitioners have provided copies of sketch floor plans and building elevations, as required by the CR-1 District provisions.

Paul Robertson, Jr. and Doug Smith were present representing the petitioners. Mr. Robertson stated that they have been building homes in the City for 51 years. Mr. Smith stated that the nature and dimensions of their proposed private street would enable them to maximize setbacks and screening on the perimeter of their site. They were attempting to achieve a "transitional neighborhood development feel" for their project. The homeowners will be responsible for maintenance of the proposed street, along with the other elements of the site. The homes will be most likely be in the \$600,000 range. The alignment of the entrance street was modified in order to direct the potential headlights from exiting cars to a point between homes on the south side of Wattles. They plan to have dense landscape screening in the area adjacent to the corner of Wattles and Coolidge, as well as along the frontages adjacent to proposed residences. They have met with adjacent residents in an effort to address their concerns.

The Public Hearing was declared open.

Karen Marinko of 2134 W. Wattles was present and asked that the plan be approved with the proposed private street, so that a minimum 45 foot setback could be maintained along the west side of the site. She stated that Robertson Brothers have been very accommodating in relation to the concerns of the neighbors.

No one else wished to be heard.

The Public Hearing was declared closed.

Mr. Chamberlain supported the proposed private road concept as he felt that it would help to maintain the proposed 45 foot rear yard setback from the perimeter property lines. He also felt that the proposed large "commons" area in what would otherwise be a cul-de-sac island was a desirable feature, and one which further justified having a private road. Mr. Wright felt that access from Wattles would be preferable to access from Coolidge, as Coolidge is a more heavily traveled road, on which cars typically drive faster than on Wattles.

Moved by Chamberlain Seconded by Littman

RESOLVED, that Special Use Approval, as requested for the establishment of a detached residential condominium development on the 8.27 acre CR-1 zoned site at the northwest corner of Wattles and Coolidge be granted, in accordance with the provisions of Section 11.30.02 of the Zoning Ordinance, subject to the following conditions:

1. A 45 foot minimum rear yard setback along the westerly and northerly boundaries of site.
2. The provision of evergreen tree and other landscape material screening along the major thoroughfare frontages, in a manner acceptable to the Parks and Recreation Department, rather than the potential use of landscaped berms in these areas.
3. The provision of street access from Wattles Road at a location positioned so that vehicle headlights will have minimum impact on the residences on the south side of Wattles.
4. Acceptance of the proposed private street system by the City Council.

Yeas: All Present (8) Absent: Starr

MOTION CARRIED

Moved by Chamberlain Seconded by Littman

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a detached residential condominium development on the 8.27 acre CR-1 zoned site at the northwest corner of Wattles and Coolidge be granted, subject to the following conditions:

1. A 45 foot minimum rear yard setback along the westerly and northerly boundaries of site.
2. The provision of evergreen tree and other landscape material screening along the major thoroughfare frontages, in a manner acceptable to the Parks and Recreation Department, rather than the potential use of landscaped berms in these areas.
3. The provision of street access from Wattles Road at a location positioned so that vehicle headlights will have minimum impact on the residences on the south side of Wattles.
4. Acceptance of the proposed private street system by the City Council.

Yeas: All Present (8) Absent: Starr

MOTION CARRIED

Moved by Chamberlain Seconded by Beltrami

RESOLVED, that the Planning Commission hereby recommends to the City Council that the private street system proposed to serve the detached residential condominium development at the northwest corner of Wattles and Coolidge be approved, in accordance with the site plan as presented on this date, subject to the provision of sidewalk and utility easements as determined to be necessary by the City staff. Such a private street system will enable site layout elements including the following features:

1. Increased setbacks for the residential areas abutting the west and north.

2. The provision of a "commons area" within the proposed large cul-de-sac element which will be a definite positive site amenity.

3. The provision of a street entrance location and treatment which will minimize the impact of this intersection on adjacent residential properties.

Yeas: All Present (8) Absent: Starr

MOTION CARRIED

SUBDIVISIONS

The Planning Commission decided to consider the Oak Forest Subdivision and the Oak Forest South Subdivision at the same time.

8. PRELIMINARY PLAT – TENTATIVE APPROVAL – Oak Forest Subdivision – West Side of John R, South of Square Lake – Section 11

9. PRELIMINARY PLAT – TENTATIVE APPROVAL – Oak Forest South Subdivision – East Side of Willow Grove, South of Square Lake – Section 11

OAK FOREST SUBDIVISION

Mr. Keisling explained that the proposed Oak Forest Subdivision, as originally submitted, consisted of 44 lots and 2 stormwater detention parcels within a 19 acre irregularly-shaped which extends west one-half mile from John R to Willow Grove Drive in the area south of Square Lake Road. The subject R-1C zoned site has 328 feet of frontage on John R and 120 feet of frontage on Willow Grove and is divided by the Fetterly County Drain, which extends north and south through the site. The easterly half of the site abuts Eyster's John R Farms Subdivision to the south, and the street pattern includes the northerly extension of Holm Drive from that subdivision. A single street extends the full length of the property with an offset involving two 90 degree turns just west of the center of the site. Stub streets are proposed extending both to the north and south in the westerly portion of the site. Staff has requested that a stub street be extended to the north in the easterly portion of the site, east of Holm Drive. They further requested that the entrance street from John R be relocated to the north so as to lie directly opposite Highbury Drive east of John R, in order to avoid an improper street offset configuration and the resultant problems related to conflicting left turns, etc. This request and other requests for revision of the plat were contained in the letter of January 5, 2000, to Joel Garrett, the prospective developer. The Commission had received copies of this letter. Due to the limited time available, the developer had not been able to complete and submit revised plat drawings. The required environmental information, particularly in relation to wetland areas, had also not been submitted. This plat submittal was, therefore, incomplete, and the request for Tentative Preliminary Approval should be rejected.

Mr. Keisling explained that the City has retained Dr. Gene Jaworski as their interim Natural Features Consultant, in order to determine the nature and extent of significant natural features on sites proposed for development. The staff had asked that Mr. Garrett permit Dr. Jaworski to enter his properties in order to evaluate the natural features which are present (primarily woodlands and wetlands). Mr. Garrett did not consent to permitting Dr. Jaworski's on-site review. The City Council, at their January 10, 2000 Regular Meeting, considered and adopted an amendment to the Subdivision Control Ordinance which would require such an environmental review in conjunction with the consideration of a Tentative Preliminary Plat. This review would help to enable the provision of the necessary environmental information, which is one of the deficiencies of the plat submittal.

OAK FOREST SOUTH SUBDIVISION

Mr. Keisling explained that the proposed Oak Forest South Subdivision, as originally submitted, consisted of 24 lots and 2 stormwater detention basin parcels within a 10 acre parcel, extending east from Willow Grove Drive south of Square Lake Road and west of John R. The subject property abuts the present north boundary of Jaycee Park and extends between the east edge of the Golf Trail Subdivision at Willow Grove and Trevino Drive, and the west edge of Eyster's John R Farms Subdivision which extends east to John R and includes Abbottsford and Hopedale Drives. The proposed street pattern involves a single cul-de-sac street with a stub street extending to the north in the area west of the Fetterly Drain. The Abbottsford Drive right-of-way within the subdivision to the east extends to the east boundary of the parcel north of this site. Staff has chosen not to request a stub street extending north from the proposed cul-de-sac bulb, which could conceivably extend north and east to the west end of Abbottsford in the future, as they felt that adequate street pattern interconnection will occur with the implementation of the present and future proposed developments as indicated on the petitioner's "overall future development plan" for this area. The street improvements will include the completion of the Willow Grove pavement which presently exists along the east edge of the Golf Trail Subdivision.

Mr. Keisling stated that, as indicated in the discussion of the Oak Forest Subdivision, a complete submittal involving adequate environmental information and the changes requested by staff has not as yet been achieved, and rejection of the proposed subdivision plat would be in order. It was his understanding that the petitioners wish to table action on this matter so that they can complete and submit revised plats.

Mr. Littman asked if action should be taken on these proposals, in light of the City Council's action to amend the Subdivision Control Ordinance. Mr. Keisling stated that, since there was no indication of wetlands on the two proposed plats, and such appear to be present in this area, the plat submittals are not acceptable. In response to Chairman Kramer's questions, Mr. Keisling stated that he did not know when the proprietors would submit revised plats. The recommended street revisions and the potential existence of wetland areas would most likely reduce the number of lots available. The loss of wetland areas can be mitigated, but the Michigan Department of Environmental Quality has the last word on regulated wetlands.

Dale Garrett, one of the proprietors, was present. He requested that action on the proposed plats be tabled to the Commission's March Regular Meeting.

Mr. Wright expressed concern about the placement of substantial traffic on Willow Grove, which is a gravel street almost one-half mile in length. He was also concerned about the potential cut-through of traffic from Rochester to John R, if the proposed street pattern in the Oak Forest Subdivision is implemented. He inquired as to the status of improvements to the Fetterly Drain; which crosses both sites. Mr. Storrs suggested that the Fetterly Drain area could become an amenity, through the creation of a "linear park". Ms. Beltrami noted that there may be people in the audience who wished to speak, even though the proprietor has asked for tabling action.

Dorene Randall of 5348 Abington stated that she was a 22 year resident, and that people had referred to Troy as being "treeless" for many years. She felt that every effort should be made to preserve wooded areas and wetland areas such as the area under consideration. Her daughter, Melissa Randall, then read a statement expressing concern about the loss of natural features, and stating that the children of Troy want to see nature.

Michael Stuart of 2011 Jeffrey stated that he lives at the corner of John R and Jeffrey, and that traffic in that area is a nightmare. Jeffrey as become a feeder street for the Stoneridge Subdivision. His primary concern was safety and the additional hazards which could be created through additional development in this area. Expanding John R, even just for the purpose of providing a left-turn lane, will make his problems worse. In response to a question from Chairman Kramer, Mr. Keisling stated that the planned right-of-way for John R in this area (120 feet total) is already in place along the edge of the Stoneridge Subdivision.

Pat Ullman of 5621 Willow Grove stated that she was a 25 year resident. She was concerned about who would pay for the potential paving of Willow Grove. Mr. Keisling stated that the staff had proposed that the developers would pave Willow Grove between the west edge of their two subdivisions. If Willow Grove is to be paved further to the north, such would typically occur under a Special Assessment project. Although there is not a specific requirement, the City Council typically prefers to have a Special Assessment project supported by the owners of at least 50% of the frontage involved.

Victor Lenivov of 1929 Hopedale inquired as to the reason for the stub street which extended south toward Holm Street. Holm is not open or improved in the adjacent area. In response to his question, Mr. Keisling confirmed that the Holm Drive right-of-way would have to be vacated in order to eliminate the need for the proposed stub street.

Craig Poulson of 1466 Trevino inquired as to when these plats would be discussed again.

Barbara Ramseyer of 2008 Highbury stated that there have been accidents on the corner of John R and Highbury, and that traffic in that area causes a great deal of noise. She was concerned about traffic safety in that area and noted that vehicles have left the road in the area adjacent to the side of her home. She asked that the Planning Commission consider the four homes on the two intersections on the east side of John R when they take their action.

In the course of the Commission's discussion, the staff was requested to send new notices to abutting property owners, in the event that action is tabled on these proposals to the March Regular Meeting.

Moved by Wright Seconded by Chamberlain

RESOLVED, that action on the Tentative Preliminary Plat as submitted for the proposed Oak Forest Subdivision, in the area south of Square Lake Road, between John R and Willow Grove Drive, be tabled until the March 14, 2000 Regular Meeting, at the request of the proprietor, in order to enable submittal of the required environmental information, completion of the necessary environmental review of the subject property, and submittal of plats revised to indicate the results of the environmental review and the changes requested by City staff.

Yeas: All Present (8) Absent: Starr

MOTION CARRIED

Moved by Wright Seconded by Chamberlain

RESOLVED, that action on the Tentative Preliminary Plat as submitted for the proposed Oak Forest South Subdivision, in the area extending east from Willow Grove Drive south of Square Lake Road and west of John R, be tabled until the March 14, 2000 Regular Meeting, in order to enable completion of the necessary environmental review of the subject property. at the request of the proprietor, in order to enable submittal of the required environmental information, completion of the necessary environmental review of the subject property, and submittal of plats revised to indicate the results of the environmental review and the changes requested by City staff.

Yeas: All Present (8) Absent: Starr

MOTION CARRIED

OTHER BUSINESS

10. ELECTION OF PLANNING COMMISSION OFFICERS – 2000

Mr. Keisling explained that Article III, Section 1, of the Planning Commission By-laws provides that nomination and election of Planning Commission officers shall occur at the " - - Annual Organization Meeting which shall be held on the second Tuesday of January of each year - -". The By-laws state that the officers of the Commission shall consist of a Chairman and a Vice Chairman. It has also been customary at this time, that the Planning Commission forward their recommendations to the City Council as to a member and alternate to serve on the Board of Zoning Appeals for the coming year.

Moved by Waller Seconded by Storrs

RESOLVED, that Robin Beltramini and Gary Chamberlain be nominated as Chairman and Vice Chairman of the Planning Commission, respectively, for 2000, and that Larry Littman and David Waller be recommended to the City Council as the Commission's Board of Zoning Appeals representative and alternate, respectively, for 2000, and

BE IT FURTHER RESOLVED, that nominations be closed and that these officers be elected and representatives recommended, as indicated.

Yeas: All Present (8) Absent: Starr

MOTION CARRIED

11. ESTABLISHMENT OF MEETING SCHEDULE – 2000

Mr. Keisling explained that in accordance with the "Open Meetings Act" it is necessary to establish a schedule for public meetings of Bodies such as the Planning Commission. This requirement has been fulfilled through the adoption of a resolution designating the second Tuesday of each month as the date for "Regular Meetings" and the fourth Tuesday of each month as the date for "Special/Study Meetings" of the Planning Commission. Such a resolution should be adopted at this time to cover the calendar year 2000. Meetings can of course be canceled or eliminated from this schedule, or rescheduled at a future date, as the Commission might deem necessary.

Moved by Wright
Seconded by
Beltramini

RESOLVED, that the Troy City Planning Commission hereby establishes the following schedule for their meetings during the calendar year 2000:

1. Regular Meetings will be held on the second Tuesday of each month.
2. Special/Study Meetings will be held on the fourth Tuesday of each month, as necessary.
3. If additional Special/Study Meetings become necessary, the first Tuesday of the month shall be the preferred date.

Yeas: All Present (8) Absent: Starr

MOTION CARRIED

12. PLANNING COMMISSION BY-LAWS

Mr. Keisling explained that the Commission had received a copy of the proposed changes to the By-laws, as discussed in October of 1999.

Moved by Wright
Seconded by Storrs

RESOLVED, that the proposed revisions to the Planning Commission By-laws be approved, in accordance with the text as presented on this date.

Yeas: All Present (8) Absent: Starr

MOTION CARRIED

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

