

1. ROLL CALL

<u>Present:</u>	<u>Absent:</u>
Chamberlain	Beltramini
Kramer	Waller
Littman	Wright
Reece	
Starr	
Storrs	
(7:38 p.m.)	

Also Present

:

Laurence G. Keisling, Planning Director

Lori Bluhm, Assistant City Attorney

Ronald Figlan, Planner

Doug Smith, Real Estate & Development Director

Resolution to excuse absent members presented later in meeting.

Moved by Littman Seconded by Storrs

RESOLVED, that Commissioners Beltramini, Waller, Wright be excused from attendance at this meeting.

Yeas: All Present (6) Absent: Beltramini, Waller, Wright

MOTION CARRIED

2. MINUTES – Regular Meeting of February 8, 2000

Special/Study Meeting of February 22, 2000

In regards to the "draft" minutes for February 8 that had been given to the Commission, Vice Chairman Chamberlain corrected the vote on the minutes. Mr. Littman asked that a correction be made to the reasons for his nay vote on Item 3 (Section 36 Rezoning).

Moved by Kramer Seconded by Reece

RESOLVED, that the minutes of the Regular Meeting of February 8, 2000 be approved as corrected.

Yeas: Kramer, Reece, Chamberlain Absent: Beltramini, Waller, Wright, Starr, Littman Storrs

MOTION CARRIED

Mr. Storrs arrived.

Moved by Chamberlain Seconded by Littman

RESOLVED, that the minutes of the Special/Study Meeting of February 22, 2000 be approved as corrected.

Yeas: All Present (6) Absent: Beltramini, Waller, Wright

3. PUBLIC COMMENTS

Richard Hughes of 132 Roger Ct. suggested that the Planning Commission meetings be televised.

TABLED ITEMS

4. 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. Beaumont representatives have been meeting with adjacent residents, and it was staff's understanding that a proposal acceptable to Beaumont and the homeowners' representative has been developed. The neighbors' representatives have indicated, however, that they have not as yet been able to have a meeting wherein enough of the neighbors were able to attend, so that they could advise them of the proposal and secure their concurrence. As a further courtesy, Beaumont representatives have thus once again requested tabling for one more month.

Moved by Kramer Seconded by Starr

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 April 11, 2000 Regular Meeting, at the request of the petitioners.

MOTION CARRIED

5. SITE PLAN REVIEW – Proposed Restaurant Reconstruction - Southwest Corner of Big Beaver and Rochester - Section 27 (SP-268)

Mr. Keisling explained that action was tabled on this matter, following discussion at the February 8 Regular Meeting, in order to provide an opportunity for the staff and the petitioners to develop a revised plan which would improve the Big Beaver access situation. The proposal is for the reconstruction of the Burger King Restaurant at the southwest corner of Big Beaver and Rochester, on a 1.26 acre H-S and B-2 zoned parcel which includes a 41 foot wide portion of the Troy Market Place site. The site will be served by a single driveway to expanded Rochester Road and the present Big Beaver Road driveway. Some Commission members were concerned about the location of the Big Beaver Road driveway in relation to the adjacent Big Beaver median cross-over, particularly considering conflicts which might occur with those exiting the easterly Troy Market Place driveway immediately to the west of the Burger King site. In order to eliminate this concern, at the staff's request, the petitioners have revised their site plan to make the Big Beaver Road driveway a one-way entrance-only drive, and they have designed the curvature and width of the drive in order to emphasize this entrance-only function and to discourage any exiting from the drive. Those wishing to exit the site directly to Big Beaver Road would do so by way of a connection to the Troy Market Place Drive to the west. Two connections are now proposed between the Burger King site and the Market Place drive. The northerly connection is intended for cars exiting the site to Big Beaver Road, while the southerly connection would provide the primary internal inter-connection between the shopping center and Burger King sites.

Mr. Keisling stated that it was the opinion of the Planning Department that the driveway system, as now proposed, will eliminate the concerns expressed by the Commission members and will provide an improved connection pattern between the Burger King site and the Troy Market Place site. Approval of this site plan was recommended.

Michael Polsinelli of Schostak Brothers was present on behalf of the petitioners. He explained that they are currently finalizing the easement agreement with the Market Place shopping center regarding cross-access and use of a portion of the Market Place site. Mr. Littman noted that vehicles wishing to enter the site from the Market Place site would have to circle the site in order to get to the front entrance.

Moved by Kramer Seconded by Starr

RESOLVED, that Preliminary Site Plan Approval, as requested for the reconstruction of the Burger King Restaurant facilities, including drive-up service, on a 1.26 acre H-S and B-2 zoned site at the southwest corner of Big Beaver and Rochester is hereby granted.

Yeas: All Present (6) Absent: Beltramini, Waller, Wright

MOTION CARRIED

(Items 6 and 7 were considered simultaneously.)

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

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

Mr. Keisling explained that, following extensive discussion at the January 11, 2000 Regular Meeting, action was tabled on the requests for Tentative Preliminary Approval for two subdivisions in the area west of John R and south of Square Lake Road, the proposed Oak Forest and Oak Forest South Subdivisions. These tabling actions occurred, at the request of the proprietors, in order to enable submittal of the required environmental information, completion of the necessary environmental review of the properties, and submittal of plats revised to indicate the results of the environmental review and the changes requested by City staff.

Mr. Keisling noted the letter dated March 2, 2000, which had been received from Dale Garrett on behalf of the proprietors, requesting tabling action on these proposals once again in order to enable them to complete compilation of the information necessary for a complete plat submittal. Although they did not indicate a specific date, it was suggested that action be tabled until the April 11 Regular Meeting. If the submittals are still not complete at that time, action could be tabled once again.

Moved by Littman Seconded by Storrs

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, be tabled until the April 11, 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 (6) Absent: Beltramini, Waller, Wright

MOTION CARRIED

Moved by Littman Seconded by Storrs

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 April 11, 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 (6) Absent: Beltramini, Waller, Wright

MOTION CARRIED

SITE PLANS

8. SITE PLAN REVIEW (Revised Plan) – Proposed Office Building – South Side of Long Lake, East of Rochester – Section 14 (SP-842)

Mr. Keisling explained that at the November Regular Meeting the Commission approved a site plan for the construction of a 25,607 square foot single-story office building on a 2 acre O-1 and E-P site having 300 feet of frontage on the south side of Long Lake Road east of Rochester Road. The east 20 feet of the site is zoned in the E-P classification. The information submitted with that site plan indicated the existence of a Detroit Edison overhead line extending east-west through the center of the site. It was the petitioner's understanding that the overhead line could be relocated at a reasonable cost. Subsequent communications with Detroit Edison have apparently indicated that the cost of line relocation has multiplied. The petitioners have now, therefore, submitted a revised plan, involving a two-story office building with a footprint which has been revised in order to eliminate the need to relocate the Edison line. The revised site plan indicates a 29,822 square foot two-story office building. As before, the petitioners propose a full storage basement under this building, which will result in a total gross floor area exceeding the maximum building area for O-1 zoning. They have, however, requested a variance relative to this additional "unoccupied" building area from the Board of Zoning Appeals. The site circulation pattern is basically the same as the previous plan, with the exception that additional parking is available due to the reduced building footprint. A single driveway will enter the site in the westerly portion of the Long Lake Road frontage, at a location which is proper in relation to the adjacent Long Lake Road median cross-over. A cross-access easement and drive is indicated, extending to the west property line. With the recognition that potential Board of Zoning Appeals action will determine the extent of storage basement area, all applicable Zoning Ordinance are complied with, and approval of this revised site plan was recommended.

Mr. Chamberlain felt that the utility lines should have been buried, and that the City needs to take a stand with Detroit Edison regarding the burying of power lines.

Vito Pampalona, the petitioner, was present. He noted that they have moved the trash receptacle enclosure, and that the handicapped parking space location has been improved.

Mr. Storrs was concerned that there be no substantial difference in grade between the subject site and the abutting properties. Mr. Pampalona stated that the grades would basically be the same as those of the abutting property. In this regard, the Commission noted that the 20 foot wide E-P zoned area is proposed to include only a lawn area, and that a 4' 6" screenwall is required along the east property line.

Moved by Storrs Seconded by Reece

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a 29,822 square foot two-story office building (with additional storage-only basement area, subject to action by the Board of Zoning Appeals) on a 2 acre O-1 and E-P zoned site having 300 feet of frontage on the south side of Long Lake Road east of Rochester Road is hereby granted, subject to the following conditions:

1. There will be no substantial difference in grade between the subject site and the abutting properties.

2. A cross-access easement will be provided, extending to the west property line.

Yeas: All Present (6) Absent: Beltramini, Waller, Wright

MOTION CARRIED

9. SITE PLAN REVIEW – Proposed Industrial Building Expansion – North Side of Naughton, East of Stephenson – Section 26 (SP-642)

Mr. Keisling explained that a site plan has been submitted for the construction of a 5,300 square foot addition to an existing 5,000 square foot industrial building on the north side of Naughton Drive, east of Stephenson Highway. The subject site extends north to I-75. The site is presently served by a single 20 foot wide driveway which extends along the east property line. With the proposed building expansion, a one-way drive system will be created wherein the existing drive will serve as the entrance drive and a new drive on the west side of the site will serve as the exit facility. Angle parking along the proposed westerly drive will help to reinforce the one-way function. In conjunction with the proposed building expansion, additional parking will be provided, extending north nearly to the north property line. Virtually all of the sites along the north side of Naughton Street were developed before the Zoning Ordinance language was revised to indicate that the yards abutting I-75 are to be treated as front yards, and are thus to be 50 feet in depth and free of parking. Because of this requirement, virtually all of the sites along the north side of Naughton are non-conforming. The petitioners requested and received a variance from the Board of Zoning Appeals, enabling the placement of a portion of their expanded parking area within the 50 foot setback from I-75. With this BZA action, all applicable Ordinance requirements are complied with and approval of this site plan was recommended.

Thomas Leonard, the petitioner, was present and noted that he had made all the changes requested by the Planning Department. In response to Mr. Kramer's question, he stated that the narrow strip of grass indicated along the I-75 right-of-way could be paved as a part of the expanded parking area. In response to Mr. Kramer's question regarding outside storage, Mr. Keisling stated that there would be very little space on the site which could be used for outside storage, and that any outside storage related to the business inside the building must be screened from the Naughton Street frontage.

Moved by Littman Seconded by Storrs

RESOLVED, that Preliminary Site Plan Approval, as requested for the 5,300 square foot expansion of the existing 5,000 square foot industrial building on an M-1 zoned site having 155 feet of frontage on the north side of Naughton Drive east of Stephenson Highway is hereby granted.

Yeas: All Present (6) Absent: Beltramini, Waller, Wright

MOTION CARRIED

10. SITE PLAN REVIEW – Proposed Industrial Building Expansion – East End of Piedmont, West of I-75 – Section 26 (SP-848)

Mr. Keisling explained that this proposed site plan, in the same general area, involves expansion of building and parking facilities on the 5.95 acre M-1 zoned site at the east end of Piedmont Drive. The easterly end of Piedmont actually lies within an easement rather than within a conventional right-of-way. The existing building is just under 28,000 square feet in area. The proposed expansion will bring the total building complex to 75,910 square feet. In this case, the existing and proposed building and parking facilities respect the 50 foot setback along the entire I-75 frontage of this site, which is almost 1,000 feet in length. The primary frontage and building orientation for this building complex will be toward I-75, while access will be from Piedmont, functionally at the "rear" of the site. The Troy Villa Mobile Home Park abuts this site to the south. Although no screenwall is literally required due to the M-1 zoning of both parcels, the petitioners are properly proposing an opaque fence along that boundary. All applicable Ordinance requirements are complied with, and approval of this site plan was recommended by the Planning Department.

Frank Dudlar was present on behalf of the petitioners and had nothing further to add.

Moved by Starr Seconded by Reece

RESOLVED, that Preliminary Site Plan Approval, as requested for expansion of building and parking facilities on the 5.95 acre M-1 zoned site at the east end of Piedmont Drive, which will bring the total building area on this site to 75,910 square feet, is hereby granted

Yeas: All Present (6) Absent: Beltramini, Waller, Wright

MOTION CARRIED

SPECIAL USE REQUESTS

11. PUBLIC HEARING - SPECIAL USE REQUEST AND SITE PLAN REVIEW – Proposed Church – North of Wattles and West of John R – Section 14 (SU-306)

Mr. Keisling explained that a request has been submitted for Special Use Approval and related Preliminary Site Plan Approval for the establishment of a church complex on an L-shaped R-1C zoned parcel extending north from Wattles Road in the area west of John R. The petitioners, St. Petka Vratnica Serbian Orthodox Church, presently own a 6.46 acre parcel with just 79 feet of frontage on Wattles Road. The major portion of the site lies approximately 550 feet north of Wattles Road and abuts the Athens High School site. The plan as now submitted includes a 60 foot wide City-owned Wattles Road frontage parcel abutting to the west, which is proposed to be purchased by the petitioners and combined with their site in order to improve its access and presentation from the frontage street. The St. Petka proposal has been presented as a multi-phase project, wherein the first phase is the church building which is proposed to include a 500 seat sanctuary. Later phases include classrooms and a multi-purpose hall.

The Vice Chairman noted that the Commission had received a letter from Gus Pappas, architect on behalf of the petitioners, asking that this matter be postponed to the April Regular Meeting. They are apparently in the process of attempting to acquire additional property to improve the configuration and usability of the proposed church site. The Public Hearing which has been set for this date should be opened and continued to the April 11 Regular Meeting.

The Public Hearing was declared open.

No one wished to be heard.

The Public Hearing was continued to the April 11, 2000 Regular Meeting.

Moved by Starr Seconded by Littman

RESOLVED, that action on the request for Special Use Approval and Preliminary Site Plan Approval in order to enable the establishment of a church complex for the St. Petka Vratnica Serbian Orthodox Church in the area north of Wattles Road and west of John R be tabled until the April 11, 2000 Regular Meeting, and the Public Hearing on this matter is hereby continued to that date, at the request of the petitioners, in order to enable them to present revised plans involving a potentially-expanded site.

Yeas: All Present (6) Absent: Beltramini, Waller, Wright

MOTION CARRIED

SUBDIVISIONS

12. PRELIMINARY PLAT – TENTATIVE APPROVAL – Stone Haven Woods East Subdivision – South Side of Wattles, West of Crooks – Section 20

Mr. Keisling explained that this proposed subdivision, consisting of 25 lots and a detention basin parcel within a 12.8 acre area, extends west from Crooks Road in the area south of Wattles Road and abuts the north boundary of Boulan Park and the Crooks Road Cemetery. The developers, Choice Properties, were also the developers of the existing Stone Haven Woods Subdivisions lying to the west. They have not as yet been able to acquire any portion of the lot which abuts the east edge of the present Stone Haven Woods Subdivisions, and they are thus not presently able to inter-connect this proposed subdivision with the existing development. Access to this site is proposed by way of a single street from Crooks Road. In addition to potential future inter-connection with Rothwell Drive and Provincial Drive, provision is made for a potential northerly street extension. The staff asked that the petitioners provide a hypothetical residential street and lot layout for the surrounding area, in order to ensure that the proposed street elements are properly placed, and that no additional stub streets are necessary. Of particular concern is the Crooks Road frontage area. The staff's position to date was that a stub street should be extended east from the development in the area opposite proposed Rothwell Drive, in order to provide for the potential future placement of a cul-de-sac street ending within the Crooks Road frontage. Earlier in the day, the developers' engineer provided an alternate layout showing a stub street extending to the east, immediately north of the northernmost portion of the proposed subdivision boundary. After reviewing this proposal, Mr. Keisling concurred that a stub street in this location would be just as effective as one at the location previously proposed by staff.

Mr. Keisling noted that this subdivision is to be developed in accordance with the lot-averaging provisions applicable to the subject R-1B Zoning District. The proposed shallow-sloped unfenced detention basin will ultimately be conveyed to the City for maintenance. Following the staff's preliminary review of the site, they concluded that Dr. Jaworski, the City's interim Natural Features Consultant, should be given an opportunity to review the site before action is taken by the Planning Commission.

Joe Chehayeb of Choice Development was present along with his engineer, Mike Mayotte of Professional Engineering Associates. Mr. Chehayeb distributed copies of the most recent proposed alternate layout. He felt that a potential street extension in the area immediately north of the site would be as effective as the proposed stub street within the site. He is willing to have Dr. Jaworski walk their property, although he felt that his consultants had done a thorough study already.

Mr. Reece felt that the proposed hypothetical layout should be changed in order to eliminate the small cul-de-sac proposed to extend south from Wattles Road. Mr. Chamberlain felt that the petitioners had completed the necessary requirements to demonstrate that the area adjacent to their site could be developed in a single-family residential manner. Mr. Reece felt that the most reasonable potential plan should be on file for future reference. Mr. Kramer felt that the layout should not require any additional street intersections with Crooks or Wattles.

Mr. Chehayeb asked that the Commission make their recommendation on this proposal before Mr. Jaworski completes his environmental review. It has taken Choice Properties many years to assemble this land. He noted that the remaining property along Crooks Road is relatively shallow for R-1B zoning. Mr. Keisling concurred and noted that the Planning staff had suggested that the lots within the northernmost portion of the subdivision be made shallower, in order to better accommodate future residential development within the Crooks Road frontage. Although Mr. Chehayeb had suggested non-residential zoning in this area, Mr. Keisling stated his preference for rezoning to R-1C, if any rezoning is necessary at all.

Rick Parkinson of 3905 Crooks Road was present. He was concerned about adding additional intersections to Crooks Road and the resultant safety problems. In response to another question, the Vice Chairman indicated that there was no berming or landscaping required between the proposed subdivision and Mr. Parkinson's property.

Richard Hughes of 132 Roger Ct. felt that the City should buy the subject property in order to expand Boulan Park. Such an acquisition could help to enable the provision of a future access to the park from Wattles Road.

Linda Berger of 1449 Provincial was concerned that vehicles would ultimately cut through her subdivision in order to get to Crooks Road. In response to another question, Mr. Keisling and Mr. Mayotte indicated that this subdivision would most likely have its own stormwater detention area.

After further discussion, some Commission members proposed that action on this matter be tabled until the next Study Meeting, with the intent that a revised area plan and the preliminary environmental review could be completed by that time.

Moved by Storrs Seconded by Starr

RESOLVED, that action on the request for Tentative Approval of the Preliminary Plat of Stone Haven Woods East Subdivision be tabled until the March 28, 2000 Study Meeting, to provide an opportunity for the petitioners to work with the City staff regarding the proper provision of stub streets in relation to adjacent properties and to enable completion of the necessary environmental review of the subject property.

Yeas: All Present (6) Absent: Beltramini, Waller, Wright

MOTION CARRIED

REZONING PROPOSALS AND TEXT AMENDMENTS

13. PUBLIC HEARING - PROPOSED REZONING – East Side of John R, South of Long Lake – Section 13 – R-1C to C-F (Z-665)

Mr. Keisling explained that the City of Troy is proposing the construction of a new Police/Fire training facility on a 2.73 acre parcel having 338 feet of frontage on the east side of John R south of Long Lake Road, immediately south of the Troy Boys and Girls Club site. At one time it was proposed that some of the facilities or area of the proposed training facility could be shared with the Boys and Girls Club. Further study has determined that there is not a strong rationale for the sharing of space between these two facilities. Although the proposed Police/Fire training facility could be constructed within the present R-1C zoning, staff feels that the more appropriate zoning classification for such a community-serving facility would be the C-F (Community Facilities) District. It was, therefore, recommended that action be taken to rezone this site from R-1C to C-F.

Mr. Keisling noted that, at one point, the staff had contemplated that this City-initiated rezoning action could include the Boys and Girls Club site. As the exact future direction of the Boys and Girls Club facilities at this location are not certain, and the Boys and Girls Club has not indicated an interest in such rezoning, staff is now recommending that the R-1C to C-F rezoning action be limited to the proposed Police/Fire training facility site.

Rick Sinclair, Deputy Fire Chief, was present to answer any questions.

The Public Hearing was declared open.

Dave Evans of 4782 John R was present. In response to his questions, Mr. Sinclair stated that the proposed building would be 21,000 square feet in area, along with a training tower. There will be no open burning on the site and no gun range. There will be some truck movement on the site, including hazardous material trucks. He noted that the elevation of the site drops off sharply from John R as one proceeds east from John R. The taller portions of the building, in the easterly portion of the complex, would thus have less impact. There will be a kitchenette and lounge area in the building. The kitchen facilities will, however, be significantly less those in any of the fire stations.

Richard Hughes of 1321 Rogers Ct. was concerned about C-F zoning. He felt that the City should be subject to the same restrictions as a private party under C-F zoning.

No one else wished to be heard.

The Public Hearing was declared closed.

In response to Mr. Kramer's question, Mr. Keisling noted that some of the existing fire stations are in residential zoning, while others are in C-F Districts. In response to Mr. Kramer's question, Mr. Sinclair stated that the training given to volunteer firefighters is the same as that given to full-time firefighters. The Police will have classes throughout a 40 hour week. The Fire Department will have training most likely on Monday and Tuesday evenings. Mr. Chamberlain noted that this was a rezoning issue, not a site plan review activity. He did feel, however, that the parking lot lighting should be subject to the same controls as on recent church sites. Mr. Storrs felt that C-F zoning was not appropriate at this location, and that the site should be developed residentially. Mr. Chamberlain noted that, 8-10 years ago, a substantial amount of fill had been placed on this site. In response to a question, Mr. Sinclair stated that the vehicle storage area will most likely be in a location which is presently within a mapped floodplain area. FEMA has not modified the floodplain maps to reflect the effects of the major drain improvement which occurred in this area.

Moved by Kramer Seconded by Reece

RESOLVED, that the Planning Commission hereby recommends to the City Council that a 2.73 acre parcel having 338 of frontage on the east side of John R south of Long Lake Road be rezoned from R-1C to C-F (Community Facilities), in order to provide the most appropriate zoning classification for the proposed site of the new Troy Police/Fire training facility.

Yeas: Kramer, Reece, Chamberlain Nays: Storrs

Starr, Littman Absent: Beltramini, Waller, Wright

MOTION CARRIED

Mr. Storrs indicated that his nay vote was due to his opinion that C-F zoning does not fit in this location, from a zoning perspective.

14. PUBLIC HEARING - PROPOSED ZONING ORDINANCE TEXT AMENDMENT – Planned Unit Development Provisions (#183)

Mr. Keisling explained that in November of last year, the Commission resumed discussion of the development of mixed-use zoning provisions. In the course of that discussion, the Commission considered the three Ordinance approaches which have been developed thus far: the proposed Civic Center Overlay District provisions; the proposed Planned Unit Development provisions developed by staff in early 1999; and the proposed Special Development District provisions prepared by McKenna and Associates and modified by staff. As discussion continued on this matter, attention was focused on a simpler Ordinance language approach similar to the Planned Unit Development text developed by staff. At the December 14 Regular Meeting, the staff proposed to set a Public Hearing for the Commission's January 2000 Regular Meeting, in order to further consider and make a recommendation on the proposed Planned Unit Development text. It was also proposed that action on the proposed Special Development District text be tabled to the January Regular Meeting, so that recommendations to the City Council could be developed on both text proposals. The Commission chose to adopt a resolution of "no action" on the Special Development District language and asked that no hearing on the Planned Unit Development text occur until the Commission had an opportunity to further study that proposed language. After further discussion at the January 4 Study Meeting and a wrap-up at the January 25 Study Meeting, a Public Hearing was set on the proposed Planned Unit Development text for this date.

Mr. Keisling noted that the proposed Planned Unit Development text, now dated to January 25, 2000, indicates those few detail items or changes most recently proposed by Planning Commission members. Adoption of this proposed Planned Unit Development text was recommended by staff.

Mr. Chamberlain suggested that the deletions and underlining be removed before going to Council.

The Public Hearing was declared open.

No one wished to be heard.

The Public Hearing was declared closed.

Mr. Kramer noted the importance of the 10 acre minimum site size.

Moved by Littman Seconded by Kramer

RESOLVED, that the Planning Commission hereby recommends to the City Council that the Zoning Ordinance be amended, in accordance with the text as presented on this date, in order to establish Planned Unit Development provisions. In making this recommendation, the Planning Commission feels that it is particularly important to maintain the ten (10) acre minimum site area for potential application of the Planned Unit Development provisions. These provisions will potentially, through development flexibility, facilitate a higher quality of development or redevelopment, accompanied by facilities or elements beneficial to the total community, on limited sites throughout the City.

Yeas: All Present (6) Absent: Beltramini, Waller, Wright

MOTION CARRIED

15. PUBLIC HEARING - PROPOSED ZONING ORDINANCE TEXT AMENDMENT – Private Street System Provisions in CR-1, R-1T, and Multiple Family Residential Districts (#185)

Mr. Keisling explained that over the past few months the Planning Commission has reviewed and approved site plans for three residential condominium developments, all of which are proposed to include totally private street systems. Two of these proposals, at the northeast corner of Wattles and John R, and on the north side of Long Lake west of Livernois, are within R-1T zoned parcels, while the third development at the northwest corner of Wattles and Coolidge is on a CR-1 (One-Family Residential-Cluster) zoned site. The R-1T text presently provides that "private streets, drives, roads and boulevards or cul-de-sacs may be permitted provided that these private roadways originate at a dedicated public street within the development, which shall serve as the main collector or frontage street for the development". The CR-1 District text presently provides for potential private street systems on development sites of five acres or less, whereas the proposed site at Wattles and Coolidge is over 8 acres in area. The Planning Commission recommended that the City Council accept fully private street systems at all three of these locations. In the case of the R-1T sites, it was Mr. Keisling's belief that the Commission felt that it would be impractical and unnecessary to require small "collector streets" when the remaining major portions of the street systems could reasonably be private. In the case of the proposed detached residential cluster development at Wattles and Coolidge, the Commission apparently felt that the flexibility available through the use of a private street system would enable amenities and setbacks from adjacent properties which would not be available through the use of a public street system with its larger right-of-way requirement.

Mr. Keisling stated that, after further considering these proposals and the potential conflicts with present Ordinance provisions, the staff has concluded that a preferable approach would be to consider a series of amendments to the text of the Zoning Ordinance dealing with the nature of the street systems in such developments. A proposed series of Zoning Ordinance Text Amendments was prepared and presented to the Commission for discussion at the February 22 Study Meeting. In order to help to facilitate implementation of the three residential condominium developments for which site plans have already been approved, staff also established a Public Hearing on this matter for this meeting. The proposed amendments are intended to result in consistent text language throughout the CR-1, R-1T, R-M, and other Multiple-Family Residential Districts. That language would delete the reference to "public collector streets" in R-1T Districts and would enable totally private street systems on development sites of 10 acres or less in all of the Districts involved. In conjunction with plans involving such private

street systems, the execution of an Agreement will be required, wherein the property owners and their successors would be precluded from requesting that the streets be accepted for maintenance by the City in the future. As a result of the discussion which occurred at the February 22 Study Meeting, staff has modified the proposed text to clearly refer to "Private Street Easements", and to provide for 5 foot easements for sidewalk and public utilities purposes adjacent to (but not necessarily abutting) such private street easements.

Mr. Keisling stated that it was his understanding that some Commission members expressed concern about the proposed alternative street width proposal, wherein the width of private street pavements could be reduced from 28 feet to 24 feet, subject to the condition that the residential buildings be equipped with an automatic fire suppression system acceptable to the Troy Fire Department. The concern apparently related to the availability of adequate access for fire equipment in such situations. It should be noted that this alternative pavement width approach was proposed by the Fire Department, in an effort to encourage an increase in the number of buildings in the City which are served by automatic fire suppression systems. It is, therefore, the recommendation of the staff that this Ordinance provision remain as proposed.

Mr. Chamberlain noted that some of the absent members had requested that action be tabled on this matter. In response to Mr. Littman's question, Mr. Keisling stated that it would be most helpful to have the language in place for the three condominium developments which already have Preliminary Site Plan Approval. Under the current language, the City Council would have to take some sort of Ordinance waiver or suspension action in order to approve the fully-private street systems. The Law Department has consistently recommended against such actions. Mr. Chamberlain stated that he was not ready to vote on this matter, and that there have been too many errors in the past as a result of proceeding too quickly.

The Public Hearing was declared open.

No one wished to be heard.

The Public Hearing was declared closed.

Moved by Chamberlain Seconded by Storrs

RESOLVED, that action on the proposed Zoning Ordinance to provide a uniform approach to the establishment of private street elements and systems in CR-1, R-1T, and Multiple-Family Residential Districts, be tabled to the April 11, 2000 Regular Meeting.

Yeas: All Present (6) Absent: Beltrami, Waller, Wright

MOTION CARRIED

16. PUBLIC HEARING - PROPOSED ZONING ORDINANCE TEXT AMENDMENT – Deletion of Appeal Process – Outdoor Parking of Commercial Vehicles in Residential Districts (#28)

Mr. Keisling explained that over the past year the City Council and staff have been investigating procedural changes which would reduce the volume of items necessary for consideration by the City Council, and thus hopefully help to reduce the length of their meetings. The City Council has taken several actions in this direction thus far, such as authorizing the staff to set Public Hearings for the Council, returning the Sign Ordinance variance process to the Building Code Board of Appeals, authorizing the Traffic Committee to consider requests for variances to the Sidewalk Ordinance, and streamlining the approval of contract change orders. One final action in this direction which the Council has supported is elimination of the appeal process which was created in 1994 in relation to the Zoning Ordinance provisions limiting the outdoor parking of commercial vehicles in Residential Districts. This matter has been referred to the Planning Commission due to the "mandatory referral" process and the Planning Commission Public Hearing requirement related to any Zoning Ordinance Text or Map Amendment, as contained in the Zoning Enabling Act. The memorandum of May 13, 1999, from Gary Shripka, which was distributed to the Commission, reviews the background of this proposal. The proposed Zoning Ordinance Text Amendment dated February 14, 2000, indicates the necessary text modification. It should be noted that the present provisions guiding the outdoor parking of commercial vehicles in Residential Districts (Section 40.66.00) will remain in place.

The Public Hearing was declared open.

No one wished to be heard.

The Public Hearing was declared closed.

Moved by Storrs Seconded by Reece

RESOLVED, that the Planning Commission hereby recommends to the City Council that the Zoning Ordinance be amended, in accordance with the text as presented on this date, in order to delete the appeal provisions related to the outdoor parking of commercial vehicles in Residential Districts.

Yeas: All Present (6) Absent: Beltrami, Waller, Wright

MOTION CARRIED

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Laurence G. Keisling

Planning Director

/eh