

The Regular Meeting of the Troy City Planning Commission was called to order by Chairman Beltrami at 7:30 P.M. on Tuesday April 11, 2000 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

<u>Present:</u>	<u>Absent:</u>
Beltrami	Chamberlain
Kramer	Reece
Littman	Wright
Starr	
Storrs	
Waller	

Also Present
:
Laurence G. Keisling, Planning Director

Lori Bluhm, Assistant City Attorney

Ronald Figlan, Planner

Doug Smith, Real Estate & Development Director

Nicole Brown, Student Representative

Moved by Starr Seconded by Storrs

RESOLVED, that Commissioners Chamberlain, Reece and Wright be excused from attendance at this meeting.

Yeas: All Present (6) Absent: Chamberlain, Reece, Wright

MOTION CARRIED

2. MINUTES – Regular Meeting of March 14, 2000

Moved by Littman Seconded by Kramer

RESOLVED, that the minutes of the Regular Meeting of March 14, 2000, be approved as printed.

Yeas: Littman, Kramer, Starr, Storrs Abstain: Beltrami, Waller

Absent: Chamberlain, Reece, Wright

MOTION CARRIED

MINUTES – Special/Study Meeting of March 28, 2000

Moved by Waller Seconded by Storrs

RESOLVED, that the minutes of the Special/Study Meeting of March 28, 2000, be approved as printed.

Yeas: All Present (6) Absent: Chamberlain, Reece, Wright

MOTION CARRIED

3. PUBLIC COMMENTS

No one wished to be heard.

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 requested the rezoning of a 14.3 acre parcel, having 500 feet of frontage on the west side of Dequindre south of South Boulevard, from R-1D to C-F (Community Facilities). This request was made in order to enable the site to be further used and improved as a part of the William Beaumont Hospital-Troy complex. The initial proposal was just to construct an employee parking lot within the area which has previously been used for ball field purposes. In the future this area could of course be proposed and used for other hospital related functions. A 4.77 acre parcel lies between the subject property and the existing developed C-F zoned 48 acre hospital site. In order to enable the creation of a consistent zoning pattern in this area, that intervening parcel was included in the area advertised for R-1D to C-F rezoning. The

Master Land Use Plan presently recognizes the potential for expansion of the hospital site in this area.

Mr. Keisling noted that, at the time of the August 1999 Public Hearing, and in the course of discussions which Beaumont has had with the adjacent residents since that time, consideration was given to the application of E-P (Environmental Protection) zoning to a portion of the property in order to ensure the preservation or creation of a desirable buffer between the expanded hospital site and the residential area to the south and somewhat to the west. It was Mr. Keisling's understanding that an Agreement has now been developed which includes the application of E-P zoning to the southerly 100 foot portion of the property and the southerly 200 feet of the west 100 foot portion of the site, in order to enable similar spatial separation or protection for all abutting residential properties. In addition to indicating a direction for preservation of the wooded areas within this area, E-P zoning would also eliminate the possibility of Board of Zoning Appeals setback variances involving the potential E-P zoned area in the future. The proposed Agreement between Beaumont and the adjacent residents also includes some other elements as to screening or berming which would be enforceable by the parties to the Agreement, rather than by the City. Beaumont has apparently made no further progress as to the acquisition of the intervening 4.77 acre parcel owned by Mrs. Hribar.

Mr. Keisling stated that it was the recommendation of the Planning Department that the subject 14.3 acre parcel, and the abutting 4.77 acre parcel, be rezoned from R-1D to C-F (Community Facilities), with the exception of the southernmost 100 foot portion of the property, and the southerly 200 foot portion of the westerly 100 foot portion of the property which should be rezoned to the E-P (Environmental Protection) classification.

Jeff Larson of Beaumont Services was present, along with Ron Ranieri, representing the homeowners in the area. In response to a question from the Commission regarding the present use of the subject property, Mr. Larson had obtained Mrs. Hribar's permission to cross her property in order to use the site to the south for equipment parking during the present construction projects. Mr. Larson distributed copies of Beaumont's proposed Letter of Intent to the Ranieri Homeowners Association. This document proposed that a building having a maximum area of 80,000 square feet would be constructed on the subject property. Mr. Larson noted that the building would most likely be used for out-patient or medical office purposes. He then commented on some of their proposals for the present site, including the construction of additional parking structure area. Finally, he noted that their proposal on the subject property is intended to shield the neighbors to the south with a 5 foot landscaped berm. It is their intent to minimize any sound or light impact.

Ron Ranieri noted the Letter of Intent from the hospital and distributed his own statement on behalf of the Ranieri Homeowners Association. The residents in the area were satisfied and hoped to have an enforceable Agreement completed prior to the City Council Public Hearing on this matter. He asked that the homeowners in the area be notified of any requests for zoning variances. Chairman Beltrami suggested that the association contact the Building Department regarding this request. Ms. Bluhm stated that a stipulation could be included in their Agreement with the hospital, wherein the hospital would notify the homeowners association of any such request. Mr. Waller complimented both sides on their efforts to work together to achieve a desirable solution.

Moved by Littman Seconded by Waller

RESOLVED, that the Planning Commission hereby recommends to the City Council that 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 approved, with the following exception: The southernmost 100 foot portion of the subject property and the southerly 200 foot portion of the westernmost 100 foot portion of the property should be rezoned to the E-P (Environmental Protection) classification. This zoning pattern will enable expansion of the adjacent hospital facilities in accordance with the Master Land Use Plan, in a manner which will also be compatible with the adjacent residential area. With this action it is noted that a "Letter of Intent" has been presented on this date by the petitioners (William Beaumont Hospital), indicating their proposals to further ensure compatibility of their development with the adjacent residential area.

Yeas: All Present (6) Absent: Chamberlain, Reece, Wright

MOTION CARRIED

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

6. 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 Plat 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. At the March 14 Regular Meeting, at the request of the proprietors, action was once again tabled on these proposals until this meeting. Dale Garrett, on behalf of the proprietors, has once again requested postponement of action on these proposals, in order to enable them to complete compilation of the information necessary for a complete plat submittal. Rather than tabling action on these proposals to a specific date, Mr. Garrett has proposed that action be postponed on same. When the necessary information and revised plats are submitted, the staff would then include these proposals on the agenda for the Planning Commission's next available Regular Meeting. The City staff will also notify abutting property owners in the same manner as was done when these proposed subdivision plats were first submitted.

Dale Garrett was present on behalf of the proprietors.

Moved by Storrs Seconded by Beltrami

RESOLVED, that action on the Tentative Preliminary Plats as submitted for the proposed Oak Forest Subdivision and the Oak Forest South Subdivision, in the area south of Square Lake Road, between John R and Willow Grove, be postponed 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. With this action, it is understood that, when complete plat submittals are presented, this matter will be scheduled for the next available Planning Commission meeting and abutting property owners will be notified in accordance with Subdivision Control Ordinance requirements.

Yeas: All Present (6) Absent: Chamberlain, Reece, Wright

MOTION CARRIED

7. 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 at the March 14 Regular Meeting a Public Hearing was opened in relation to a request 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 originally submitted included a 60 foot wide City-owned Wattles Road frontage parcel abutting to the west, which was proposed to be purchased by the petitioners and combined with their site in order to improve its access and presentation from the frontage street.

Mr. Keisling noted that, prior to the March 14 meeting, the petitioners requested that action be tabled to the April Regular Meeting. They were in the process of attempting to acquire additional property to improve the configuration and usability of the proposed church site. After opening the Public Hearing, action was then taken to continue that hearing to this date. The petitioners have now apparently been able to secure just one additional parcel and have not as yet been able to complete a revised plan including that parcel. St. Petka has, therefore, requested that action on this matter be postponed once again to the May Regular Meeting. Mr. Keisling recommend that action also be taken to further continue this Public Hearing to the May 9 Regular Meeting. He noted that new Public Hearing notices will have to be sent, in order to include the additional property.

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 May 9, 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: Chamberlain, Reece, Wright

MOTION CARRIED

SITE PLANS

8. SITE PLAN REVIEW – Proposed Childcare Center – North Side of Big Beaver, East of John R – Section 24 (SP-849)

Mr. Keisling explained that a site plan has been submitted for the construction of a childcare center on a B-1 zoned parcel having 100 feet of frontage on the north side of Big Beaver east of John R. As originally submitted, the plan proposed construction of a 100 child capacity facility involving a 10,680 square foot building. The staff proceeded with review of the plan and some revisions were completed by the petitioners. It was recently recognized, however, that both the staff and the petitioners had failed to recognize that the site plan did not provide adequate play area for the proposed 100 child capacity. It was, therefore, recommended that action be tabled on this site plan to the April 25 Study Meeting, in order to provide an opportunity for the petitioners to prepare a revised plan that will meet the play area requirement.

Moved by Waller Seconded by Littman

RESOLVED, that action on Preliminary Site Plan Approval, as requested for the construction of a childcare center on a B-1 zoned site having 100 feet of frontage on the north side of Big Beaver Road east of John R be tabled to the April 25, 2000 Study Meeting, in order to enable submittal of plans meeting Zoning Ordinance requirements.

Yeas: All Present (6) Absent: Chamberlain, Reece, Wright

MOTION CARRIED

9. SITE PLAN REVIEW – Proposed Industrial Building – East Side of Combermere, South of Maple – Section 34 (SP-850)

Mr. Keisling explained that a site plan has been submitted for the construction of a 19,752 square foot industrial building on a 1.2 acre M-1 zoned site having 200 feet of frontage on the east side of Combermere south of Maple Road. The site is to be served by two driveways entering from Combermere. The southerly drive is intended to be an entrance-only drive, which will primarily provide access to the truckwell and loading area. This very efficient site plan meets all applicable Ordinance requirements, and approval was recommended by the Planning Department.

James Reb of Reb Construction was present. He felt that his architect had done a good job conforming to other buildings in the area. In response to Mr. Kramer's question, he stated that the area next to the trash enclosure was a truckwell.

Moved by Kramer Seconded by Waller

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a 19,752 square foot industrial building on an M-1 zoned site having 200 feet of frontage on the east side of Combermere south of Maple Road is hereby granted.

Yeas: All Present (6) Absent: Chamberlain, Reece, Wright

MOTION CARRIED

10. SITE PLAN REVIEW – Proposed Office Building – North Side of Big Beaver, West of John R – Section 23 (SP-673)

Mr. Keisling explained that a site plan has been submitted for the construction of a 49,724 square foot two-story office building on a 3.37 acre O-1 and P-1 zoned site having approximately 268 feet of frontage on the north side of Big Beaver Road west of John R. This site lies between the Elks Club site and the EMRC office building site, and extends north to a point identical to the EMRC site. A site plan was approved for a somewhat larger building on this same site in 1987, but was never implemented. One of the constraints on this site, as in the case of other parcels in this area, is the Buckeye pipeline which runs diagonally through the northerly portion of the site. The site is proposed to be served by a single driveway from Big Beaver, in the same manner as the site plan approved in 1987. Cross-access easements and drives are indicated extending west to the Elks Club site and east to the existing cross-access drive connection on the EMRC site. The proposed office building area is slightly less than the 15,000 square feet per acre maximum gross floor area permitted in O-1 zoning. As in the case of some other recent office building proposals, the petitioners propose to include a 7,438 square foot basement area to be used for mechanical and storage purposes, which would carry the total gross floor area over the indicated Zoning Ordinance limit. They will be requesting a variance from the Board of Zoning Appeals in order to enable inclusion of this basement area. As that area would be "unoccupiable" for office purposes, its inclusion would not affect the parking requirement and thus the site layout. With the recognition that potential Board of Zoning Appeals action will determine the extent of storage basement area, all applicable Zoning Ordinance requirements are complied with, and approval of this site plan was recommended.

Salvatore Loiacono of Mandell Bilovus Lenderman, architects for the project, was present and had nothing further to add.

Moved by Kramer Seconded by Littman

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a 49,724 square foot two-story office building (with additional storage-only basement area, subject to action by the Board of Zoning Appeals) on a 3.37 acre O-1 and P-1 zoned site having approximately 268 feet of frontage on the north side of Big Beaver Road west of John R is hereby granted.

Yeas: All Present (6) Absent: Chamberlain, Reece, Wright

MOTION CARRIED

11. SITE PLAN REVIEW – Proposed Industrial Building – North Side of Badder, East of Rochester – Section 34 (SP-851)

Mr. Keisling explained that a site plan has been submitted for the construction of a second industrial building on an irregularly-shaped M-1 zoned site having approximately 125 feet of frontage on the north side of Badder Street east of Rochester Road. Badder Street is just 30 feet in width in this area and abuts the north boundary of the City of Clawson. This site could potentially also have access from the east end of Elmsford Road, but such is not proposed as a part of this plan. The proposed building is just under 7,000 square feet in area. The expanded development will be served by the existing Badder Street driveways. At the request of the staff, the site plan has been modified in order to respect the 25 foot setback required from the Elmsford Road street easement area at the northwest corner of the site. The plan has also been revised to indicate a trash receptacle enclosure. All applicable Ordinance requirements were complied with, and approval of this site plan was recommended.

Karl Dyle, the petitioner, was present along with his attorney, Tom Sawyer. In response to questions from Mr. Storrs and Mr. Starr, Mr. Keisling commented that the new parking area could have access from Elmsford. That portion of the site is presently fenced, however, and access is not proposed at that location. Mr. Dyle stated that there is a gate in the fence adjacent to Elmsford, and that the Fire Department could access the site at that location.

Moved by Storrs Seconded by Littman

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a 6,996 square foot building and related parking and drive areas on an irregularly-shaped 43,900 square foot M-1 zoned site having approximately 125 feet of frontage on the north side of Badder Street east of Rochester Road is hereby granted.

Yeas: All Present (6) Absent: Chamberlain, Reece, Wright

MOTION CARRIED

REZONING PROPOSALS AND TEXT AMENDMENTS

12. PUBLIC HEARING - PROPOSED REZONING – East Side of Rochester, South of South Boulevard – Section 2 – R-1D to O-1 (Z-666)

Mr. Keisling explained that a request has been submitted for the rezoning of a 2.5 acre net area parcel having approximately 193 feet of frontage on the east side of Rochester Road south of South Boulevard from R-1D to O-1 (Office Building). The petitioner proposes construction of a two-story 33,600 square foot office building on this parcel, which extends east approximately 558 feet from the planned 180 foot right-of-way of Rochester Road in this area. The subject site lies south of and one parcel removed from the B-3 and P-1 zoned Petruzzello catering hall site and opposite the northerly portion of the Salvaggio Market site on the west side of Rochester Road. The new Maple Forest Subdivision, including the extension of Cadmus Drive, abuts the east boundary of the site. The Master Land Use Plan indicates Medium-Density Residential Use in this portion of the Rochester Road frontage. The Plan Amendment which brought about that designation was adopted by the Commission in July of 1999. It is the opinion of the Planning Department that the Master Plan designation represents a fully reasonable land use direction for this area and, with proper treatment of the street extension from the Maple Forest Subdivision, the subject site along with the three parcels to the north and south could provide for a reasonable and desirable medium-density residential development. It was, therefore, the recommendation that this request for rezoning be denied.

Mr. Keisling noted that, as most of the Planning Commission members will recall, the Rochester Road frontage in this area was the subject of extensive discussions and Local Area Plan considerations and actions, following the rezoning which enabled establishment of the Salvaggio retail development in the westerly frontage in 1994. There are also other land uses and elements of the zoning pattern in this broader area, which are inconsistent with the previous and present directions of the Master Plan. In August of 1996, the Planning Commission adopted a Local Area Plan which included low-rise office use in portions of the Rochester Road frontage south of South Boulevard, including the front portion of the property now under consideration. That action was later reconsidered, and in April of 1997, the Commission adopted a different Local Area Plan which indicated Residential Cluster Use in the areas to the east and west of Rochester Road, along with the indication of greenbelt buffers in the immediate frontages. That Local Area Plan was then superseded by the July 1999 adoption of the Master Plan Amendment which included the additional Medium-Density Residential areas.

Mr. Keisling confirmed the Planning Department's denial recommendation relative to the present rezoning request. He noted that, if for some reason, the Planning Commission and the City Council felt that it would be proper to apply O-1 zoning in this portion of the Rochester Road frontage area, such should not extend the full depth of the property. Before any action of that type, it would first be necessary to determine the extent of the area necessary to complete the residential street and lot pattern which is evolving in the area to the east and which exists in the Hartwig Street area to the south.

David Elliott, the petitioner, was present along with Jeff Purdy of LSL Planning, his planning consultant, and Henry Woloson, his realtor. In response to Mr. Littman's question regarding the depth of the requested rezoning, Mr. Purdy confirmed that the request involved the whole parcel extending to the Maple Forest Subdivision. It is conceivable that just the front portion could be rezoned, while retaining the easterly portion for residential use. Mr. Elliott felt that such an approach would crowd the potential residential portion of the property. He felt that it would be preferable to heavily buffer a proposed office development within his property. In response to Mr. Storrs' question regarding the parcels to the north and south, Mr. Elliott stated that members of the Petruzzello family owned those parcels and they have no plans to sell either parcel. He did not feel that his property was conducive to residential use, as it was too close to the catering hall. Mr. Purdy then made a presentation covering the existing zoning and development patterns in the area, and the proposed zoning and development proposals. He felt that O-1 zoning and development would be reasonable at this location, and that the site would be unsuitable for residential use.

The Public Hearing was declared open.

No one wished to be heard.

The Public Hearing was declared closed.

Chairman Beltramini commented that rezoning of this parcel would set a direction for the total area, and that she was not prepared to abandon the Master Land Use Plan direction for this area. Mr. Littman stated that a zoning and development pattern involving both low-rise office use to a lesser depth and residential use may be feasible. Mr. Starr noted that the Commission had spent considerable time studying potential land use patterns in this area, leading to the conclusion that medium-density residential use would be reasonable and proper. Mr. Elliott noted the effect of the parking area lighting from the Salvaggio site. Mr. Woloson stated that, when he contacted the owner of the property to the north, he was advised that they may wish to use that parcel for future expansion of Petruzzello's parking area in the future. Mr. Storrs commented that some office zoning may be feasible, but the easterly portion of the area should be retained for residential use.

Moved by Kramer Seconded by Starr

RESOLVED, that the Planning Commission hereby recommends to the City Council that the request for the rezoning of a 2.5 acre net area parcel having approximately 193 feet of frontage on the east side of Rochester Road south of South Boulevard, from R-1D to O-1, be denied for the following reasons:

1. The proposed rezoning is in conflict with the intent of the Master Land Use Plan.
2. The proposed rezoning is not necessary in order to enable reasonable and proper development in this area which would be consistent and compatible with the adjacent residential and non-residential areas.
3. Development in accordance with the requested rezoning would make the traffic situation in this area worse.
4. The subject property is surrounded on three sides by residentially-zoned land.

Yeas: Kramer, Starr, Storrs Nays: Waller

Beltramini, Littman Absent: Chamberlain, Reece, Wright

MOTION CARRIED

Mr. Waller indicated that his nay vote was due to his opinion that the petitioners were placed in a difficult position due to the lack of interest on the part of abutting property owners to sell their land and thus to facilitate a reasonable property assembly.

13. PUBLIC HEARING - PROPOSED REZONING – South Side of Big Beaver, West of John R – Section 26 – M-1 to R-C (Z-664)

Mr. Keisling explained that a request has been submitted for the rezoning of a 15.8 acre parcel on the south side of Big Beaver west of John R, from M-1 (Light Industrial) to R-C (Research Center). This site, which has 822 feet of frontage on Big Beaver, comprises the total Big Beaver Road frontage portion of the 52 acre Big Beaver Airport Industrial Park, which the current owners, Liberty Property Trust, propose to call the *Big Beaver Business Park*. In conjunction with this rezoning request, the owners propose to construct a two-element four-story office / research complex. The Commission members have previously received a copy of the Preliminary Environmental Impact Statement, which Liberty Property Trust submitted in conjunction with their request.

Mr. Keisling stated that the Master Land Use Plan indicates light industrial use throughout the total Big Beaver Road frontage area extending west from John R to the non-center commercial area indicated at the Rochester intersection. In past discussions with the petitioners, the staff has indicated a preference to retain the M-1 zoning in this area. The staff has indicated that, if a request for research zoning is to be considered, it should be done in conjunction with consideration of a potential Master Plan Amendment which would indicate proposed research use in the southwest quadrant of the Big Beaver-John R area. A similar procedure was followed in the course of establishing the research designation in the southeast quadrant of this same intersection area. Discussion of a potential Master Plan Amendment in this area thus became a subject at the March 28 and April 4 Study Meetings. As a result of those discussions, it was Mr. Keisling's understanding that the Commission concluded that they did not

use to consider a detail amendment to the Master Plan in the manner previously enacted or recently suggested. The preference appeared to include actions such as reviewing and potentially modifying the Zoning Ordinance text within the M-1 District, if such is determined to be necessary in order to keep that text current in relation to evolving land use and development trends in such areas. It was further proposed that consideration be given to a broader Master Plan modification approach. Such could perhaps result in a Plan which would indicate the traditional planned Light Industrial areas south of Big Beaver Road as "Light Industrial / Research" areas and the areas encompassing research zoned parcels in the Northfield Hills area as "Office/Research" areas. Within the Light Industrial/Research area, locational criteria could then define or limit those areas in which R-C rather than M-1 zoning could be considered. If an approach such as that proposed above is followed, it appears likely than an area such as the Big Beaver Road frontage would be considered one of the higher-value or more prominent or visible Light Industrial/Research areas, and thus that R-C zoning would be considered as a reasonable alternative to M-1 zoning for the southerly Big Beaver frontage parcels extending from John R west to east of Rochester Road. In relation to the rezoning request now at hand, the Commission must decide if they wish to forward such a policy proposal to the City Council at this time, as a basis for supporting this request. As an alternative, the Commission could table action on this matter in order to enable further study as to specific Master Plan policy statement and map actions.

Kevin Shea and Brad Klintworth of Liberty Property Trust were present representing the petitioners. In response to Mr. Waller's question, Mr. Shea stated that they have no plans for any additional R-C zoning on the Big Beaver Business Park site. They have also purchased the building immediately to the west, which is occupied by the post office, but the post office has a 10 year lease at that location.

The Public Hearing was declared open.

Doug Smith, Troy's Real Estate and Development Director, asked that the Commission consider an approach wherein R-C zoning and uses could fall within the confines of areas now planned for light industrial use. The additional use flexibility available under such an approach would help to retain some of the City's corporate residents whose operations have evolved over the years from heavier uses to primarily office-type activities.

Richard Hughes of 1321 Roger Ct. asked that consideration be given to buffering the senior citizens complex to the south, when the property now under consideration is developed.

Mr. Keisling noted that he had received a call from the manager of the Bethany Villa complex, who indicated that he could not be present at this meeting. He preliminarily indicated a preference for R-C zoning over M-1 zoning.

No one else wished to be heard.

The Public Hearing was declared closed.

Moved by Littman Seconded by Waller

RESOLVED, that the Planning Commission hereby recommends to the City Council that the request for the rezoning of a 15.8 acre parcel having 822 feet of frontage on the south side of Big Beaver west of John R, from M-1 (Light Industrial) to R-C (Research Center) be approved, as such rezoning action will enable the establishment of a zoning and development pattern in this area which will be compatible with the adjacent light industrial, office, retail, and multiple-family residential development, while also recognizing the importance of this site and area as a part of the overall non-residential portion of the Big Beaver Corridor area. On this basis, the subject rezoning is not in conflict with the intent of the Master Land Use Plan.

With this action, the Planning Commission further indicates to the City Council their intention to review and update related Zoning Ordinance language (M-1 and R-C District provisions) in order to ensure that they are consistent with current reasonable development trends.

Yeas: All Present (6) Absent: Chamberlain, Reece, Wright

MOTION CARRIED

14. 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 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, 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 recent Study Meetings and at a Public Hearing held on this matter at the March 14 Regular Meeting. The series of amendments now proposed for adoption reflects the additional matters raised by the Commission in the course of their discussion.

The Public Hearing was declared open.

Jim Jehle of Robertson Brothers Company was present but made no comment.

The Public Hearing was declared closed.

Moved by Waller Seconded by Littman

RESOLVED, that the Planning Commission hereby recommends to the City Council that the Zoning Ordinance be amended, generally in accordance with the text as presented on this date, in order to provide a uniform approach to the establishment of private street elements and systems in CR-1, R-1T, and Multiple-Family Residential Districts.

Yeas: All Present (6) Absent: Chamberlain, Reece, Wright

MOTION CARRIED

The meeting was adjourned at 9:17 p.m.

Respectfully submitted,

Laurence G. Keisling

Planning Director

