

The Regular Meeting of the Troy City Planning Commission was called to order by Chairman Beltramini at 7:32 P.M. on Tuesday September 12, 2000 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

**Present:**

Beltramini  
Kramer  
Littman  
Reece  
Starr  
Storrs  
Waller  
Wright

**Also Present:**

Laurence G. Keisling, Planning Director  
Lori Bluhm, Assistant City Attorney

**Absent:**

Chamberlain

Moved by Wright  
Seconded by Starr

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

Yeas: All Present (8)  
Absent: Chamberlain

MOTION CARRIED

2. MINUTES – Special/Study Meeting of August 29, 2000

Moved by Storrs  
Seconded by Wright

RESOLVED, that the minutes of the Special/Study Meeting of August 29, 2000, be approved as printed.

Yeas: All Present (8)  
Absent: Chamberlain

MOTION CARRIED

3. PUBLIC COMMENTS

- Chairman Beltramini noted that the Planning Commission's newly appointed Student Representative, Jordan Keoleian, a Junior at Athens High School, was attending the meeting.

Mr. Keisling noted that Mark Miller, the City's new Principal Planner, was also in attendance at his first Regular Meeting.

**SITE PLANS**

4. SITE PLAN REVIEW (renewal) – Proposed Industrial Building - Troy Court, South of Park St., East of Livernois – Section 34 (SU-186)

Mr. Keisling explained that at the July 1999 Regular Meeting, the Planning Commission approved a site plan for the two-phase construction of a 26,110 square foot industrial building on a 1.64 acre M-1 zoned parcel at the south end of Troy Court, south of Park Street and east of Livernois Road. The site plan included a 1,050 square foot truckwell at the southeast corner of the proposed building. Implementation of this proposed development did not proceed within the one year Preliminary Site Plan Approval period. The petitioners are now proposing to complete and submit building construction plans and have thus requested renewal of the previous Site Plan Approval. In conjunction with this request, however, they are now proposing a reduced overall building area of 25,036 square feet, all of which would be constructed in a single phase. The proposed covered truckwell has now been relocated to the southwesterly portion of the building, so that it will be more directly accessible from the site entrance. A large paved area is available in this area in order to facilitate truck maneuvering. The site plan as now submitted meets all applicable Zoning Ordinance requirements, and approval was recommended by the Planning Department.

Anthony Marino, architect, was present along with Dennis Monahan, attorney, and Mr. Grimaldi, the property owner. In response to Mr. Storrs' question regarding stormwater detention, Mr. Marino stated that detention is proposed to occur within the parking area. A substantial portion of the underground storm drain system has already been installed, in order to alleviate previous standing water or drainage problems on the site.

Moved by Wright  
Seconded by Storrs

RESOLVED, that Preliminary Site Plan Approval, as requested for the revised plan for the construction of a 25,036 square foot industrial building on a 1.64 acre M-1 zoned parcel at the south end of Troy Court, is hereby granted.

Yeas: All Present (8)  
Absent: Chamberlain

MOTION CARRIED

5. SITE PLAN REVIEW – Proposed Office Building – Southeast Corner of John R and Square Lake – Section 12 (SP-322)

Mr. Keisling explained that a site plan has been submitted for the construction of an 11,525 square foot single-story office building on a 1.2 acre O-1 zoned site at the southeast corner of John R and Square Lake Roads. The subject site is a part of a total 2.6 acre O-1 zoned site, the southerly major portion of which was approved in September of 1999, for the establishment of a childcare center. The site plan submitted in conjunction with that Special Use Request indicated the potential development of an office building on this site, although the plans for same were not as yet definite. One of the major items of interest in relation to the development of the remaining O-1 site was the provision of a cross-access easement and drive which would enable access to both portions of the O-1 parcel from both of the frontage roads.

Mr. Keisling stated that the petitioners in this matter are proposing a single-story office building, which is substantially smaller than the building capacity of the subject site. This approach enables the provision of a substantial amount of landscaped area, including the total depth of the setbacks along both street frontages, as well as the preservation of a significant portion of the wooded area along the southerly and easterly boundaries of the site. The petitioners have further indicated that they may request a parking variance from the City Council in relation to a few of the parking spaces in that area, if it is determined that such an action will enable the preservation of still more significant trees. The proposed site layout places the parking at the rear of the building, while still enabling the recommended driveway continuity and access from both thoroughfares. The proposed building is to involve a residential-style gable or hip roof design and will not involve any roof-top equipment. The trash receptacle enclosure location, which will serve both the office and childcare facilities, was established by the Planning Commission in conjunction with the action on the childcare center. All applicable Ordinance requirements are met, and approval of this site plan was recommended by the Planning Department.

Tom Persha, the property owner, was present along with Antonio Craparotta, his architect. Mr. Starr confirmed that since the whole site (including the proposed daycare building) is zoned O-1, the only screen wall requirement would be along the R1C/01 boundary along the east edge of the site. In response to Mr. Waller's question, Mr. Craparotta stated that they had not as yet developed a plan for site lighting, but that low height light fixtures would certainly be acceptable. In response to Mrs. Beltrami's question, Mr. Craparotta commented that most of the trees on the site were of the small brush or scrub variety. They would however make every effort to preserve valuable trees. Mr. Wright felt that a lighting plan should be approved by the Planning Department before building permits are granted.

Moved by Starr  
Seconded by Waller

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of an 11,525 square foot single-story office building on a 1.2 acre O-1 zoned site at the southeast corner of John R and Square Lake Roads, is hereby granted, subject to the condition that no luminaires in the outdoor site lighting shall be directly visible from adjacent residential property.

Yeas: All Present (8)  
Absent: Chamberlain

MOTION CARRIED

6. SITE PLAN REVIEW – Proposed Police/Fire Training Center – East Side of John R, South of Long Lake – Section 13 (SP-855)

Mr. Keisling explained that a site plan has now been developed and presented for construction of the proposed Troy Police/Fire Training facility, on the 2.73 acre C-F zoned parcel having 338 feet of frontage on the east side of John R south of Long Lake Road. The proposed building complex will total 21,142 square feet in area and will include classroom and meeting space, a vehicle garage, and a four-level fire training tower. The City has requested and received variances from the Board of Zoning Appeals in order to permit the four-story structure to a height of 37' 3", where the basic maximum height is two-stories and 25 feet. A variance has also been granted relative to the required 4' 6" parking area screening walls along the northerly and easterly boundaries, where the site abuts the Boys & Girls Club site and the Nelson Drain, respectively. In the course of developing the site plan, a Preliminary Environmental Review was carried out by the City's Interim Environmental Consultant, Dr. Jaworski. That review determined that the easterly approximate 0.8 acre portion of the site lies within a regulated wetland area. The restricted east-west dimension of the site, therefore, required modification of the building and site configuration to that now presented, including a circulation and access pattern involving two drives from John R Road. The 50 foot landscaped front yard requirement brings about landscape area which exceeds Ordinance requirements. The plan further indicates that proposed exterior site lighting fixtures will be a maximum of 16 feet in height, and that the luminaires of such lighting fixtures shall not be directly visible from adjacent residential property.

Mr. Keisling stated that Section 18.80.00 of the Zoning Ordinance requires that site plans for the development of public property within a C-F District be subject to the review and recommendation of the Planning Commission, with final action to be taken on same by the City Council. Approval of the Preliminary Site Plan for the proposed Troy Police/Fire Training facility was recommended.

Mr. Waller confirmed that this proposed building is to be financed through the bond issue voted on by the public. In response to Mr. Littman's questions, Mr. Keisling confirmed that, although the site included a portion of a major county drain, stormwater detention will still be necessary. He also noted that a DEQ permit would be necessary in relation to the small amount of filling proposed along the west edge of the drain, at the rear of the proposed building. In response to Mr. Waller's question, Mr. Keisling stated that wetland areas exist on both sides of the drain. Ms. Bluhm stated that land adjacent to watercourses, including drains, are considered to be wetlands regulated by the DEQ.

Chief William Nelson of the Troy Fire Department was present. He stated that staff is working with Dr. Jaworski in order to develop their request for a DEQ permit for modification of the westerly edge of the wetland area. In response to Mr. Kramer's question, Chief Nelson explained that the ISO requires fire fighters to have training in a minimum four story structure if the community has more than five buildings over four stories in height. In response to Mr. Wright's question, he stated that no live fires would take place in the tower, and that smoke generators would be used for training in that facility. He further explained that the tower has been attached to the main building so that it can be accessible from the inside of the building and thus used for training during the winter months. Oakland County Community College has a tower where training can involve live fires.

Moved by Waller  
Seconded by Wright

RESOLVED, that the Planning Commission hereby recommends to the City Council that the site plan for the construction of the proposed Troy Police/Fire Training facility on the 2.73 acre C-F zoned site having 338 feet of frontage on the east side of John R south of Long Lake Road be approved.

Yeas: All Present (8)  
Absent: Chamberlain

MOTION CARRIED

**REZONING PROPOSALS AND TEXT AMENDMENTS**

7. PUBLIC HEARING - PROPOSED REZONING – Northwest Corner of Kirts and Troy Center – Section 28 – R-1C to O-1 (Z-659)

Mr. Keisling explained that a request has been submitted for the rezoning of a 2.49 acre two-lot parcel at the northwest corner of Kirts Boulevard and Troy Center Drive, from R-1C to O-1. The petitioner proposes the construction of a 30,800 square foot single-story office building. The subject site has approximately 190 feet of frontage on Kirts Boulevard and 572 feet of frontage on Troy Center Drive. The O-1 zoned property to the west is the site of the multi-building single-story Kirts Office Park, while the O-1 zoned site to the north contains the four-story Continental Office Plaza. The Master Land Use Plan in the northerly Kirts Boulevard frontage area indicates Low-Rise Office use. O-1 zoning is in place throughout this frontage, extending from Crooks Road to the O-M zoned site at Livernois. This parcel was proposed for rezoning on a City-initiated basis many years ago, in conjunction with the adjacent frontage, but was excepted from that action at the request of the property owners. Approval of this request for rezoning from R-1C to O-1 was recommended.

It was noted that the petitioner was not present.

The Public Hearing was declared open.

Bob Schultz of 883 Kirts, president of the Courtwood Villas Condominium Association, was present. He stated that they have no problem with a one-story office building matching the rest of the buildings in the area. They are also interested in the proposed site plan and the appearance of the building. He noted that the notification process had been flawed, in that only one resident in his complex had originally been notified. When he pointed out this situation to the City Clerk's office,

additional notices were sent.

Richard Tobiason of 1231-D Kirts, president of Strathmore Village Condominium Association, was also present. He stated that he supported Mr. Schultz's comments. They have no objection to O-1 zoning, and they also would prefer a one-story building that did not need any variances. He asked that the Planning Commission make sure that the proposed development is consistent with the other buildings in the area.

No one else wished to be heard.

The Public Hearing was declared closed.

In response to Mr. Storrs' question, Mr. Keisling stated that O-1 zoning permits buildings up to three-stories or 36 feet in height. In response to Mr. Kramer's question, Mr. Keisling confirmed that the rezoning action must stand on its own, and that no stipulations or conditions can be placed on a rezoning action. Mr. Storrs felt that no action should be taken until the petitioner can be present. He was also concerned as to whether proper notification had been given. Ms. Bluhm stated that, if action is tabled on this matter, she will review the notice requirements in order to confirm that the proper procedure was followed.

Moved by Storrs

Seconded by Littman

RESOLVED, that action on the request for the rezoning of a 2.49 acre parcel at the northwest corner of Kirts Boulevard and Troy Center Drive, from R-1C to O-1 (Low-Rise Office), be tabled to the September 26, 2000 Study Meeting, in order to provide an opportunity for the petitioner to be present.

Yeas: All Present (8)

Absent: Chamberlain

MOTION CARRIED

#### **OTHER BUSINESS**

##### **8. STERLING HEIGHTS REZONING PROPOSAL – East Side of Dequindre, South of Fifteen Mile Road – O-1 to C-1**

Mr. Keisling noted Public Hearing notice which had been received from the City of Sterling Heights relative to a Sterling Heights Planning Commission Public Hearing on a request for the rezoning of three parcels having approximately 230 feet of frontage on the east side of Dequindre south of Fifteen Mile Road, from O-1 (Business & Professional Office) to C-1 (General Business). This property lies opposite land in the City of Troy, south of Iowa Street, which is planned, zoned, and developed in a low-density residential manner. The Master Land Use Plan in the City of Sterling Heights indicates "Transitional Use" in the area south of the "Convenience Commercial" area at the Fifteen Mile Road intersection. Their Transitional Use category includes office use, but does not include commercial use, per se. Mr. Keisling's discussion with Norm Birr, Sterling Heights City Planner, indicated that a small strip center is proposed on this site. Mr. Birr was preliminarily inclined to recommend denial of this rezoning request, and thus to support retention of the O-1 zoning pattern which extends from this parcel south to a point opposite Wisconsin Street. Troy Planning Department staff would certainly support retaining O-1 zoning, as compared to rezoning to a commercial classification in this area opposite residential land in Troy.

Moved by Wright

Seconded by Littman

WHEREAS, the Planning Commission of the City of Sterling Heights has under consideration a proposal for the rezoning of three parcels on the east side of Dequindre Road south of 15 Mile Road, from O-1 (Business and Professional Office) to C-1 (General Business), and

WHEREAS, these parcels lie directly across Dequindre Road from land in the City of Troy which is planned, zoned, and developed for low-density residential use, and

WHEREAS, the current zoning of the subject property in the City of Sterling Heights would result in development which would be more compatible with the existing zoning and development in the City of Troy than that which could occur under the requested commercial zoning classification,

NOW THEREFORE BE IT RESOLVED, that the Troy City Planning Commission hereby respectfully requests that the Sterling Heights City Planning Commission recommend denial of this request for rezoning from O-1 to C-1 (Z-1018), in order to help to maintain the highest available level of compatibility between the ultimate development patterns within the City of Sterling Heights and the City of Troy.

Yeas: All Present (8)

Absent: Chamberlain

MOTION CARRIED

The meeting was adjourned at 8:52 P.M.

Respectfully submitted,

Laurence G. Keisling  
Planning Director

/eh