

An on-site Special Study Meeting of the Troy City Planning Commission was called to order by Chairman Chamberlain at 6:00 P.M. on Tuesday, April 23, 2002, at Crooks and Big Beaver.

1. ROLL CALL – With Resolution To Excuse If Necessary

<u>Present</u>	<u>Absent</u>
Chamberlain	Vleck
Pennington	Waller
Starr	
Kramer	
Pennington	
Storrs	
Wright (6:45 p.m.)	

RESOLUTION

Moved by Chamberlain

Seconded by Storrs

RESOLVED, that Mr. Vleck and Mr. Waller be excused from attendance at this meeting.

Yeas: All Present (7)

Absent: Vleck  
Waller

MOTION CARRIED

**Also Present:**

Mark Miller, Planning Director  
Susan Lancaster, Assistant City Attorney  
Jordan Keoleian, Student Representative

2. A walkthrough of the Crooks and Big Beaver Study area was conducted by the Planning Commission and staff.

3. PUBLIC COMMENTS

None

4. ADJOURN

The walkthrough meeting concluded at 7:05 p.m.

Respectfully submitted,

Mark F. Miller AICP/PCP  
Planning Director

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chairman Chamberlain at 7:30 P.M. on Tuesday, April 23, 2002, in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

**Present:**

Starr  
Chamberlain  
Waller  
Storrs  
Kramer  
Littman  
Wright  
Pennington

**Absent**

Vleck

**Also Present:**

Mark Miller, Planning Director  
Susan Lancaster, Assistant City Attorney  
Jordan Keoleian, Student Representative

RESOLUTION

Moved by: Pennington

Seconded by: Starr

RESOLVED, that Mr. Vleck be excused from attendance at this meeting.

Yeas

All Present (8)

Absent

Vleck

MOTION CARRIED

**STUDY ITEMS**

2. CURRENT DEVELOPMENT REPORT

Mr. Miller stated a green memo was issued notifying City Council that it would only cost \$200.00 a year total to cablecast the Planning Commission meetings as well as other meetings. This will be going before the City Council at a future meeting for approval. These costs do not include taping and broadcasting for study sessions. It looks like this will go forward.

Mr. Miller further stated that he talked with Doug Smith, Real Estate and Development Director, that there are four (4) different Troy companies that have relocated or are locating to the Troy area. However, there has been speculation and good cause to believe that some companies are being lured to Auburn Hills. There is a lot of pressure on these companies to move north to Auburn Hills.

Mr. Miller asked if anyone had been invited to Midtown's Grand Opening next Tuesday, May 7, 2002.

Mr. Miller stated that Doug Smith has been appointed to the Oakland County Brownfield Redevelopment Authority.

Mr. Miller stated that it looks like the I-75 & Crooks Long Lake Interchange expansion project is moving forward. The federal government seems to feel that it is going to be delayed. The state is supporting it. It's not axed yet.

Mr. Miller stated that the Maple Road, Coolidge to Dequindre resurfacing has been delayed from 2004 to 2005.

### 3. DOWNTOWN DEVELOPMENT AUTHORITY

Mr. Chamberlain stated that he promised the Downtown Development Authority that after the May meeting he will brief them, at their convenience, on where we are headed with THE Crooks/Big Beaver study. There are a few more options to go after.

Mr. Chamberlain stated they approved the budget for next year for the Downtown Development Authority and were briefed by the Hospitality folks. The bulk of time was spent on the Hospitality Advisors Civic Center Report. The meeting was twofold. There was discussion that Council agreed to a .045 mill reduction in the budget this year and this will be accomplished by less spending, not less mills. Reducing the millage for the City affects the Downtown Development Authority and has big time impacts for the DDA in paying off bonds.

Mr. Chamberlain further stated that the Hospitality Advisors brought up looking beyond the Civic Center property and outside of the box. They commented on building over Big Beaver Road. They noted that revenue naturally is a requirement; which leads to what the amenities are that keeps businesses as corporate citizens. Part of the wooing is conference centers. Doug Smith, Real Estate and Development Director, stated that a Conference Center is one of the amenities that we need. We are becoming an Inner Ring community and have to deal with these issues.

Mr. Miller commented on Mayor Pryor's statement that while attending a Conference of Mayors, an expert on suburban/urban growth and decline spoke.

There are many theories as to why communities keep moving out. We need to bring an expert in to talk about this. Doug Smith and I are working on trying to put something together.

Mr. Miller stated that we have to realize it is not just the Civic Center, there are other things that we need to look at, i.e., housing, shopping, restaurants, schools, transportation, access, etc.

Mr. Chamberlain stated that the big issue in the last election was that the residential tax rate was too high. Red Hughes stated we don't owe businesses anything. However, Mr. Chamberlain stated that half of our taxes come from businesses.

Mr. Waller stated that multi-million dollar business communities have paid taxes for many years and the one thing they have asked for is a Conference Center.

Mr. Storrs asked if there was any insight as to why Arvin Meritor is moving to Columbus.

Mr. Kramer stated he really didn't know why. However, there is more land there than they know what to do with.

Mr. Waller stated that last night at City Council there were discussions regarding Cedar Ridge and about the benefit of permanent tax relief. There was indication that this was the first time the City has done this. Is this a trend we should be aware of.

Mr. Miller commented on looking at doing one for the Troy Baptist PUD.

Mr. Waller asked if this would apply to Rhode Island.

Mr. Miller commented that he guessed it could.

#### 4. BOARD OF ZONING APPEALS

Ms. Pennington stated that the National Telephone Book Company requested a side yard variance for an accessory structure (pollution control equipment). The petitioner had already been granted a rear yard setback of 10 feet where 20 feet was required for an addition they have built. The zoning ordinance language in regards to accessory structures is very vague.

Mr. Chamberlain asked who was the attorney.

Ms. Lancaster replied Alan Motzny.

Mr. Chamberlain suggested we look at the accessory structure regulations.

5. AMERICAN PLANNING ASSOCIATION ANNUAL CONFERENCE REPORT

Mr. Waller thanked the Commission for their support in his attending this conference and stated he considered it an honor to attend. It was exceptional and exceeded his expectations.

Mr. Chamberlain asked how many delegates were in attendance.

Mr. Waller stated there were over 4,000 delegates.

Mr. Waller expressed his disappointment in the fact that there were mayors, engineers, and five (5) to seven (7) members of Planning Commissions in attendance from communities a lot smaller than Troy.

Mr. Waller further stated that there will be a CD available of every single talk that was presented and hand outs. You can get it all for \$100.00.

Mr. Waller stated that the conference is being held next year in Denver. We should get the budget increased. He stated that he thought it was an embarrassment that no one from the City has ever attended.

Mr. Miller stated that the Michigan Society of Planning (MSP) is a chapter of the American Planning Association (APA). If everything works out with the budget, they are planning on taking membership in the APA and we will then pay chapter dues to the MSP and be members of both.

6. ZONING AND LAND USE STUDY – CROOKS & BIG BEAVER

Mr. Chamberlain commented on the walkthrough at Crooks and Big Beaver.

Ms. Lancaster commented on the exits and entrances in the vicinity and stated she was really shocked at the differences in grades.

Ms. Pennington commented on the interesting aspect that Denny's and the cleaner's parking lot elevation problem may have been brought on by the City.

Mr. Chamberlain stated that the owner the cleaners came out back while we were doing our walkthrough. The owner stated that his Dad had built their store in 1968. The local residents wanted high ground because there were drainage problems. The City made him haul many loads of dirt out to bring it down to the grade of the road. Three years later Denny's was built and they never made them haul out anything.

Mr. Storrs stated there were lots of complaints coming in regarding the noise coming from Kelly's building. The noise is of a very irritating pitch and Mark Stimac of the Building Department should investigate

Mr. Wright commented on the northern section and had a questions on the cross access easement. He also commented on the Shell Station and Einstein Bagel and how they don't see how there is any room at the Shell Station for anything else to fit.

Mr. Keoleian stated that the dumpsters should be looked at more and should be fenced. He also stated that the walls that were put up are just collecting trash and that they should be closed up. These problems could be solved by having more inspectors.

Mr. Littman asked if the City had control over the power rights of way.

Mr. Miller stated that only control the City has over power rights of way is in new subdivisions.

Mr. Kramer commented on the inconsistent fence heights. Also, even though it's a residential area, there are power lines running down Butterfield. It is an eyesore in a residential neighborhood.

Mr. Starr commented that he thought the Road Commission were to do a study on Big Beaver and Crooks and that he thought the Planning Commission should be coordinating with them.

Mr. Waller commented on Einstein being a zoo when it comes to parking. This drawing is a good start. Too bad we can't do something coming down the back side.

Mr. Miller stated that one plan is maybe developing a guide that when we go out to deal with these retail areas, we would have this guide in working with them. It's just an idea.

Mr. Chamberlain stated that we need short term solutions and long term solutions. We should find some sort of template we could put together.

Mr. Miller stated that what really surprised him was all the problems at all of these sites. There are too many driveways, dumpsters all over the place, ugly buildings, etc.

Mr. Chamberlain stated that the detention pond with the three (3) sides meets the requirements. However, we have too many ponds where three (3) sides meets the requirements and the other side is a four (4) foot concrete fence. It would look better if we just burned it down. They are just wasting time fixing it up. Mr.

Chamberlain requested that Ms. Lancaster and/or Mr. Miller please get the investigators, sooner than later, to clean this up.

7. STORM WATER DETENTION BASINS (5 Minutes)

Mr. Chamberlain stated he talked with Ms. Beltrami, and one of her issues was Rhode Island. Her questions were: Why is the entrance way easement twenty feet and why is it so wide? Why does the City need that? I don't remember it being in the standard.

Mr. Miller stated that when they silt up, it has to be big enough to bring in heavy equipment.

Mr. Storrs stated that it is pretty big and that the standard needs to be checked.

Mr. Chamberlain asked how can we protect buried utilities? He asked Mr. Miller to revise the Wall Requirements related to 39.00.00 Environmental Provisions.

Mr. Chamberlain further stated that we will table this to another meeting.

8. PARKING REQUIREMENTS

The Planning Commission will continue discussion of the Section 40.20.00 Parking Requirements of the Zoning Ordinance.

**40.20.00 Parking Requirements – Add a Preamble**

The City of Troy encourages dual usage between neighbors during off hours and, therefore, this is how this standard was built.

**40.21.35 – Lecture Facilities & 40.21.36 – Auditoriums and Theaters & 40.21.37 – Lodge Halls, Social Clubs, and Fraternal Organizations**

Combine **40.21.35**, **40.21.36**, and **40.21.37** to:

**40.21.35** – Lecture Facilities, Auditoriums and Theaters, Lodge Halls, Social Clubs, and Fraternal Organizations

Add Land Banking for all uses – 25%

**40.21.40 – RETAIL COMMERCIAL**



All Retail Commercial – Land Banking at 25%, **excluding 40.21.43 & 40.21.44**

40.21.41 – Retail Store

40.21.42 – Shopping Center

**40.21.43 – Automobile Service Station (excluded from Land Banking)**

**40.21.44 – Automobile Car Wash (excluded from Land Banking)**

40.21.45 – Automobile Sales

40.21.46 – Hair & Beauty Salons including Nail Salons

40.21.47 – Furniture, Appliance, and Service Trades

40.21.49 – Laundromats

40.21.50 – Commercial Lodging Establishments

40.21.51 – Mortuary Establishments

40.21.52 – Commercial Kennels

### **40.21.70 – OFFICES**

All Offices – Land Banking at 25%

**40.21.71** – Business and Professional Offices except as otherwise provided in this article

**Combine 40.21.75 – Banks and other Financial Institutions with 40.21.71**

**40.21.74** – Delete Offices of Engineers, Architects and Landscape Architects (with drafting) – Change to: **40.21.74 Research / Office**

**40.21.75** – Banks and other Financial Institutions

**Move 40.21.75 in combination with 40.21.71**

**40.21.76** – Financial Institution

Move to **40.21.75**

**40.21.76** – Will be blank

### **40.21.80 – INDUSTRIAL**

All Industrial – Land Banking at 25%

9. PUBLIC COMMENTS

Mr. Schultz agreed that Ordinance enforcement is necessary and that we are a mature City, not growing, and we must maintain high quality.

Mr. Schultz further commented on Bahama Breeze having their windows open along with live entertainment and thought this was a restriction.

FOR THE GOOD OF THE ORDER

Mr. Waller commented on the Hollywood Market deceleration lane.

Ms. Lancaster commented on deceleration and stated that when the auto dealerships were in the process of building, they were not required to go through the site plan review process. Mr. Miller and myself will be looking into this issue.

Mr. Kramer stated he has not seen any contracts for sidewalks. Is it not budgeted and/or not scheduled.

Mr. Miller stated that Bill Need is waiting for bids to come in.

Mr. Kramer stated that at Wattles and Coolidge, southwest, there are sidewalks in front of the new condominiums that are eight (8) feet wide. There are also a number of guide wires. When you step off the curb, cars are stopping closer to the line than I am. When you get to the northwest, there are no sidewalks.

Ms. Pennington stated that there are only two (2) people on staff for Ordinance Control. Do they look at all problems found in policing the zoning and building codes.

10. ADJOURN

Meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Mark F. Miller AICP/PCP  
Planning Director