

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chairman Littman at 7:30 p.m. on July 22, 2003, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present

Gary Chamberlain
Dennis A. Kramer
Lawrence Littman
Robert Schultz
Walter Storrs
Thomas Strat
David T. Waller

Absent

Mark J. Vleck
Wayne Wright

Also Present

Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Kathy Czarnecki, Recording Secretary

Resolution

Moved by Chamberlain

Seconded by Waller

RESOLVED, that Messrs. Vleck and Wright be excused from attendance at this meeting.

Yeas

All present (7)

Absent

Vleck
Wright

MOTION CARRIED

2. MINUTES

Chairman Littman requested the July 8, 2003 Regular Meeting minutes reflect the following revision.

Under item 5, Public Hearing for Proposed Planned Unit Development (PUD-3), Sterling Corporate Center, after the fifth paragraph, insert the following:

“Chairman Littman advised the petitioner that when material is submitted at the last moment, it does not provide enough time for City staff to review and takes longer to be placed on the agenda for consideration, often delaying the process up to one month.”

Resolution

Moved by Chamberlain

Seconded by Schultz

RESOLVED, to approve the July 8, 2003 Planning Commission Regular Meeting minutes as amended.

Yeas

All present (7)

AbsentVleck
Wright**MOTION CARRIED**3. PUBLIC COMMENT

There was no one present who wished to speak.

4. PLANNING AND ZONING REPORT

Mr. Miller reported on the following items.

- *Citizen Planner Program Training and Certificate Sessions* – Session registration can be handled through the Planning Department.
- *Michigan Society of Planning Annual Conference* – The annual conference dates are October 15-18, 2003 at the Grand Traverse Resort in Acme.
- *Maggiono Restaurant / Rio Bravo Restaurant Site* – Maggiono Restaurant developers met with the Planning Department and noted they no longer incorporate bakeries in their restaurants and are most anxious to move forward.
- *School Building Construction* – Ms. Lancaster reported that revisions to the Schools and School Aid Construction of School Buildings Act were effective on December 23, 2002. Currently, the Department of Consumer and Industry Services of the State of Michigan (DCIS) has the responsibility of reviewing all plans and the inspection of construction of school buildings. She noted that with DCIS approval, a school district and a city could agree that the local code enforcement authority can do inspections for code compliance by submitting a Request for Delegation form to the DCIS. Ms. Lancaster reported that a bill was recently introduced in the State Senate that would require all public schools to comply with local zoning laws, and Mr. Waller suggested that the Commission be proactive in assuring that the City's zoning laws dovetail, or match, the intent of the State. Ms. Lancaster will research the reference to "school construction projects that are not financed through bonding issues".

- *School Property on Coolidge Road* – The approximate 41.42-acre site has been purchased by Pulte Homes for the development of traditional lots with larger homes. To date, no application has been submitted to the Planning Department. In its meeting with Pulte Homes' consultant, Atwell Hicks, the Planning Department shared the City's interests in providing access to Firefighters Park, preserving the natural features, and interconnection with the two existing stub streets. Mr. Savidant said the neighboring property owners have established a very nice system of trails off of Aspen, and noted the strong sense of ownership by the neighbors could be a contentious factor in the approval process.
- *Berm Amendment for C-F Properties in Parking Lots* – The amendment was approved by City Council.
- *Landscaping for Sanctuary Lake Golf Course* – The landscape plan for the golf course was approved by City Council.
- *Zoning Ordinance Text Amendment (ZOTA-126) Article 39.70.09 Dumpsters and Grease Containers* – City Council adopted the amendment at their July 21, 2003 Regular Meeting.
- *Saleen / Stanley Door Site* – Administrative approval was given to the Saleen assembly facility for its building renovation.

A brief discussion followed on the administrative approval of the Saleen assembly facility with respect to sidewalks, deceleration lanes, landscaping and parking. Mr. Miller will check the current plan with the Building Department and advise the Commission of the status at the August 5, 2003 Special/Study Meeting.

Resolution

Moved by Waller

Seconded by Chamberlain

RESOLVED, that this body as a collective group sends a message to City Management and City Council that the applicant for the Saleen Assembly Facility be asked to put in a sidewalk on the theme of continued enhancement and walkability of the City of Troy.

Yeas

All present (7)

Absent

Vleck
Wright

MOTION CARRIED

The Planning Department will forward a copy of the Resolution to both City Council and the Building Department.

- *Student Representative* – A high school junior has a strong interest in becoming the Commission's student representative. The new representative has indicated she will attend the August 26, 2003 Special/Study Meeting.
- *Economic Development Committee / Troy Chamber of Commerce* – The Chamber is creating a sub committee to study the Maple Road area and its surrounding vacant industrial development, and has asked for participation on behalf of the Planning Commission.

Mr. Kramer volunteered to represent the Planning Commission. Mr. Miller will forward pertinent information to Mr. Kramer.

- *Bylaws and Rules of Procedure* – Upon clarification of the Bylaws status, Ms. Lancaster will make the minor revisions as previously stipulated and provide the document for approval at the August 5, 2003 Special/Study Meeting.
- *Site Plan (SP 891) TCF Bank Building (Consent Judgment)* – City Council approved this item at their July 21, 2003 Regular Meeting.
- *Preliminary Approval for Rochester Commons PUD-2* – City Council approved this item at their July 21, 2003 Regular Meeting.
- *City Council Meetings on Fourth Mondays* – City Council approved to hold an additional meeting on the 4th Monday of each month (September through May) to primarily handle public hearings and other issues that normally involve a high degree of public participation. Management asked the Planning Department and Planning Commission to give some thought to the rescheduling of Planning Commission regular meetings due to time limitations for public hearing notification.
- *Off-site Planning Commission Meetings* – The Community Affairs Department has indicated that a hand-held camera can be used for off-site meetings. Mr. Miller will follow up with the Department and look into scheduling the August 26, 2003 Special/Study Meeting at the Troy Nature Center.
- *Maple Road Study / Off-site Meeting* – The Planning Department is tentatively arranging a Planning Commission bus tour in September to conduct the Maple Road study. An invitation will be extended to the Chamber's Maple Road Study sub-committee.

Mr. Storrs asked if there was any truth in the rumor that Sylvan Glen Golf Course would be sold once the new golf course is open. There was no confirmation to the rumor.

5. SUB-COMMITTEE REPORTS

CR-1

Mr. Savidant said a draft report has been submitted to Mr. Miller for his review. The report would be distributed to members of the Committee once Mr. Miller has time to review it.

Tree Preservation / Landscaping / Walls

Mr. Waller reported that the Committee is still waiting to receive nearby city ordinances for review.

Gateway / Beautification

Mr. Chamberlain reported the Committee has reviewed and accepted the signage concept provided by PEA, and is waiting to receive an alternate concept.

Special Use

Mr. Chamberlain said a draft report on the residential portion would be provided for review at the next study meeting. He expects that the remainder of the report would be available by mid-August.

Commercial Recreation

Mr. Strat reported that he and Mr. Kramer concluded that requests for recreation indoor use should go through the special use process and should be determined on a case-by-case basis. Further, it was determined that the ordinance should not eliminate either interior or main road sites. The Committee would like to review other considerations and/or issues the Commission may have before coming back with a full report. Mr. Miller suggested that the Committee meet with several corporate representatives to receive their input on the matter.

6. DOWNTOWN DEVELOPMENT AUTHORITY REPORT

The July 16, 2003 Downtown Development Meeting was canceled.

7. BOARD OF ZONING APPEALS

Mr. Kramer reported on the July 15, 2003 BZA meeting.

Carl Schroeder, 1911 Ring Road

The BZA granted a variance for relief of several ordinances. Mr. Kramer suggested that the petitioner go before City Council and ask for a parking variance, which would allow for the cul-de-sac and landscaping requirements to be met and land bank some parking spaces. The ZBA thought that would be an undue delay on the petitioner and approved the variances.

Eric Rauch of Desine, Inc., Taco Bell at 2955 E. Long Lake Road

The BZA denied a request to construct a new Taco Bell Restaurant with expanded drive-up facilities and seating, as required by the corporate Taco Bell office, to replace the existing Taco Bell facility.

8. SITE PLAN REVIEW (SP-894) – Proposed Office Building, Rochester Office Parc, West side of Rochester Road, South of Hannah, Section 3 – C-J

Mr. Miller reported the Rochester Office Parc site plan application is being held in abeyance for the completion of the Environmental Impact Statement (EIS) that was requested by the City Manager. City Management maintains that potential safety concerns would be greater if there is a driveway access to Rochester Road.

A discussion was held with respect to traffic and drainage concerns and the following determinations were made.

- Written notification of the site plan status will be mailed to affected residents.
- The City Traffic Engineer is to provide a written report to the Commission documenting the concerns with the proposed Rochester Road curb cut.
- The petitioner is to provide proper and adequate storm drainage on the site.
- The petitioner is to provide a grade study.

Mr. Strat questioned the liability of the Commission, as a whole and personally, with respect to the approval process of site plans that meet ordinance requirements, but remain questionable with respect to the health, safety and welfare of residents.

Ms. Lancaster assured the Commission that there is no liability to the Commission, either as a body, or to the Commissioner personally. The function of the various departments is to provide satisfactory studies and reports on which the Commissioner can base an opinion.

Mr. Waller requested that the engineering drawings be provided to the Commission prior to site plan approval.

Mr. Miller responded there is no authority within the zoning ordinance to require a petitioner to engineer a site prior to preliminary site plan approval. Mr. Miller assured the Commission that the Engineering Department has addressed the drainage concerns, and the Planning Department would follow through on all the concerns received by the residents.

Mr. Schultz asked that a commitment be made by the City to remedy any drainage issues should they arise in the future.

Mr. Savidant said the Planning Department is in receipt of two alternate plans for the site that have not yet been reviewed by the Planning Department nor inter-departmentally, citing that the Planning Department is waiting for the results of the Environmental Impact Statement.

9. PROPOSED PLANNED UNIT DEVELOPMENT (PUD-3) – Proposed Sterling Corporate Center, North side of Big Beaver, West of I-75, Section 21 – O-S-C

Mr. Savidant reported that the proposed Sterling Corporate Center PUD is in the process of City inter-departmental and Planning Consultant review. Once reviews from the City departments and the Planning Consultant have been received, the Planning Department will provide a report and recommendation to the Commission.

Chuck DiMaggio of Burton Katzman, 30100 Telegraph Road, Suite 366, Bingham Farms, was present. Mr. DiMaggio said there have been no revisions to the plan since its July 2nd submittal and confirmed that communication remains open with the Planning Department.

Mr. Strat asked the petitioner to provide two or three cross sections through the parking, building, and the road to get a sight line of the development at various elevations.

Mr. DiMaggio consented to the request.

10. CIVIC CENTER PRIORITY TASK FORCE – Recommendation for Appointment of Planning Commission Representative to Task Force

Mr. Miller reported that City Council took action on July 7, 2003 to establish a Civic Center Priority Task Force and is requesting representation from the Planning Commission, as well as other Boards and entities.

Resolution

Moved by Chamberlain

Seconded by Kramer

RESOLVED, that Walter Storrs be nominated to serve as the primary representative, and that Gary Chamberlain be nominated to serve as an alternate representative, to the Civic Center Priority Task Force.

Yeas

All present (7)

Absent

Vleck
Wright

MOTION CARRIED

11. CHARTER TOWNSHIP OF SHELBY

Mr. Miller reported that Shelby Township is following the recent Coordinated Planning Act amendments to the State planning enabling legislation and is soliciting comments from surrounding communities on their proposed Master Plan. The City of Troy has until September 14, 2003 to provide comments to Shelby Township and the Macomb County Planning Commission.

A brief discussion followed. A copy of the proposed Shelby Township Master Plan will be provided to the Commission in disk format for review and comment. It was the consensus of the Commission to go on record with a response to the Shelby Township Planning Commission.

12. PLANNING COMMISSION WORK PROGRAM

Chairman Littman asked if anyone wished to make additions to the task list or changes to the priorities given to the tasks.

Mr. Miller suggested adding "Commercial Vehicles in Residential Areas" and "Commercial Storage Facilities" to the task list. He further suggested that minor revisions to the P.U.D. ordinance be incorporated in the "Uniformity of P.U.D." task.

Mr. Waller suggested that consideration be given to other bodies to grant sidewalk waivers, and possibly adding this as a task.

Ms. Lancaster suggested it would be more appropriate for the Legal Department to research the matter.

13. REVIEW OF AUGUST 12, 2003 REGULAR MEETING

This item will be discussed at the August 5, 2003 Special/Study Meeting.

14. PUBLIC COMMENT

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Chamberlain said that, on one of his bike adventures, he noticed overgrown landscaping along Maple Road on sites which the Commission required landscaping. He suggested that this be a consideration of study by the Landscaping sub-committee.

Mr. Chamberlain suggested the petitioner of the proposed Sterling Corporate Center PUD provide a three-dimensional scale model.

A brief discussion followed with respect to the requirement of a petitioner to provide a scale model.

Mr. Chamberlain shared his travel experience in the Boston, Massachusetts area and talked about a Sheraton Hotel constructed over the Massachusetts turnpike (just west of Boston) and a camouflaged cell tower amid a mass of fir trees.

Other sites of interest mentioned were London, Ontario; Columbus, Ohio; and Ann Arbor, Michigan.

Mr. Waller strongly suggested that the tree preservation ordinance be revisited. He referenced the project on Beech, north of Wattles, where a 10-unit project has been clear cut. He suggested to allow higher density if signature trees are retained and survive a three year timeframe.

Mr. Savidant said he visited the site, at the suggestion of Mr. Waller, and took photographs. Ron Hynd, the City's landscape analyst, cited the landscape plan showed 12 trees were to be preserved, and informed the Planning Department that it was a misunderstanding on behalf of the developer. A very distraught neighbor was able to save one remaining tree. As restitution, the developer is working together with the neighbor to restore some landscaping. Mr. Savidant said the tree preservation plan encourages preservation of trees that are only 4 to 10 inches in caliper size, and no consideration is given to older, larger trees.

Mr. Strat suggested that the designated height of a buffer screen wall identify to another significant tie within a particular development site; i.e., 4 feet above grade level is not specific to all sites. Also, Mr. Strat suggested that grade maintain a level line, even though it may exceed 4 or 6 feet.

Mr. Storrs circulated a brochure on Schenck Pegasus. He also said that Mr. Vleck is home from the hospital, doing well, and is on the road to recovery.

Mr. Miller said he is impressed with the progress of sub-committees, and asked that the committees inform the Planning Department of their meetings and status.

Chairman Littman referenced an *Oakland Press* article about development in Royal Oak near I-696 and Woodward Avenue, where residential is planned for the second and third stories of an office building, as a result of low office vacancy rates.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 9:50 p.m.

Respectfully submitted,

Mark F. Miller AICP/PCP
Planning Director

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