

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on May 22, 2007 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Michael W. Hutson
Mary Kerwin
Lawrence Littman
Robert Schultz
Thomas Strat
John J. Tagle
Kathleen Troshynski (arrived 7:40 p.m.)
Mark J. Vleck

Absent:

Wayne Wright

Also Present:

R. Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

Resolution # PC-2007-05-092

Moved by: Littman
Seconded by: Strat

RESOLVED, That Member Wright is excused from attendance at this meeting for personal reasons.

Yes: Hutson, Kerwin, Littman, Schultz, Strat, Tagle, Vleck
No: None
Absent: Troshynski (arrived 7:40 p.m.), Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2007-05-093

Moved by: Tagle
Seconded by: Littman

RESOLVED, To approve the Agenda as submitted.

Yes: Hutson, Kerwin, Littman, Schultz, Strat, Tagle, Vleck
No: None
Absent: Troshynski (arrived 7:40 p.m.), Wright

MOTION CARRIED

3. MINUTES – May 1, 2007 Regular Meeting

Ms. Kerwin requested that the following comment be incorporated in the last paragraph on page 6: “It is recognized that adult business uses have a deleterious effect on surrounding properties.”

Resolution # PC-2007-05-094

Moved by: Kerwin

Seconded by: Vleck

RESOLVED, To approve the May 1, 2007 Regular meeting minutes as revised.

Yes: Hutson, Kerwin, Schultz, Strat, Tagle, Vleck

No: None

Abstain: Littman

Absent: Troshynski (arrived 7:40 p.m.), Wright

MOTION CARRIED

4. PUBLIC COMMENT (Items Not on the Agenda)

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Chair Schultz reported Mr. Wright’s account of the May 15, 2007 Board of Zoning Appeals (BZA) meeting, as follows:

- Approved variance for proposed William Beaumont Hospital pedestrian bridge.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported on the May 16, 2007 Downtown Development Authority (DDA) meeting.

- Approved timeline for implementation of Big Beaver Corridor Study.
- Approved Development Plan #6. Recommend to City Council [June 4, 2007 meeting].

A brief discussion followed.

[Ms. Troshynski arrived at 7:40 p.m.]

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the following City Council action items.

- Conditional Rezoning CR-001 – Troy Medical Office Building, West Side of Livernois, North of Big Beaver, Section 21 – R-1B to O-1 – *Approved*.
- Rezoning Application Z 726 – 190 East Maple, South side of Maple, East of Livernois [Michigan Chandelier], Section 34 – B-2 to M-1 – *Approved*.
- Final Stone Haven Park Site Condominium Review – South of Wattles, West of Crooks, Section 20 – R-1B – *Approved*.
- Zoning Ordinance Text Amendment (ZOTA 229) – Article XXVIII, Automobile Rental Establishments in the M-1 Light Industrial District – *Approved*.
- Site Plan 909 – Consent Judgment Amendment for Property at Northwest Corner of Crooks and Big Beaver Road, Starbucks Coffee – *Approved*.
- Conditional Rezoning 002 – Troy Grand Villas, West Side of Rochester Road, North of Wattles Road, Section 15 – CR-1 to R-1T – *Approved*.
- Rezoning Application (Z 625-B) – Southwest Corner of Square Lake and Niles, Section 9 – R-2 to O-1 – *No action*.

Mr. Savidant reported on Smart Growth Readiness Assessment Tool (SGRAT). A public input meeting is scheduled on June 21, 2007 at the Management Education Center (MEC) in Troy.

Mr. Savidant addressed agenda items on the June 5, 2007 Special/Study meeting:

- Big Beaver Road District Overlay [Carlisle/Wortman representatives].
- ULI Project [University of Michigan representatives].

Briefly discussed were:

- Status of Rezoning Request Z 725, South Side of Wattles, East of Livernois, from R-1C to O-1.
- Milestones of draft Master Plan.

POSTPONED ITEM

8. SITE PLAN REVIEW (SU 328) – Existing Clark Station, Northeast corner of Maple and Livernois, Section 27, Zoned H-S (Highway Service) District

Mr. Savidant reviewed the revisions that were made to the site plan. He reported the Planning Department recommends approval of the site plan as submitted.

The petitioner, Jason Longhurst of Nowak & Fraus, 1310 N. Stephenson Highway, Royal Oak, was present. Mr. Longhurst addressed the site plan modifications in relation to the concerns expressed by members at the May 1, 2007 Regular meeting.

Chester Stempien, project architect, 29895 Greenfield Road, Southfield, addressed the building material and screen wall.

Mr. Strat asked if a study was done on the location of the pumps. He addressed access to the pumps and internal congestion.

Mr. Stempien addressed the underground tanks in relation to the building. He noted the size of the lot is very limited for reconfiguration.

Resolution # PC-2007-05-095

Moved by: Littman

Seconded by: Kerwin

RESOLVED, That the Planning Commission hereby recommends that the proposed Clark Station improvements, located on the northeast corner of Maple and Livernois, located in Section 27, on approximately 15,457 square feet in area, within the H-S zoning district, be granted.

Yes: Hutson, Kerwin, Littman, Schultz, Tagle, Troshynski

No: Strat, Vleck

Absent: Wright

MOTION CARRIED

Mr. Vleck cited safety concerns with the internal traffic circulation and location of the pumps.

Mr. Strat agreed a dangerous situation exists for internal traffic because of the pump locations and screen wall.

Chair Schultz agreed with the comments relating to traffic circulation and the screen wall, but said it was time to move the site plan along.

STUDY ITEMS

9. **PROPOSED DEVELOPMENT** – Southwest corner of Maple and Combermere, Section 34 – M-1

Mr. Savidant provided an overview of the subject site and the intent of the owner.

Robert Campbell of 386 E. Maple, Troy, was present. Mr. Campbell provided a history of the subject property and indicated his intent to improve the site. He said the existing building and house would most likely be demolished and the site developed as a non-industrial use; i.e., office, bank, medical office.

Discussion followed. The members concurred:

- That the site should be developed as a whole; not piecemeal.
- That timing the development to coincide with the new Master Plan would be advantageous to both the City and the petitioner.
- That submission of a conditional rezoning application would be a viable alternative.

Mr. Savidant indicated the Planning Department would be happy to discuss the conditional rezoning process with the petitioner.

Chair Schultz welcomed the petitioner to discuss the matter at a future study meeting.

10. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 231) – Restaurants in the M-1 Light Industrial District

Mr. Savidant reviewed the proposed zoning ordinance text amendment relating to restaurants in the M-1 Light Industrial District.

Discussion followed.

It was the consensus of the members that locations of restaurants in the M-1 district should not be restricted to major thoroughfares. It was also agreed to incorporate text that would require access through the restaurant for outside seating areas.

A June public hearing will be scheduled.

11. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 230) – Freestanding tower structures and antennas in parks and on school property

Mr. Savidant reviewed the proposed zoning ordinance text amendment relating to wireless communication towers on school property and City parks. The Legal Department determined that it is within the City's purview to regulate freestanding towers on school property.

Ms. Lancaster will research if the law has changed on whether schools are required to go before the City for site plan approval.

It was agreed to stipulate the required setback for towers from residential to two (2) times the height of the structure.

12. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-B) – Article 04.20.00 and Article 40.66.00, Commercial Vehicle Definitions and Outdoor Parking of Commercial Vehicles in Residential Districts

Mr. Savidant reviewed the proposed zoning ordinance text amendment relating to commercial vehicles.

Discussion followed.

Chair Schultz requested a recess at 9:10 p.m.

The meeting reconvened at 9:15 p.m.

By a straw vote, the following was agreed on.

Commercial Vehicle Definition:

- Any vehicle over 10,000 gross vehicle weight rating (GVWR) and used for commercial purposes.
- Any vehicle required by law to have commercial driving license (CDL) and required to display identification [company name and phone number].
- Any vehicle containing advertising.

Restrictions:

- Vehicle must be stored within a garage, 12 months out of the year.
- Vehicle must be permanently screened within the required building setbacks applicable to zoning district.
- Any vehicle requiring a commercial driving license [CDL plate] is prohibited.
- Stipulate signage requirements if not covered by vehicle advertising.
- Vehicle must be owned or operated by resident who resides in home where vehicle is stored.
- More than one vehicle is allowed per household as long as all restrictions are met.
- Recreational vehicles apply.

OTHER ITEMS

13. **PUBLIC COMMENTS** – Items on Current Agenda

There was no one present who wished to speak.

14. **PLANNING COMMISSION COMMENTS**

General comments were made on the productivity of tonight's meeting.

Mr. Tagle addressed the report submitted by Mr. Littman on the American Planning Association (APA) conference. He also talked about the need to "wordsmith" the Zoning Ordinance.

There was general discussion on the procedure to "wordsmith" the Zoning Ordinance.

Ms. Kerwin shared comments on the Michigan Association of Planning (MAP) Risk Management seminar she attended. She also addressed public art in relation to the Master Plan and Future Land Use Plan.

Mr. Littman offered to distribute material he received at the APA conference.

There was general discussion on the Hooters Restaurant matter.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:55 p.m.

Respectfully submitted,

Robert Schultz, Chair

Kathy L. Czarnecki, Recording Secretary

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