

H. Keisling

The Regular Meeting of the Troy City Plan Commission was called to order by Chairman Spilman at 7:35 P.M. on Tuesday May 12, 1987, in the Troy City Hall.

1. ROLL CALL

Present: Spilman	Wright	Absent: Storrs
Reece	Lepp	
Chamberlain	Starr	
Melaragni	Ethier (8:50 P.M.)	

2. PUBLIC COMMENTS

No one wished to be heard.

TABLED ITEMS

3. PROPOSED REZONING (Adjourned Public Hearing) - Northeast Corner of Big Beaver and John R - Section 24 - B-1 and B-3 to H-S

Mr. Keisling explained that this Public Hearing was originally scheduled for the November 1986 Regular Meeting, and was subsequently adjourned, on three occasions, to this meeting at the request of the petitioners (Shell Oil Company) and the City Attorney. The intent of this adjournment was to provide an opportunity to further investigate resolution of the pending condemnation actions by the City involving this site, and the site at the northwest corner of Big Beaver and Rochester Roads. These matters have not as yet been resolved, and adjournment of this Hearing, until the July Regular Meeting, was requested.

Moved by Melaragni

Supported by Wright

RESOLVED, that the Public Hearing established in order to consider the request for the rezoning of a 0.37 acre parcel at the northeast corner of Big Beaver and John R Roads, from B-3 and B-1 to H-S, be adjourned until the July 14, 1987 Regular Meeting, at the request of the petitioners.

Yeas: All Present - (7)

Absent: Storrs, Ethier

MOTION CARRIED

4. SITE PLAN REVIEW (Tabled Item) - Proposed Research/Office Building Expansion - North Side of Long Lake, Between Tower Drive and I-75 - Section 9

Mr. Keisling explained that Bellemead has once again requested tabling of action on this proposed Site Plan, which was originally scheduled for consideration at the March 10, 1987 Regular Meeting. As an alternative to having this item appear on each agenda, Mr. Keisling indicated that the Planning Department would place this on a Plan Commission agenda when the petitioners were prepared to proceed. No further action or tabling action would therefore be necessary at this time.

The Commission concurred in Mr. Keisling's recommendation, and thus took no action on this matter.

SITE PLANS

5. SITE PLAN REVIEW - Proposed Commercial Building - South Side of Maple, West of Dequindre - Section 36

Mr. Keisling explained that this Site Plan involved the construction of a 10,455 square foot multi-unit commercial building or shopping center on a 1-acre B-3 zoned parcel having 150 feet of frontage on the south side of Maple Road west of Dequindre. The subject site is to be served by a single driveway entering from Dequindre. In response to the Planning Department's request, cross-access easements have been indicated which would extend both to the developed hardware store site to the west, and to the vacant B-3 zoned site to the east. The Site Plan as now modified and presented meets all applicable Ordinance requirements, and approval was recommended.

Present representing the petitioners, Confer and Sourvelis, was their architect Steve Gerwin. He expressed concern as to the accel/decel and passing lane requirements. Mr. Keisling indicated that those requirements are based upon Engineering Design Standards, and that any request for modification or waiver would have to be submitted to the City Council through the

Engineering Department. In answer to Mr. Spilman's question, Mr. Gerwin indicated that an entrance was proposed adjacent to the southeast corner of the building.

Moved by Melaragni

Supported by Wright

RESOLVED, that Site Plan Approval, as requested for the construction of a 10,455 square foot shopping center building on a B-3 zoned site having 150 feet of frontage on the south side of Maple west of Dequindre is hereby granted.

Yeas: All Present - (7)

Absent: Storrs, Ethier

MOTION CARRIED

6. SITE PLAN REVIEW - Proposed Industrial Building - North Side of Woodslee, East of Bellingham (West of John R) - Section 26

Mr. Keisling explained that, in January of this year, the Plan Commission approved a Site Plan for the construction of a 7,489 square foot industrial building on an M-1 zoned parcel having 100 feet of frontage on the north side of Woodslee between Bellingham and Alger, in the John R Garden Subdivision. This site lies directly east of a parcel under the same ownership on which a warehouse building for the J. C. Penney Company is presently under construction. The petitioners have now acquired an additional 4-lot parcel having 80 feet of additional frontage on Woodslee Street, and have now submitted a Site Plan for a 15,981 square foot potential multi-tenant building on the total expanded 180-foot frontage parcel. The building is oriented primarily to the east, where a 2-way drive enters from Woodslee Street. A 1-way exit-only drive is proposed along the west edge of the site, which would basically provide egress from the service and loading areas on the west side of the building. In order to emphasize the 1-way nature of the westerly drive, the Planning Department asked that that drive be reduced to just 15 to 18 feet in width in the area in front of the proposed building. All applicable Ordinance requirements are complied with, and approval of this Site Plan was recommended by the Planning Department.

Tony Badalament was present on behalf of the petitioners, Woodslee Associates. He commented on the building now under construction on the site to the west for J. C. Penney, and indicated that the proposed building may involve just a single tenant. Mr. Spilman discussed, with Mr. Badalament, ways of preventing visitors from parking in the loading spaces on the west side of the building.

Moved by Chamberlain

Supported by Reece

RESOLVED, that Site Plan Approval, as requested for the construction of a 15,981 square foot industrial building on an M-1 zoned parcel having 180 feet of frontage on the north side of Woodslee east of Bellingham is hereby granted.

Yeas: All Present - (7)

Absent: Storrs, Ethier

MOTION CARRIED

STREET VACATIONS AND OPENINGS

7. PROPOSED STREET VACATION - Vermont Street East of Bellingham, Alger Street North of Woodslee, and Arthur Street East of Alger - Southeast 1/4 of Section 26

Mr. Keisling explained that requests have been submitted for the vacation of three additional segments of public street right-of-way within the John R Garden Subdivision. These 50-foot wide rights-of-way are portions of those which have been proposed for vacation in conjunction with the planned road system in this area, as certified to and accepted by the City Council in accordance with the Mapped Improvements Act. Mr. Keisling then summarized the vacation proposals as follows:

1) Vermont Street Right-of-Way, East of Bellingham

Earlier this year, the City Council authorized the vacation of that portion of the 50-foot wide Vermont Street right-of-way extending 320 feet west from Alger Street to a point in line with the west line of Lots 387 and 402. The present request would extend the vacated area 160 feet further west to a point in line with the west line of Lots 391 and 398. This vacation could be accomplished without landlocking any parcels. As in the case of other proposals involving the Vermont Street right-of-way, vacation was recommended subject to the retention of any necessary utility easements, and subject to the conveyance of 5 feet of additional right-of-way across the Woodslee and Birchwood Street frontages of the benefiting properties. In this case, the additional rights-of-way would be required across the frontage of Lots 341-347 on Woodslee, and Lots 442-444 on Birchwood.

2) Alger Street North of Woodslee, and Arthur Street East of Alger

Mr. Keisling presented a map indicating the properties under the control of the petitioner, Mr. Leibovitz, including Lots 301, 302, 325 and 326 abutting the subject portion of Alger Street, along with Lots 256-271 and 302-307 abutting that portion of Arthur Street requested for vacation. The petitioner's assembly and the requested vacation would leave five parcels with frontage only on Arthur Street, to the east of the area requested for vacation. Although the Planning Department has supported some partial block vacation requests in the past, it was their opinion that the Arthur Street vacation request, if not the adjacent Alger Street request, is somewhat premature and should not be granted at this time. Even if the properties cannot be consolidated in a manner which would expand the depth of the Larchwood frontage immediately east of Alger, Mr. Keisling still preferred to postpone action on vacation until the total Arthur Street block between Alger and John R could be acted upon.

Mr. Mario Monacelli, Senior Property Manager, was present on behalf of the petitioner, Mr. Leibovitz. He confirmed Mr. Leibovitz' interest in vacating all three of the requested street segments, and noted that Mr. Leibovitz was attempting to secure still other parcels in the Larchwood/Alger area. After discussion, the Commission members generally arrived at the position that the Vermont and Alger Street right-of-way segments could be vacated at this time, but that vacation of that portion of the Arthur Street right-of-way lying east of Alger Street would be somewhat premature at this time.

1) Vermont Street Right-of-Way, East of Bellingham

Moved by Wright

Supported by Reece

RESOLVED, that the Plan Commission hereby recommends to the City Council that that portion of the Vermont Street right-of-way (50 feet in width) lying east of Bellingham and abutting Lots 388-391 and 398-401 of the John R Garden Subdivision be vacated, subject to the retention of any necessary utility easements, and subject to the conveyance of 5-foot wide street right-of-way parcels across the frontage of Lots 341-347 and 442-444 of John R Garden Subdivision.

Yeas: All Present - (7)

Absent: Storrs, Ethier

MOTION CARRIED

2) Alger Street Right-of-Way, North of Woodslee

Moved by Wright

Supported by Melaragni

RESOLVED, that the Plan Commission hereby recommends to the City Council that the request for the vacation of that portion of the Alger Street right-of-way extending north from Woodslee Street and abutting Lots 301, 302, 325, and 326 of John R Garden Subdivision be vacated, subject to the retention of any necessary utility easements, and subject to the conveyance of 5-foot wide street right-of-way parcels across the frontage of Lots 320-326 of John R Garden Subdivision.

Yeas: All Present - (7)

Absent: Storrs, Ethier

MOTION CARRIED

3) Arthur Street Right-of-Way, East of Alger

Moved by Wright

Supported by Melaragni

RESOLVED, that the Plan Commission hereby recommends to the City Council that the request for the vacation of that portion of the Arthur Street right-of-way extending east from Alger Street and abutting Lots 256-271 and 302-307 of the John R Garden Subdivision be denied, as such vacation action would be premature at this time.

Yeas: All Present - (7)

Absent: Storrs, Ethier

MOTION CARRIED

REZONING PROPOSALS AND TEXT AMENDMENTS8. PUBLIC HEARING - PROPOSED REZONING - West Side of Livernois, South of Long Lake -
Section 16 - R-1B to CR-1

Mr. Keisling explained that a request has been submitted for the rezoning of a 4.6 acre parcel having just 200 feet of frontage on the west side of Livernois south of Long Lake Road from its present R-1B classification to the CR-1 (One Family Residential-Cluster) classification. The subject property extends west approximately 943 feet in net depth from Livernois Road, and lies between the B-2 zoned commercial corner and the north boundary of Scott Lands Sub-division #2. The plan submitted with this request indicates the construction of twelve One-Family Detached residential units to be served by a private street within a 30-foot easement or right-of-way extending west from Livernois into a cul-de-sac, and inter-connecting with Elgin Drive, the private stub street extending north from Braemar Drive in the Scott Lands Subdivision.

Mr. Keisling stated that the Master Land Use Plan indicates low-density residential use in the area surrounding the Community Service Area designation within the Long Lake-Livernois intersection. CR-1 zoning would be consistent with that Master Plan designation. The 200-foot north-south dimension of this property, and its relationship to the abutting shopping center sites, make it somewhat difficult to develop in a conventional platted single-family residential manner. This request is apparently submitted in accordance with the "Transition Basis" for the application of CR-1 zoning and for potential One-Family Residential-Cluster development. Under these provisions (Section 11.40.01 of the Zoning Ordinance) cluster zoning and development can be considered on sites which have Major Thoroughfare frontage, and which could serve as transitional use areas abutting Non-Residential Districts.

Mr. Keisling noted that this is the second request which has been received formally in recent months (along with others which have been suggested informally) for one-family detached residential development which would not involve conventional subdivision platting. The petitioner in this matter is clearly not proposing the attachment of units, and is proposing the sale of these units through a condominium approach. In view of this proposal and others which would involve similar construction and sale approaches, it was suggested that consideration be given to potential amendments to the text of the Zoning Ordinance and other related Code Chapters which would enable single-family residential development, having standards similar to that done under conventional platting, while not necessarily involving platting and not requiring rezoning per se. The Planning Department has previously been requested, by the City Manager, to develop such standards for unplatted non-residential development, involving facilities such as private streets constructed to public street standards, and conventional setbacks from such streets. Mr. Keisling therefore proposed that action on this rezoning request be tabled in order to provide an opportunity to further investigate the establishment of such provisions in relation to residential as well as non-residential development. If such an approach could be achieved within R-1B zoning, the subject property would be limited to 2.2 dwelling units per acre or 10-units, rather than the 12-units proposed under CR-1 zoning.

Mr. Robert Bills of Bills-Childs Associates, landscape architects, was present representing the petitioner, Mr. DiLorenzo of D & T Construction. Mr. DiLorenzo was also present. Mr. Bills indicated that they were attempting to develop units compatible with, and at the same density as, the abutting property. In response to Mr. Spilman's question, Mr. Keisling indicated that it would be desirable to retain the proposed connection to Elgin Drive, in order to help this area to become a part of the adjacent single-family neighborhood.

The Public Hearing was declared open.

Mr. James Meinershagen of 4657 Heatherbrook, President of the Scott Lands Homeowners' Association, indicated that his Association had met regarding this proposed rezoning, and that they were opposed to the rezoning per se. He then read from the petition which had been obtained in opposition to this request, indicating that there should be no deviation from the Master Plan, and that the requested rezoning would increase the density in the area and would tend to encourage other rezoning requests. The petition also noted that the eight property owners who abutted the subject property unanimously opposed this rezoning request. Mr. Meinershagen noted that it would be desirable if the abutting owners could purchase this parcel, but such an approach has not been possible up to this point. Mr. Halik of 156 Braemar Drive, at the corner of Elgin, indicated his opposition, and noted the traffic problems in the area which would be aggravated by any increase in density. In response to Mr. Bills' question, it was noted that CR-1 zoning in this area would permit 2.6 units per acre, as compared to the 2.2 units per acre factor permitted under R-1B.

No one else wished to be heard.

The Public Hearing was declared closed.

In response to questions from the Commission, Mr. Bills indicated that the units would be priced at approximately \$160,000. Mr. Meinershagen responded that his group would certainly seriously consider a proposal for development such as that proposed, if such could be achieved without rezoning. They were most concerned as to the relative open-ended nature of CR-1 zoning. Mr. Spilman and Mr. Reece indicated their support for a development approach such as that proposed, if a proper control method can be established.

Moved by Melaragni

Supported by Starr

RESOLVED, that action on the request for the rezoning of a parcel having 200 feet of frontage on the west side of Livernois south of Long Lake Road from R-1B to CR-1 be tabled until the Plan Commission meeting of July 14, 1987, in order to enable further study as to whether single-family residential development such as that proposed by the petitioner could be achieved, in a manner consistent with City development standards, without rezoning.

Yeas: All Present - (7)

Absent: Storrs, Ethier

MOTION CARRIED

9. PUBLIC HEARING - PROPOSED REZONING - Adjacent to Southeast Corner of Square Lake and Rochester - Section 11 - R-1C to R-1T

(Mr. Ethier arrived)

Mr. Keisling explained that a request has been submitted for the rezoning of a 19.4 acre net area parcel lying adjacent to the southeast quadrant of the Rochester-Square Lake intersection, from R-1C to R-1T (One Family Attached Residential). This parcel is the present site of the Rex Building Supply Company ("Rex Block Company"), with 311 feet of frontage on Rochester Road and 776 feet of frontage on Square Lake Road, extending east to Hilmore Street. The petitioners have indicated their intention to construct 100 townhouse-form units on this site, which would be sold under a condominium ownership program. The density resulting from the petitioners' proposal would be 5.17 units per acre, whereas the R-1T District, which basically directs development toward the townhouse configuration, permits 6.7 units per acre. The petitioners in this matter have further indicated their intention to develop the remaining portion of the property owned in conjunction with the block plant site, along with the present adult foster care home site within the abutting portion of the Rochester Road frontage, as a single-family residential subdivision, simultaneous with the proposed condominium townhouse development.

Mr. Keisling noted that previous proposals by the same petitioners, involving 30 to 37-acre parcels in this area and higher density rezoning requests, were considered by the Plan Commission and the City Council in 1986. After modifications in area and density, the Plan Commission ultimately recommended rezoning of a 30-acre parcel including the site presently under consideration from R-1C to R-1H, in conjunction with a proposal for the development of a 7-acre subdivision in the area immediately abutting Golf Trail Subdivision. This proposal was ultimately denied by the City Council.

Mr. Keisling stated that, in previous discussions of this area, the Planning Department has noted that the Master Land Use Plan indicates a "Local Service Area" designation at the immediate southeast corner of Square Lake and Rochester, with "Low-Density Residential Use" extending to the southeast. While this Plan designation does not include Medium-Density Residential development such as that which could result from the requested rezoning, it also certainly does not indicate heavy industrial use such as that represented by the present Rex Block Company facilities, and their outside storage activities. It was further noted that, between the time of the 1971 request for RM-1 rezoning in this area, and the Holtzman & Silverman requests in 1986, the only inquiries as to the re-use of the Rex property involved the potential commercial zoning and use of that portion adjacent to the commercial corner. The Planning Department has consistently discouraged the expansion of commercial zoning and use in this intersection area. While the Planning Department would prefer to have this property developed in accordance with its present zoning, it appears that such a re-use or redevelopment is not likely to occur. Mr. Keisling further felt that the Rex Building Supply Company facilities represent a clear and very visible blighting influence in this portion of Troy's residential community, and that in order to facilitate the elimination (or relocation) of this use, a higher-density or higher-value zoning classification would have to be applied to a substantial portion of the property. He noted that the present request involves approximately 2/3 of the area previously proposed for higher-density residential use, and that the density potential of the R-1T District is less, even if developed to its maximum, than that which was previously recommended. Considering the land use alternatives which have been suggested through the years, the Planning Department far preferred a residential form of development at this location. It was further their position that the requested rezoning would be justifiable, as compared to requests which might occur at other locations, on the basis of the community benefits resulting from the elimination of the substantial non-conforming industrial use at this location. Approval of this requested rezoning was therefore

recommended, subject to confirmation of the reasonableness of the configuration of the remaining R-1C zoned parcel in relation to its capability of being developed as one or more single-family residential subdivisions.

Gary Menzel, President of Holtzman & Silverman Development Company, the petitioners, was present along with several other Holtzman & Silverman representatives. He reviewed the land presently under their control, and presented a schematic layout for a subdivision development in the area to the south, involving both land under their control, as well as that which is still owned by others. In addition to the 100-townhouse units proposed, he indicated that 33-lots could be developed on the land which Holtzman & Silverman control, while a total of 12-lots could be developed on the Rochester Road and Hilmore Street exceptions. This total of 145-units was then compared to the 261-unit previous proposal, and the 372-unit original proposal. As another means of comparison, Mr. Menzel indicated that the total 36-acre series of parcels in this area would provide for a total maximum of 118-lots under R-1C zoning. The net difference, as compared to the present proposal, would thus be 27-dwelling units.

The Public Hearing was declared open.

Mr. Richard Bewick of 1303 Larayne was present. In response to his question, Mr. Menzel indicated that the proposed subdivision within property under their control would be constructed in conjunction with the proposed townhouse development.

No one else wished to be heard.

The Public Hearing was declared closed.

In the course of the Commission's discussion, Mr. Reece noted the importance of confirming the propriety of the proposed subdivision layout abutting the proposed townhouse development. With this determination, he felt that the Holtzman & Silverman proposal was a desirable one. Mr. Wright indicated that, although the proposed use was not his favorite, the present proposal represented the best one which would be likely to be presented to the City. He further indicated that he was most interested in seeing the block plant removed from this location. In response to questions from the Commission, Mr. Menzel indicated that his firm would continue to attempt to tie-in the remaining excepted parcels on Rochester Road, in order to enable a complete subdivision development of that area.

Moved by Wright

Supported by Ethier

RESOLVED, that the Plan Commission hereby recommends to the City Council that the request for the rezoning of a 19.4 acre parcel lying adjacent to the southeast quadrant of the Square Lake-Rochester intersection, from R-1C to R-1T, be granted, as such rezoning will facilitate the removal of a substantial negative non-conforming use which has a blighting influence upon the adjacent residential community, while enabling development which will be compatible with the surrounding area.

Yeas: All Present - (8)

Absent: Storrs

MOTION CARRIED

10. PUBLIC HEARING - PROPOSED REZONING - South Side of Long Lake, West of Rochester -
Section 15 - B-2, M-1 and R-1C to R-M

Mr. Keisling explained that a request has been submitted for the rezoning of a series of parcels totaling approximately 16.9 acres in area, and lying adjacent to the southwest quadrant of the Rochester-Long Lake intersection area, from the present R-1C, B-2 (Community Business) and M-1 (Light Industrial) classifications to the R-M (Multiple Family Residential-Medium Density) classification. The subject property has 634 feet of frontage on the south side of Long Lake west of Rochester Road, and includes a vacant B-2 zoned parcel having 80 feet of frontage on the west side of Rochester south of Long Lake, immediately north of the Pizza Hut site. The subject property has apparently been assembled by Mr. Goodman, owner of the Versatube industrial complex immediately to the south. The site includes a 66-foot wide by 370-foot long portion of the M-1 zoned area which was established in 1985 in order to set a specific limit as to the future extent of the Versatube development, which previously existed as a legal non-conforming use within R-1C zoning. The B-2 zoned portion of this site, which extends south along the west side of the Pizza Hut and McDonald's sites, comprises all of the vacant B-2 zoned area now owned by Mr. Goodman. The information submitted with this request indicates the petitioners' intent to construct a 128-unit medium-density residential development on this property consisting of 1-bedroom and 2-bedroom apartment units. This development would result in an overall density of 7.6 dwelling units per acre.

Mr. Keisling stated that the Master Land Use Plan indicates a "Community Service Area" designation in the Long Lake-Rochester intersection area, with "Non-Center Commercial" use

extending south along the westerly Rochester Road frontage to the D.P.W. site. The Plan does not presently reflect the existing industrial use. In the area to the west of the Community Center and Non-Center Commercial designations, the Plan indicates low-density residential use. The Commission had previously received copies of a map indicating existing and potential land use configuration in this area, which was developed in conjunction with the proposal to expand the City's Department of Public Works site to the north in a manner which would encompass the westerly portion of the Versatube property, and another abutting vacant residential acreage parcel. This Plan also indicated a potential single-family residential layout for the series of R-1C zoned parcels lying still further to the north, extending to Long Lake Road, and encompassing the parcels involved in this rezoning request. When the Commission considered the D.P.W. site expansion proposal, this layout indicating potential residential development in the adjacent area was felt to be an important adjunct to that proposal. The City's interest in protecting existing and potential abutting residential properties is further indicated by the extensive greenbelt area which is proposed to be improved or established along the north and west boundaries of the parcels proposed for acquisition by the City. Consistent with this approach, it would be reasonable to propose the establishment of a greenbelt area along the north edge of Versatube's present M-1 zoning, within the present R-1C area. Mr. Keisling commented that, if it is the opinion of the Plan Commission that the existing and potential land use patterns in this area warrant unique consideration, and thus that the development of a modified "Local Area Plan" for this area should be considered, action on this matter should be tabled for further study.

Gary Menzel, President of Holtzman & Silverman Development Company, was present on behalf of the petitioners. He indicated that his firm and Mr. Goodman were partners in this proposal. He indicated that this request involved all of the land now under Mr. Goodman's control. Considering the proposal by the City to acquire a portion of his property, Mr. Goodman wished to develop a Plan for the total area remaining. Mr. Menzel indicated that this would be a relatively small apartment development, but that it would basically include those amenities which his firm had proposed at other locations. The development involved 8-unit buildings, and would result in only 8% building coverage, with 70% open space. Noting the layout indicating single-family residential development at this location, Mr. Menzel indicated that the dimensions of this property do not justify this rezoning, but adjacent uses do. This proposed development would be built and managed by Holtzman & Silverman.

The Public Hearing was declared open.

Mrs. Templeman of 720 East Long Lake Road commented on some of the existing conditions in the area, such as the lights from the Pizza Hut, and noise from the Versatube operation. She questioned the desirability of single-family housing at this location.

No one else wished to be heard.

The Public Hearing was declared closed.

In the course of the Commission's discussion, Mr. Starr inquired as to the proposed treatment of the property to be acquired by the City. Mr. Keisling noted the extensive greenbelt areas proposed along the north and west boundaries. In response to Mr. Wright's question, Mr. Keisling confirmed that the configuration of the R-1C zoned portion of Mr. Goodman's property would enable its development as a single-family subdivision. In the course of the Commission's discussion, some of the members noted that a proposal such as the present one would be a far preferable alternative to the expansion of non-residential zoning and use. Mr. Spilman and Mr. Ethier felt that more study of this area was necessary. Mr. Ethier was concerned as to the effect of the proposed D.P.W. site expansion. The Commission discussed tabling of action on this matter, in order to enable discussion at their next Study Meeting.

Moved by Ethier

Supported by Starr

RESOLVED, that action on the request for the rezoning of a series of properties totaling approximately 16.9 acres in area and lying adjacent to the southwest quadrant of the Long Lake-Rochester intersection, from R-1C, B-2 and M-1 to R-M be tabled until the July 14, 1987 Regular Meeting, for further study as to the alternate land use and zoning patterns in this area.

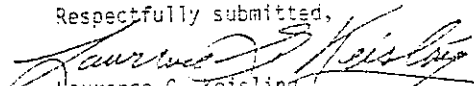
Yeas: All Present - (3)

Absent: Storrs

NOTION CARRIED-

The meeting was adjourned at 9:40 P.M.

Respectfully submitted,


Laurence G. Keisling
Planning Director

LGK/ph