

The Special Meeting of the Troy City Planning Commission was called to order by Chairman Dennis Kramer at 7:30 P.M. on Tuesday July 30, 1991 in the Troy City Hall.

1. ROLL CALL

Present: Kramer Storrs
 Reece Lepp
 Starr

Absent: Melaragni
 Chamberlain
 Wright
 Ethier

2. MINUTES - Special Meeting - July 2, 1991

Moved by Lepp.

Supported by Storrs

RESOLVED, that the Minutes of the Special Meeting of July 2, 1991 be approved as printed.

Yeas: All Present (5)

Absent: Melaragni, Wright
 Chamberlain, Ethier

MOTION CARRIED

STUDY ITEMS

3. BOARD OF ZONING APPEALS REPORT

Mr. Storrs commented on some of the actions taken at the recent Board of Zoning Appeals meeting, including the following:

- A. Approval of a combined front and rear yard residential setback variance, in lieu of a larger rear yard variance which had originally been requested on a cul de sac lot.
- B. Approval of a P-1 District setback variance on Glaser Street for expansion of the parking area for Marinelli's Restaurant.
- C. Approval of the creation of two 7,200 square foot residential parcels from a 120' x 120' R-1E zoned parcel where 7,500 square foot lots are required.

4. CURRENT DEVELOPMENT REPORT

- A. Mr. Keisling advised the Commission that De-Sta-Co, the company who had received a Special Use Approval for the expansion of their metal finishing operation on the south side of Park Street east of Livernois, has proposed to place the cross-access easement required on their site along the east boundary of the site, rather than along the present driveway approximately 53 feet to the west. This action would enable the potential future construction and use of a joint driveway along their property line,

rather than within the site at a location which could disrupt their future building expansion and operations. The Commission generally felt that this alternate cross-access easement location was acceptable.

- B. Mr. Keisling noted the letter from the Seventh Day Adventist Church and School, requesting that they be relieved from the fencing requirement imposed by the Planning Commission at the time of Special Use Approval for the school construction. This request will be considered at the August 13 Regular Meeting.
- C. Mr. Keisling and Mr. Letzmann advised the Commission that the City Council had adopted a definition for "Commercial Vehicle", in line with that earlier suggested by Mr. Reece. They also adopted verbiage which would provide that the present restriction on the parking of commercial vehicles on residential sites would apply only to the "outdoor" parking of same.
- D. In response to Mr. Storrs' question, Mr. Keisling and Mr. Letzmann indicated that the City Council had continued the Public Hearing on the proposal for a Third Amendment to the Consent Judgment controlling development of the Sunset Plaza Shopping Center to their Regular Meeting of August 26, 1991.
- E. Mr. Keisling advised the Commission that the City Council had taken action to rezone the 62.7 foot frontage parcels west of Livernois between Cloveridge and Forthton from R-2 to O-1 and P-1.
- F. Mr. Keisling and Mr. Letzmann advised the Commission that the Troy Hilton Hotel will be closed within the next few weeks. One alternative direction suggested by the owners is the demolition of the present building complex. It was felt that it would be reasonable to establish a Public Hearing in order to consider potential City-initiated rezoning of the site from B-3 to an alternate classification such as R-C, M-1, or O-M.

5. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Truck Rental on Mini-Warehouse Sites

Mr. Keisling explained that a Public Hearing was held in conjunction with the July 9 Regular Meeting in order to consider the request submitted by Ryder Truck Rental for an amendment to the text of the Zoning Ordinance which would permit the rental of trucks as an accessory use within "Mini-Warehouse" or "Self-Storage" developments in M-1 Districts. The text presented at that time reflected proposals which had been developed or requested by the Planning Commission at the previous Study Meeting, including language which would limit the number of trucks or vans which could be available for rent on a mini-warehouse site. In the course of the discussion at the Public Hearing, concern was raised as to the approval process which would be necessary in order to establish truck rental activities within existing mini-warehouse sites. The Commission members generally felt that a specific approval action should be necessary, rather than just permitting this accessory use to occur without Commission consideration. Action was, therefore, tabled until the August Regular Meeting.

Mr. Keisling noted the further revised text, dated July 24, 1991, including language which would address the Commission's concern regarding the approval process. This text also specifically prohibits the rental of trailers and other vehicles, as suggested at the Public Hearing.

The Commission discussed various elements of the proposed text, including the introductory portion of sub-Section D, which indicates that trucks would be on such sites " - - - for the purpose of transfer of items stored or to be stored within the mini-warehouse development - - - ". It was noted that this provision would not prohibit the use of rental trucks available on mini-warehouse sites for other purposes. Some concern was expressed as to the potential for increases in the number of trucks on these sites, above the prescribed limit.

In the course of further discussion, it was suggested that a provision be added to the overall text covering Special Use Approval procedures, indicating that such approvals may be rescinded, following a Public Hearing, in the event that applicants do not comply with requirements or conditions attached to Special Use Approval actions.

Mr. Lepp left at 9:00 P.M.

6. LAND USE AND ZONING STUDY - Clover Ridge/Summit Park Area - West of Livernois, North of Maple Road

Mr. Keisling explained that, in conjunction with the Public Hearing on the recent rezoning request involving expansion of the Livernois Road frontage parcel between Cloveridge and Forthton Streets, the City Council had an opportunity to consider a portion of the zoning and land use pattern in the area west of Livernois and north of Maple. At that time they asked that the Planning Commission review the existing and potential land use and zoning patterns in this area, in order to determine whether any changes in direction are warranted.

Mr. Keisling noted that this area was last reviewed in 1985, in conjunction with a request for rezoning of a potential 17.9 acre assembly of properties from R-1T (One Family Attached) to a combination of R-C and M-1 zoning. The City Council's ultimate action was to rezone this property from R-1T to the R-C (Research Center) classification. The subject property was subsequently sold to the Stuart Frankel organization, and a site plan was ultimately approved. No development action has, however, occurred in that portion of the area. Since the time of Site Plan Approval for the proposed research-office project, actions have been taken to vacate portions of the north-south inter-connecting streets in the Summit Park area, between Tacoma, Regents and Biltmore Streets, thus eliminating the potential for the interior inter-connection of still more of the residential streets in this area.

The Commission discussed, with Mr. Keisling and Mr. Letzmann, land use and zoning alternatives in this area. Mr. Keisling indicated that he had contacted the owner of the large R-C zoned parcel, who indicated absolutely no interest in returning that parcel to a residential classification. In the course of updating the Master Plan, definite implementable land use

directions should be established for this area. Even with the unusual street pattern, several one and two family residences have been constructed in recent years in the R-2 zoned area. Indicating non-residential use on the Plan for a larger portion or all of this area would not necessarily preclude residential construction, unless rezoning actually occurred. It was felt that this matter should be discussed further at future Study Meetings, when more Commission members were present.

POTENTIAL REGULAR MEETING AGENDA ITEMS
(August 13, 1991 & Beyond)

Mr. Keisling noted that, in addition to the items indicated on this agenda, an additional small subdivision in the South Boulevard-Norton Street area will most likely be included in the August 13, 1991 Regular Meeting agenda.

OTHER BUSINESS

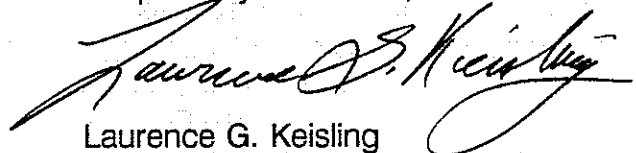
1. M.S.P.O. CONFERENCE

Mr. Keisling requested that the Planning Commission members advise the Planning Department as soon as possible regarding their interest in attending the 1991 M.S.P.O. Annual Conference, on September 26-28 at Shanty Creek.

Mr. Storrs and other Commission members requested that the Planning Department assemble information and materials which would enable an entry into the M.S.P.O. Honor Awards Program, in relation to the Sussex Park Subdivision renovation/redevelopment in Section 25.

The meeting was adjourned at 9:35 P.M.

Respectfully submitted,



Laurence G. Keisling
Planning Director

LGK/eb