

The Regular Meeting of the Troy City Planning Commission was called to order by Chairman James Starr at 7:30 P.M. on Tuesday August 14, 1990 in the Troy City Hall.

1. ROLL CALL

Present: Kramer Chamberlain  
Reece Storrs  
Lepp  
Starr

Absent: Wright  
Melaragni  
Ethier

2. MINUTES - Regular Meeting of July 10, 1990

Moved by Chamberlain

Supported by Storrs

RESOLVED, that the Minutes of the Regular Meeting of July 10, 1990 be approved as printed.

Yeas: All Present (6)

Absent: Wright  
Melaragni  
Ethier

MOTION CARRIED

MINUTES - Special Meeting (With Park Board) of August 1, 1990

Moved by Chamberlain

Supported by Storrs

RESOLVED, that the Minutes of the Special Meeting (With Park Board) of August 1, 1990 be approved as printed.

Yeas: All Present (6)

Absent: Wright  
Melaragni  
Ethier

MOTION CARRIED

3. PUBLIC COMMENTS

No one wished to be heard.

SITE PLANS

4. SITE PLAN REVIEW - Proposed Industrial Building - Northeast Corner of Woodslee and Bellingham - Southeast 1/4 of Section 26

Mr. Keisling explained that a plan has been submitted for the construction of a 5,466 square foot industrial building on an irregularly-shaped parcel extending north from Woodslee Street along the east side of Bellingham Street in the area north and west of Maple and John R in the John R Garden Subdivision. The somewhat unusual site resulted from the combination of several parcels and the vacation of a portion of the Arthur Street right-of-way, along with the provision of easement areas to enable construction

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of Bellingham Street as a part of the John R Garden paving project. Mr. Keisling noted the sketch attached to the January 1987 memorandum which had been distributed, indicating the various parcels and easements involved, including a triangular easement proposed at the southeast corner of Larchwood and Bellingham. The property owners have indicated that they will grant this final easement in conjunction with the construction of the building now proposed.

Mr. Keisling noted the residence and garage located on the northerly portion of the petitioner's property indicated as the "residential parcel". The industrial site extending to the south includes an existing 1,600 square foot building and the proposed building in the southerly major portion of the site. Access to this site will be provided by way of a driveway from the Woodslee Street frontage, and a driveway from Bellingham Street. The driveway and parking area adjacent to the existing 1,600 square foot building will be paved in conjunction with this proposal. The petitioners have previously requested setback variances in conjunction with proposals to expand the existing building and construct a smaller new building. Their most recent request for such variances was denied in September of 1989.

Mr. Keisling stated that the plan as now submitted meets the 50 foot landscape setback requirements for all new construction. Based on the position that the angular parking space shown at the rear of the residential portion of the site is not acceptable, there are 15 conforming parking spaces available on this site. The total building area will, therefore, have to be reduced slightly to approximately 6,970 square feet. With this modification, approval of this site plan was recommended by the Planning Department.

Donald Kohler, the petitioner, was present along with Carl Hinkle, his architect. Mr. Hinkle noted that they had submitted an acceptable Tree Preservation and Landscape Plan to the Parks and Recreation Department.

Moved by Chamberlain

Supported by Storrs

RESOLVED, that Site Plan Approval, as requested for the construction of a 5,370 square foot industrial building, and parking and drive area improvements for an existing 1,600 square foot building on an M-1 zoned parcel extending north from Woodslee Street on the east side of Bellingham Street is hereby granted.

With this action it is understood that the petitioner will convey, in conjunction with the construction of the proposed building, a triangular easement for street and utility purposes at the southeast corner of Larchwood and Bellingham, having an area of approximately 1,035 square feet.

Yeas: All Present (6)

Absent: Wright  
Melaragni  
Ethier

MOTION CARRIED

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SPECIAL USE REQUESTS

5. PUBLIC HEARING - SPECIAL USE REQUEST AND SITE PLAN REVIEW - Proposed Auto Service Facility - South Side of Maple, West of Dequindre - Section 36

Mr. Keisling explained that in September of 1988 Special Use Approval and Site Plan Approval were granted for the construction of a 10,400 square foot multi-use auto service center on a 1 acre B-3 zoned site having 150 feet of frontage on the south side of Maple Road west of Dequindre. Construction did not proceed within the one year approval period, and a similar plan was recently submitted in order to once again secure the necessary approvals.

Mr. Keisling noted that the current proposal was to develop the site in two phases, with the first phase consisting of a Valvoline Instant Oil Change center on the front portion of the site. A Public Hearing was established for this meeting in order to consider the Special Use Approval portion of this proposal. The petitioners subsequently indicated that the plan will potentially be changed, and they requested postponement of consideration of this item.

The Commission discussed adjourning the Public Hearing to the September Regular Meeting.

Moved by Lepp

Supported by Chamberlain

RESOLVED, that the hearing on the request for Special Use Approval in order to enable construction of a 10,400 square foot multi-use auto service facility on a 1 acre B-3 zoned site on the south side of Maple Road west of Dequindre be adjourned to the September 11, 1990 Regular Meeting.

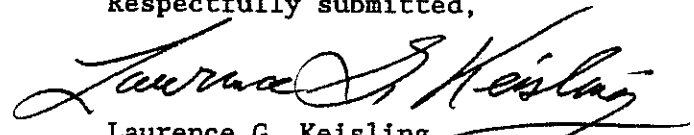
Yeas: All Present (6)

Absent: Wright  
Melaragni  
Ethier

MOTION CARRIED

The meeting was adjourned at 7:45 P.M.

Respectfully submitted,

  
Laurence G. Keisling  
Planning Director

LCK/eb