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The Special Meeting of the Troy City Planning Commission was called to order by Chairman James Starr at 7:30 P.M. on Tuesday May 22, 1990 in the Troy City Hall.

1. ROLL CALL

Present: Kramer Starr
 Lepp Reece (8:40)
 Storrs
 Wright

Absent: Melaragni
 Ethier
 Chamberlain

2. MINUTES - Special Meeting of May 1, 1990

Moved by Lepp

Supported by Wright

RESOLVED, that the Minutes of the Special Meeting of May 1, 1990 be approved as printed.

Yeas: All Present (7)

Absent: Melaragni
 Ethier
 Chamberlain
 Reece

MOTION CARRIED

TABLED ITEMS

3. SITE PLAN REVIEW - Addition of Drive-Up Facilities to Restaurant - East Side of John R - South of Big Beaver - Section 25

Mr. Keisling explained that this proposal, which was originally scheduled for the May 8 Regular Meeting was tabled at that time in order to provide an opportunity for the petitioners to submit a revised plan which would hopefully include a cross-access easement which could be located so as to properly tie into the Bill Knapp's Restaurant site abutting to the northeast. The proposal is for the addition of drive-up service facilities to the existing White Castle Restaurant on their B-3 zoned site having 142 feet of frontage on the east side of John R south of Big Beaver Road. Such facilities are permitted as Conditional Uses Within B-3 Districts. The petitioners have requested and received a variance from the Board of Zoning Appeals in order to permit consideration of the subject 142 foot frontage site, where the Zoning Ordinance requires a minimum of 150 feet. The other conditions required for the establishment of such drive-up service facilities are met by the plan as now submitted.

Mr. Keisling noted that, when this restaurant facility was established, an access easement was provided extending directly east from John R Road to the east boundary of the improved site. The petitioners are most interested in providing a cross-connection to the proposed Bill Knapp's site abutting to the northeast. As the best specific location for such a connecting drive cannot be established at this time, it was recommended that this site plan be approved on the condition that a cross-access easement be provided extending to the north property line. The Planning Department will then work with the petitioners in order to assure that the configuration of this easement

is properly established by the time of Final Site Plan Approval and building permits for the proposed drive-up facilities.

Joseph Barts was present representing the petitioners. He confirmed that they are quite interested in having a cross-access connection which will enable access from their site to Big Beaver Road. They are most interested, however, in constructing the drive-up facilities, and will construct the cross-connecting drive at such time as the site layout to the north is established. In response to questions from the Commission, Mr. Barts described the trash enclosure/storage shed facilities. He then explained the operation of the "vittle-veyor" which conveys food to the drive-up customers.

Moved by Storrs

Supported by Wright

RESOLVED, that Preliminary Site Plan Approval, as requested for the addition of drive-up facilities on the White Castle Restaurant site on the east side of John R south of Big Beaver is hereby granted, in accordance with Section 22.25.01 of the Zoning Ordinance, subject to the provision of a cross-access easement extending to the north property line in a configuration which will relate properly to the abutting B-3 zoned site. It is understood that the final cross-access easement location will be worked out with and subject to the approval of the Planning Department.

Yeas: All Present (5)

Absent: Melaragni
Ethier
Chamberlain
Reece

MOTION CARRIED

REGULAR BUSINESS ITEMS

4. SITE PLAN REVIEW (Renewal) - Proposed Medical Office Building - South Side of Wattles, West of John R - Section 23

Mr. Keisling explained that in March of 1989 the Planning Commission approved a site plan for the construction of a 13,650 square foot medical office building on an O-1 zoned parcel having 363 feet of frontage on the south side of Wattles west of John R. The condition attached to the Commission's action was that any driveway provided in the easterly portion of the site must be shared with the commercial parcel to the east. Prior to the time of the 1989 Site Plan Approval action, and since that time, the present property owner, Mr. Fillion, has attempted to work with the abutting property owner in order to come up with some sort of joint driveway agreement, but he has not been successful. Mr. Fillion has requested renewal of the previous Site Plan Approval action, in part in order to facilitate the sale of this property to a group who could then develop in accordance with his approved plan. As he has not been able to secure a joint drive or cross-access drive agreement with the abutting owner, he is now requesting approval of a plan involving just a single drive in the westerly portion of the frontage.

Mr. Keisling noted that, although an extremely long dead-end parking area would result from the plan as now presented, no Ordinance violation would be involved. All other applicable Ordinance requirements are complied with. Consideration should be given to moving the proposed screened trash receptacle area to a location further away from residential zoning. Mr. Keisling described alternate ways in which provision could be made for a future joint drive or cross-access connection between this site and the commercial site to the east.

Mr. Reece arrived.

Mr. Fillion, the petitioner, was present along with his architect. The Commission and Mr. Fillion extensively discussed potential alternative access and driveway patterns in this area. Consideration was given to providing an easement either for a potential joint driveway or for a cross-access easement between this site and the commercial site to the east. Means of providing turn-around space were also discussed, in view of the long dead-end parking configuration proposed. Mr. Lepp and Mr. Wright suggested that the proposed parking and site configuration may warrant the provision of a second drive for this site at this time. It was noted that any of the proposed joint drive or cross-access drive configurations would eliminate some parking spaces and thus reduce potential building area. Mr. Fillion asked that the loss of building area be minimized.

Moved by Reece

Supported by Kramer

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a 13,300 square foot medical office building on an O-1 zoned parcel having 363 feet of frontage on the south side of Wattles Road west of John R is hereby granted, subject to the following conditions:

1. A single Wattles Road driveway shall be provided at this time.
2. The Planning Commission will not consider a second driveway in the easterly portion of this site unless such is shared with the commercial parcel to the east, causing no additional driveways in this area.
3. The provision of an easement for cross-access to the east, which shall be used for turn-around purposes at this time.
4. Relocation of the trash enclosure area to the east side of the site, away from residential zoning.

With this action it is understood that the potential provision of a future joint drive will not further impact building area.

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Yeas: All Present (6)

Absent: Melaragni
Ethier
Chamberlain

MOTION CARRIED

Mr. Lepp and Mr. Wright expressed their concern as to the long dead-end parking configuration.

STUDY ITEMS

5. BOARD OF ZONING APPEALS REPORT

Mr. Kramer commented on some of the recent actions by the Board of Zoning Appeals, including denial of a setback variance for the proposed Bill Knapp's restaurant on Big Beaver east of John R, and the tabling of action on the parking area screenwall variance requested for the new Troy High School site.

6. CURRENT DEVELOPMENT REPORT

Mr. Keisling noted that the City Council had approved the plat for the proposed Somerset Place East Subdivision in the form recommended by the Planning Commission, involving no direct street access to Northfield Parkway.

Zoning lawsuits have recently been filed in relation to the City's action to deny B-2 rezoning at the southwest corner of South Boulevard and Crooks, and the denial of R-1E to R-C rezoning on the south side of Big Beaver east of John R.

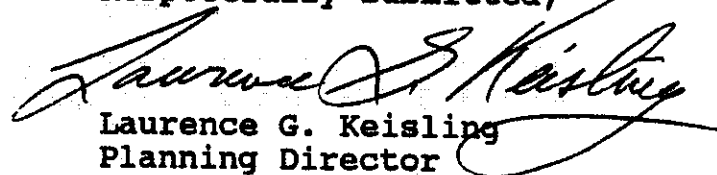
In response to a question from the Commission, Mr. Keisling noted that Edison lines have recently been placed underground on the south side of Big Beaver between Livernois and Crooks Roads.

POTENTIAL REGULAR MEETING AGENDA ITEMS (June 13, 1990 and Beyond)

The Commission noted the items tentatively scheduled for the Wednesday June 13, 1990 Regular Meeting. Mr. Keisling commented on the proposed 150,000 square foot expansion of the Beaumont-Troy Hospital.

The meeting was adjourned at 9:30 P.M.

Respectfully submitted,


Laurence G. Keisling
Planning Director