

Mr. Keisling

The Regular Meeting of the Troy City Planning Commission was called to order by Vice Chairman Dennis Kramer at 7:30 P.M. on Tuesday April 10, 1990 in the Troy City Hall.

1. ROLL CALL

Present:	Kramer	Melaragni	Absent: Starr
	Reece	Chamberlain	
	Lepp	Ethier (7:31)	
	Storrs	Wright (7:34)	

2. MINUTES - Regular Meeting of March 13, 1990

Mr. Storrs wanted to clarify that his nay vote on Item 7 (McDonald's site plan) was due to his objection to the drive-up lane and the lighting that abutted the adjacent residences.

Moved by Storrs

Supported by Lepp

RESOLVED, that the Minutes of the Regular Meeting of March 13, 1990 be approved as amended.

Yeas: Storrs, Lepp, Ethier
Melaragni, Reece, Kramer

Abstain: Chamberlain
Absent: Wright, Starr

MOTION CARRIED

3. PUBLIC COMMENTS

No one wished to be heard.

4. CLARIFICATION OF PREVIOUS ACTION - Industrial Building Site Plan - West Side of John R, North of Brinston

Mr. Keisling explained that at the Special Meeting of March 6, 1990, after long consideration, the Planning Commission took action to approve a site plan for the construction of a 14,850 square foot industrial building on a 0.94 acre M-1 zoned site on the west side of John R, north of Brinston. The minutes of that meeting indicated Mr. Keisling's understanding of the matters considered and the resolution adopted at that time, including the provision of a cross-access easement on the petitioner's property and the extension of the existing cross-access easement on the property abutting to the west. The site plan now distributed to the Planning Commission indicates the petitioner's understanding of the Commission's action, which they believe did not require the securing of any additional easement area on the abutting (Dr. Kessler) property. The petitioners and the Planning Department asked that the Commission review the materials and confirm, clarify or revise their previous action as necessary.

Mr. Piccirilli, the petitioner, and John Manikoff, attorney, were present. Mr. Reece noted that he had made the original motion which had failed, wherein an additional easement on the abutting property would be necessary. Mr. Storrs stated that it was his understanding that the Commission's resolution did not require the securing of any additional easement from the abutting Kessler property. Mr. Wright, who had presented the successful resolution at the March 6 meeting, stated that he did not intend that the petitioner would be required to secure an additional easement on the abutting property, but rather that the easement within the petitioner's property should provide for the potential future extension of the easement abutting to the west. Other Commission members indicated their concurrence in this position.

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Moved by Wright

Supported by Melaragni

RESOLVED, that the resolution granting Site Plan Approval for the construction of a 14,850 square foot industrial building on a 0.94 acre M-1 zoned site having 190 feet of frontage on the west side of John R north of Brinston is hereby modified to include the condition that a cross-access easement be provided which will extend along the north drive to the west boundary of the site, while also extending southwesterly to tie into the existing easement on the parcel abutting the west. With this action it is understood that no additional easement area is required at this time on the abutting property. It is further understood that the required cross-access easement will be executed prior to the granting of any building permits.

Yeas: All Present (8)

Absent: Starr

MOTION CARRIED

TABLED ITEMS

5. SPECIAL USE REQUEST AND SITE PLAN REVIEW - Proposed Firestone Car-Care Center - West Side of Rochester, South of Troywood - Section 22

Mr. Keisling explained that a Public Hearing was held on this matter at the Regular Meeting of February 13, 1990. Action was then tabled for further study, particularly in relation to the drive configuration. Action was then tabled once again at the March 6 Special Meeting, as the petitioners did not have their revised plan available. The request is for Special Use Approval and related Site Plan Approval in order to enable the construction of a Firestone Car-Care Center on the present B-3 zoned site of the A & W Restaurant on the west side of Rochester Road south of Troywood. The subject site has 150 feet of frontage on Rochester Road with a net depth of approximately 311 feet, for a net site area of 1.07 acres. Construction of a dual use building is proposed, with 10 service bays for the Firestone operation and three bays for a proposed "Safelite" auto glass business. The site is presently served by two driveways, the northerly one of which jointly provides an egress drive for the Price Funeral Home facilities to the north. This joint driveway was established within a 30 foot easement centered on the common property line. Mr. Price has previously indicated that he wishes to maintain the present joint drive configuration.

Mr. Keisling stated that the revised site plan previously submitted included the reversal of the north-south building orientation in line with Mr. Prices's request. The site plan as now submitted also includes a modification of the northerly driveway so that the movement into the Firestone site is clearly the major movement, while that exiting the funeral home site would form an intersection with the main drive in order to avoid potential driveway conflicts. All other applicable Ordinance requirements are complied with. The building design will include the screening of roof-top equipment from all sides, and uniform exterior materials and treatment on all sides of the building. In the case of requests of this type within B-3 Districts, the Commission typically adds conditions prohibiting outside storage or display of new or used parts or equipment. Approval of this Special Use Request and the related Site Plan would be in order.

Tim Davis was present on behalf of Firestone, the petitioners. In response to Mr. Storrs' question regarding the need for another "car-care center", he explained that their facility would provide a full spectrum of services while others in the area do not. Their marketing plan provides for one facility for each 30,000 people. The City's Zoning Ordinance and limited availability of commercial land basically restricts auto service uses to areas such as this portion of the Rochester Road

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frontage. In response to another question from the Commission, Mr. Letzmann stated that the resolution could limit the Special Use Approval to Firestone and Safe-Lite. Any change of ownership or use would then require a new Special Use Approval action.

Moved by Ethier

Supported by Chamberlain

RESOLVED, that Special Use Approval, as requested for the establishment of a Firestone Car-Care Center and Safe-Lite Auto Glass service on a B-3 zoned site having 150 feet of frontage on the west side of Rochester Road south of Troywood is hereby granted, in accordance with Section 22.30.04 of the Zoning Ordinance, subject to the following conditions:

1. No outside storage or display of parts or equipment.
2. Rooftop equipment shall be screened on all sides of the subject building.

This approval relates only to the specific uses presented on this date.

Yeas: All Present (8)

Absent: Starr

MOTION CARRIED

Moved by Ethier

Supported by Chamberlain

RESOLVED, that Site Plan Approval, as requested for the construction of a Firestone Car-Care Center and Safe-Lite Auto Glass facility on a B-3 zoned site having 150 feet of frontage on the west side of Rochester south of Troywood is hereby granted.

Yeas: All Present (8)

Absent: Starr

MOTION CARRIED

SITE PLANS

6. SITE PLAN REVIEW - Proposed Industrial Building Expansion - East Side of Combermere, South of Maple - Section 34

Mr. Keisling explained that a site plan has been submitted for shop, office and parking additions to the Scott Specialty Gases facilities on the east side of Combermere, south of Maple Road. The present building is approximately 16,530 square feet in area. Building additions will bring the total building area to 26,180 square feet. The majority of the remaining easterly portion of this site is proposed to be paved and used for the necessary additional parking. A portion of the expanded building will be used for the storage of gas cylinders and tanks presently kept outdoors. In addition to the enclosed building addition, a covered outside storage or "portico" area of 2,080 square feet is also proposed abutting the southeasterly portion of the building. It is the owner's intention, with these building additions, to have no outside storage other than that occurring under the portico area. No change is proposed as to the dual drive access to this site. The Planning Department has asked that a 5 foot easement for street and utility purposes be provided across the Combermere frontage, in a manner similar to that provided in the subdivision on the west side of Combermere, in order to enable a 60 foot total width area for street purposes. Approval of this site plan was recommended.

William Crowley was present representing the petitioners, Scott Specialty Gases. He stated that they had been at this location since 1979 and have doubled their

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employees since that time. They now have over 40 employees. The Commission discussed the parking and circulation pattern on the site.

Moved by Chamberlain

Supported by Melaragni

RESOLVED, that Site Plan Approval, as requested for building and parking area expansion for the Scott Specialty Gases facilities on the east side of Combermere south of Maple Road, which would bring the total building area to 26,180 square feet, is hereby granted, subject to the condition that the outside storage of gas tanks and cylinders will be limited to the proposed 2,080 square foot covered portico area.

Yeas: All Present (8)

Absent: Starr

MOTION CARRIED

7. PUBLIC HEARING - SITE PLAN REVIEW (Additional Height Request Modification) - Research/Office Building - East Side of Tower Drive, North of Long Lake - Section 9

Mr. Keisling noted the memorandum which had been distributed, indicating the matters considered and the actions taken in early 1989 in relation to approval of the plan for construction of Bellemead's 7-story research\office Building No. 8, now under construction on a 14.1 acre R-C zoned site on the east side of Tower Drive north of Long Lake Road, immediately south of the Guest Quarter's Hotel. These actions included approval of an "Additional Height Request" for the subject building, both by the Planning Commission following a Public Hearing and subsequently by the City Council. Due to an incorrect indication on the site plan submitted at that time, the building height approved was limited to 84 feet, rather than the actual 92 foot building height intended by Bellemead, which is now under construction.

Mr. Keisling further explained that, in the course of preparing for mortgage closing on this building, the lenders recognized that the building height existing exceeded that previously approved. They have taken the position that, in order to have a fully acceptable project for their lending purposes, the site plan must be corrected, and the actions taken on it must be properly done. In order to properly complete this process, a new Public Hearing has been established for this meeting. The Commission's action on this matter would be a recommendation to the City Council, who must take final action in relation to the Additional Height Request. Section 31.30.00 (F) of the Zoning Ordinance provides for additional height up to a maximum of 100 feet on R-C sites of 5 acres or greater, subject to the provision of additional setbacks on a 1 foot setback per foot of building height basis. All setbacks exceed the 92 foot building height involved in this development. Adoption of a resolution recommending approval of the plan based upon this building height was recommended by the Planning Department.

Ken Strobel was present representing Bellemead of Michigan, and apologized for the previous incorrect site plans. He explained that the City Council had previously adopted a revised resolution, but that action was not considered adequate by the lenders' attorneys without similar action by the Planning Commission.

The Public Hearing was declared open.

No one wished to be heard.

The Public Hearing was declared closed.

Moved by Wright

Supported by Lepp

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RESOLVED, that the Planning Commission hereby recommends to the City Council that the properly-noted plan as presented on this date for the construction of a 7-story research/office building on a 14.1 acre R-C zoned site on the east side of Tower Drive north of Long Lake Road be approved, in accordance with Section 31.30.00 (F) of the Zoning Ordinance, to a maximum structure height of 92 feet.

Yeas: All Present (8)

Absent: Starr

MOTION CARRIED

SPECIAL USE REQUESTS

8. PUBLIC HEARING - SPECIAL USE REQUEST - Proposed Truck Repair Facility - Southeast Corner of Chicago Road and Technology Drive - Section 35

Mr. Keisling explained that a request has been submitted by Troy Ford, to permit a portion of their truck and auto repair activity to occur within an existing 11,580 square foot industrial building at the southeast corner of Chicago Road and Technology Drive in Section 35. This request is submitted in accordance with Section 28.30.02 of the Zoning Ordinance, which provides for automobile repair and service facilities in interior industrial locations, subject to a series of conditions including the prohibition of outside storage or display and the prohibition of retail sales. No alterations are proposed to the site in conjunction with this proposed use. The site is served by a single drive which jointly serves the existing building to the south. The proposed use will serve as an "overflow" service facility for the Troy Ford operation. In addition to the restrictions included in the Zoning Ordinance Troy Ford is also entering a private agreement with the owners of the properties along Technology Drive whereby they will not store or park any trucks on the site, outside the building, after business hours. The parking available on the site, which meets the general industrial standard, exceeds the requirement applicable to auto service uses per se. Approval of the proposed auto service use, which could be limited to the Troy Ford occupancy, would be in order.

Paul Sabatini, General Manager, was present on behalf of Troy Ford. In answer to Mr. Lepp's question, he stated that they would only have room for 4 stalls, with two of them having hoists. He also stated that the facility would probably only be used for heavy truck repair. In answer to Mr. Storrs' question, Mr. Sabatini said they would not have vehicles parked outside waiting repair such as for a bump shop.

The Public Hearing was declared open.

No one wished to be heard.

The Public Hearing was declared closed.

Moved by Melaragni

Supported by Reece

RESOLVED, that Special Use Approval, as requested for the establishment of a truck and auto repair use for "Troy Ford", within an existing industrial building at the southeast corner of Chicago Road and Technology Drive, is hereby granted, in accordance with Section 28.30.02 of the Zoning Ordinance, subject to the condition that this approval shall extend only as long as Troy Ford occupies this building for the indicated purpose.

Yeas: All Present (8)

Absent: Starr

MOTION CARRIED

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9. PUBLIC HEARING - SPECIAL USE REQUEST - Incidental Seating for Yogurt Shop in B-1 District - East Side of Rochester, North of Long Lake - Section 11

Mr. Keisling stated that a request has been submitted for the establishment of a yogurt shop, including seating, within the B-1 zoned Kings Row Shopping Center on the east side of Rochester Road north of Long Lake Road. This request is submitted in accordance with Section 20.30.02 of the Zoning Ordinance which provides for the inclusion of a maximum of 20 seats within food sales establishments in B-1 Districts, as a Use Permitted Subject to Special Use Approval. This proposed yogurt shop, occupying an approximate 1,520 square foot portion of the shopping center, is proposed to include 20 seats, as indicated on the floor plan submitted with this request. The site plan indicates the location of the proposed facility within the Kings Row center. Subject to the Commission's determination regarding the appropriateness of this use at this location in accordance with Section 20.30.02 of the Zoning Ordinance, approval of this request would be in order.

Trevor Hayward was present representing the petitioners.

The Public Hearing was declared open.

No one wished to be heard.

The Public Hearing was declared closed.

Moved by Ethier

Supported by Storrs

RESOLVED, that Special Use Approval, as requested for the establishment of a food sales establishment known as "I Can't Believe It's Yogurt", involving 20 customer seats in a 1521 square foot portion of the Kings Row Shopping Center on the east side of Rochester Road north of Long Lake Road is hereby granted, in accordance with the provisions of Section 20.30.02 of the Zoning Ordinance.

Yeas: All Present (8)

Absent: Starr

MOTION CARRIED

STREET VACATIONS AND OPENINGS

10. PROPOSED STREET VACATION - Hanover Street, South of Leetonia - Southwest 1/4 of Section 15

Mr. Keisling explained that a request has been submitted for the vacation of a portion of the 50 foot wide platted but unopened Hanover Street right-of-way extending south from Leetonia, in the area north of Wattles and east of Livernois in Section 15. The request has been submitted by the resident-owners of the parcels on either side of this right-of-way so that they can combine the right-of-way area with their home sites. Mr. Damico, the owner at 170 Leetonia, proposes only to use the street area for additional lawn area, while Mr. Lichtle, at 152 Leetonia, proposes to use this area in part for additional driveway access to his property.

Mr. Keisling stated that it has been the general practice of the Planning Department and the Planning Commission to recommend against the vacation of such street rights-of-way, unless we are certain that the subject right-of-way will not be necessary as a part of the ultimate street system in the area. In this case, the Hanover Street right-of-way extends south to another basically undeveloped subdivision, the Crestfield Subdivision, which extends east 1/2 mile from Livernois along the north side of Wattles Road. In the past we have recognized that re-platting or substantial revision of that subdivision area would be desirable in order to enable

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it to be most effectively used in a residential manner. In any event, we should not eliminate access to the Crestfield Subdivision from the adjacent interior residential area. It was, therefore, the recommendation of the Planning Department that this request for street vacation be denied.

Mr. Keisling noted that, as an alternative to vacation, the City has, in a few instances, provided for the temporary use of unopened portions of street rights-of-way by abutting owners through an Agreement entered with the City Council. Through this Agreement or "License" the neighbors would have the opportunity to use the street area for lawn or driveway purposes, and would assume any liability during the period of their use, with the understanding that the right-of-way area will be available for use by the City at such time as the City Council determines that the use for street purposes is necessary. The Commission may wish to recommend this approach as an alternative to the requested vacation.

Mr. Joe Damico, one of the petitioners, was present and confirmed his interest in acquiring a portion of the subject right-of-way area. In the course of their discussion, the Commission generally concluded that this right-of-way area should not be vacated, but that an Agreement for temporary use of the right-of-way would be a reasonable approach to follow. Mr. Letzmann indicated that a form Agreement had been developed for this purpose.

Moved by Lepp

Supported by Reece

RESOLVED, that the Planning Commission hereby recommends to the City Council that the request for the vacation of that portion of the platted but unopened Hanover Street right-of-way (50 feet in width) extending south from Leetonia Street and abutting Lots 101 and 102 of McCormick and Lawrence Little Farms Subdivision (Liber 20, Page 30 of Oakland County Plats) be denied, as the subject street area could reasonably become a part of the ultimate street system in this area.

As an alternative to vacation, consideration could be given to permitting the abutting owners to use the subject right-of-way area until such time as it becomes necessary to use this right-of-way for street purposes.

Yeas: All Present (8)

Absent: Starr

MOTION CARRIED

11. PROPOSED STREET EASEMENT VACATION - East of Rochester, Between Lamb and Shallowdale - Southwest 1/4 of Section 14

Mr. Keisling explained that a request has been submitted for the vacation of the 43 foot wide "Easement For Roadway Purposes" as platted along the north edge of Lot 37 of Square Acres Subdivision No. 1, on the east side of Rochester Road north of Wattles Road, between Lamb Road and Shallowdale Drive. The petitioner, who is the owner of the affected parcel at 4396 Rochester Road, has requested this vacation in order to remove this encumbrance from the property and to facilitate its' sale.

Mr. Keisling noted that the easterly major portion of Square Acres Subdivision No. 1, including the easterly portion of Lots 37-39, was replatted as a part of the Shallowbrook Subdivision. At that time it was felt that it would not be necessary to use the subject street easement as a part of the street system within that subdivision. The plat indicated a layout for the excepted frontage parcels in this area which also did not involve use of the subject easement for street purposes. It is conceivable, however, that the westerly portion of this easement could be used as a part of a street to provide access to the interior of the remaining Rochester Road frontage parcels. It was, therefore, the opinion of the Planning Department that

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vacation of the subject roadway easement is premature at this time. It was further noted that the subject easement presently contains utilities including Southeastern Michigan Gas Company facilities.

A real estate representative was present on behalf of the resident-owner, who was out of the State. He indicated that there was a prospective purchaser for this property, and that they wished to remove as many encumbrances from the property as possible. The Commission noted the map which had been presented, indicating the potential use of a portion of the easement area for street purposes.

Moved by Melaragni

Supported by Wright

RESOLVED, that the Planning Commission hereby recommends to the City Council that the request for the vacation of a 43 foot wide easement for roadway purposes extending east from Rochester Road along the north edge of the remaining portion of Lot 37 of Square Acres Subdivision No. 1 be denied, as the subject easement area could reasonably become a part of the ultimate street pattern in this area.

Yeas: All Present (8)

Absent: Starr

MOTION CARRIED

REZONING PROPOSALS AND TEXT AMENDMENTS

12. PUBLIC HEARING - PROPOSED REZONING - North Side of Butterfield, West of Crooks - Section 29 - R-1C and P-1 to O-1 and P-1

Mr. Keisling explained that a request has been submitted for the rezoning of portions of a single platted lot on the north side of Butterfield west of Crooks Road from the present R-1C and P-1 classifications to the O-1 and P-1 classifications. The northerly 232 foot portion of the subject 106 foot frontage lot is presently zoned in the P-1 (Vehicular Parking) classification. The northeasterly portion of this area (62' x 170') is presently improved and used as a portion of the parking area for Kerby's Koney Island Restaurant. The remaining P-1 area, although originally requested in order to enable expansion of Kerby's parking area, has not as yet been improved for that purpose. The south 179 foot portion of the subject lot is zoned in the R-1C classification and contains a residence. By this request, the easterly 20 foot portion of the lot, extending south from Kerby's parking area to Butterfield Street, would be rezoned from P-1 and R-1C to O-1. The west 86 foot portion of the southerly part of the lot would be rezoned from R-1C to P-1. The petitioners, who are the owners of the developed office site at the northwest corner of Crooks and Butterfield, have made this request in order to enable the construction of a second office building within the Crooks Road frontage, with the predominance of the parking lying to the west. The end result of their request would be a 20 foot westerly extension of O-1 zoning from the present office site, and the application of P-1 zoning to the total remaining portion of the subject Lot No. 20.

Mr. Keisling noted the memorandum which had been distributed regarding the zoning history of subject lot. The Planning Department and the Planning Commission have generally not supported requests for office rezoning of individual parcels within the Butterfield Street frontage. A preference has consistently been indicated for the rezoning of all or major portions of this frontage as a package, with an accompanying paving project for the remainder of Butterfield Street. The present request, unlike previous requests, would constitute an expansion of the Crooks Road frontage. If the proposed additional office construction proceeds, it would be reasonable to request that the owner enter an Agreement and Irrevocable Petition in relation to a potential assessment project for the paving of Butterfield Street. It

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was the recommendation of the Planning Department that this request for rezoning be approved. Such action would help to assure that this parcel will be used in conjunction with the Crooks Road frontage, while at the same time not conflicting with potential future plans for consolidation and development in the Butterfield Street area.

Dr. Berge Najarian, one of the owners of the adjacent office development and a petitioner in this matter, was present and confirmed the nature and intent of the request.

The Public Hearing was declared open.

No one wished to be heard.

The Public Hearing was declared closed.

The Commission noted that this requested rezoning would preclude the construction of an independent office building within the interior Butterfield frontage.

Moved by Ethier

Supported by Wright

RESOLVED, that the Planning Commission hereby recommends to the City Council that the request for the rezoning of portions of a lot having 106 feet of frontage on the north side of Butterfield Street west of Crooks Road, from P-1 and R-1C to O-1 and P-1, be granted, in order to enable these parcels to be used in a reasonable manner in conjunction with the abutting Crooks Road frontage.

Yeas: All Present (8)

Absent: Starr

MOTION CARRIED

MASTER PLAN PROGRAM

13. PUBLIC HEARING - MASTER LAND USE PLAN AMENDMENT - Southeast Quadrant of Big Beaver-John R Area

Mr. Keisling explained that, earlier this year, the Planning Commission considered a request for the rezoning of an 8 acre parcel having 800 feet of frontage on the south side of Big Beaver east of John R, from R-1E to R-C. The subject parcel, which lies between the commercial corner and the Wexford\Cross-Keys Condominium development, has been the subject of numerous rezoning requests over the years. The Commission generally concluded that Research Center zoning could reasonably be considered at this location, in part due to the developed M-1 zoned parcel immediately to the south. It was felt, however, that such rezoning should occur only on the basis of an Amendment to the Master Land Use Plan which would reflect the potential for "Research" Use in this area.

Mr. Keisling noted the memorandum which had been distributed covering the indicated rezoning, as well as the Planning Commission's discussions in relation to occurred potential Master Land Use Plan alternatives in this area. It was his understanding that the Commission generally felt that a land use plan or pattern which retains low-density residential use within the northerly Big Beaver Road frontage would be preferable, based on the consideration that the residential configurations and uses available within the low-density residential use category, including cluster-residential development, would continue to make that land use direction reasonable in this area.

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Mr. Keisling noted that the City Council had been advised of the potential consideration of a Master Land Use Plan Amendment in conjunction with their receipt of the report dealing with the Big Beaver frontage rezoning request at their March 12, 1990 meeting. In line with the Commission's direction, this Public Hearing has been established in order to consider a potential Master Land Use Plan Amendment which would result in the placement of a Research designation in the area surrounding the "Local Service Area" designation in the southeastern quadrant of the Big Beaver-John R intersection area. Actions to adopt or amend Master Plan elements, in accordance with the Municipal Planning Commission Act, requires such a hearing and the affirmative vote of at least 6 members of the Planning Commission. No amendments other than that indicated are proposed to the Master Land Use Plan Map at this time.

The Public Hearing was declared open.

Michael Damone was present on behalf of the owners of the parcel proposed for R-C zoning. Joseph Vogel was also present representing Schenk Pegasus, owners and operators of the M-1 and R-1E zoned site fronting on John R south of Big Beaver. He stated their preference for a Plan Amendment which would indicate Light Industrial Use in this area, due to the manufacturing activities which are actually carried on within their property. He was concerned that a Research designation in the Master Plan could restrict their future activities at this location. The Commission noted that the present Master Land Use Plan designation in this area is High-Density Low-Rise Residential, and that the potential Amendment would in part recognize and relate better to the Schenk Pegasus use, while at the same time setting a direction for future non-residential use in this area which would be more compatible with the adjacent residential properties. Don Townson of the Section 25 Homeowners Association was present, and confirmed that the proposed Plan Amendment did not involve the existing commercial area in the southeast quadrant of the Big Beaver-John R intersection.

The Public Hearing was declared closed.

Moved by Chamberlain

Supported by Storrs

RESOLVED, that in accordance with Act 285 of Public Acts of 1931, as amended, the Planning Commission of the City of Troy hereby amends the Master Land Use Plan of the City of Troy in accordance with the Plan as presented on this date, to indicate a Research designation in the area surrounding the Local Service Area designation in the southeast quadrant of the Big Beaver-John R intersection area. The development of the land use pattern in this area shall in the future be guided by the Plan as amended on this date.

Yeas: All Present (8)

Absent: Starr

MOTION CARRIED

14. PROPOSED STERLING HEIGHTS REZONING - East Side of Dequindre, North of 17 Mile Road - R-60 (One Family Residential) to O-1 (Business and Professional Office)

Mr. Keisling referred to the Public Hearing notice which had been received from the City of Sterling Heights Planning Commission in relation to a request for the rezoning of 2-lot parcel on the east side of Dequindre approximately 1/3 mile north of 17 Mile Road, from the present R-60 (One Family Residential) classification to the O-1 (Business and Professional Office) classification, a district similar to Troy's O-1 Classification. The land surrounding this site, both within the City of Sterling Heights and the City of Troy, is all zoned and partially developed in a single family residential manner. As the Sterling Heights Planning Commission

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hearing is scheduled for Wednesday April 11, it was felt that the Troy Planning Commission should convey a resolution on this matter, as there would not be time to convey a recommendation regarding same to the Troy City Council prior to that hearing.

Moved by Melaragni

Supported by Ethier

WHEREAS, the Planning Commission of the City of Sterling Heights has under consideration a proposal for the rezoning of a two-lot parcel on the east side of Dequindre Road north of Seventeen Mile Road, from R-60 to O-1 (Z-842), and

WHEREAS, this property lies directly across Dequindre Road from land within the City of Troy which is planned, zoned and partially developed for low-density residential use, and

WHEREAS, it is our understanding that the proposed zoning and potential use is also in conflict with the City of Sterling Heights Master Land Use Plan, and

WHEREAS, it is our position that the requested rezoning would cause definite zoning and land use conflicts both within the City of Troy and the City of Sterling Heights,

NOW THEREFORE BE IT RESOLVED, that the Troy City Planning Commission hereby respectfully requests that the Planning Commission and subsequently the City Council of the City of Sterling Heights take action to deny the subject rezoning proposal (Z-842), in order to help to maintain the highest available level of compatibility between the ultimate development patterns within the City of Sterling Heights and the City of Troy.

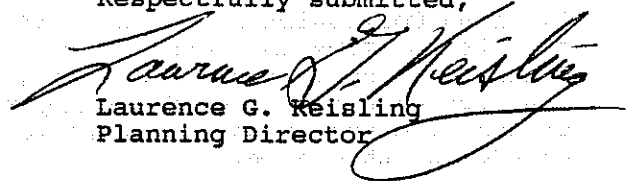
Yeas: All Present (8)

Absent: Starr

MOTION CARRIED

The meeting was adjourned at 8:55 P.M.

Respectfully submitted,


Laurence G. Reisling
Planning Director

LGK/eb