

The Regular Meeting of the Troy City Planning Commission was called to order by Chairman James Reece at 7:30 P.M. on Tuesday January 12, 1993 in the Troy City Hall.

1. ROLL CALL

(Mr. Keisling introduced Barbara Palazzolo, the newest Planning Commission member, replacing Robert Melaragni.)

Present:        Reece  
                  Wright  
                  Storrs  
                  Palazzolo

Kramer  
Starr  
Chamberlain

Absent:    Lepp  
             Ethier

Moved by Chamberlain

Supported by Starr

RESOLVED, that Planning Commissioners Lepp and Ethier be excused as they are out of the City.

Yeas: All Present (7)

Absent: Ethier, Lepp

MOTION CARRIED

2. MINUTES - Special/Study Meeting of January 5, 1993

Moved by Storrs

Supported by Wright

RESOLVED, that the Minutes of the Special/Study Meeting of January 5, 1993 be approved as printed.

Yeas:    Reece, Kramer, Starr, Storrs  
          Chamberlain, Palazzolo

Abstain: Chamberlain  
Absent: Ethier, Lepp

MOTION CARRIED

3. PUBLIC COMMENTS

No one wished to be heard.

SUBDIVISIONS

4. PRELIMINARY PLAT - TENTATIVE APPROVAL - Village of Troy Subdivision - South Side of Big Beaver, East of Adams - Section 30

Mr. Keisling explained that this proposed subdivision, consisting of 18 lots and 2 detention basin outlots within an 8.25 acre parcel, extends south from Big Beaver Road in the area east of Adams Road. The subdivision involves two acreage parcels, one of which presently contains a house and some accessory structures which were previously used for a landscaping business. The other parcel is the south 360 feet of the Church of Christ site. In conjunction with this development, the church will retain its total 404 feet of Big Beaver Road frontage, and thus will have a remaining site area, net of future Big Beaver right-of-way, of 4.66 acres. The proposed subdivision will provide for the extension of Brooklawn Drive north to Big Beaver Road from the Troyton Manor Subdivision to the south, along with a cul-de-sac in the area south of the existing church. A stub street will be extended to the west in a location which will enable further extension of the interior residential street system through that area, potentially extending to Adams Road.

Mr. Keisling stated that this subdivision is to be developed in accordance with the lot-averaging provisions applicable to the subject R-1C Zoning District. In response to the staff's request to consolidate the two detention basin parcels into a single parcel, the proprietors' engineer indicated that this site is within two drainage districts, and that the basin to the south will outlet to the south into the Twelve-Towns District, while the basin to the north will outlet north toward Big Beaver Road. The southerly detention basin was originally proposed to be located on the perimeter of the site abutting an existing residence, but was moved to the interior at the request of the staff. All applicable Ordinance requirements are complied with and Tentative Approval of this Preliminary Plat was recommended by the Planning Department.

Mr. Keisling noted that, in conjunction with this subdivision development, the existing residence within proposed Lot 1 will be retained and renovated. As a part of this renovation action, the driveway will be relocated from Big Beaver Road to the proposed new street. In the course of reviewing this proposal, he discussed, with the proprietors, various ways of relocating the westerly drive entering the church site in order to eliminate any problem regarding the proximity of this driveway to the proposed street. The Preliminary Plat indicates the property owners' proposal to realign this driveway so that it enters the proposed new street approximately opposite the proposed driveway on the south edge of Lot 1. The church will still maintain its' easterly driveway extending directly to Big Beaver Road.

Jim Jehle, Director of Product Development for Robertson Brothers, was present, along with Paul Robertson, Jr. and Jim Clark, Property Acquisition Manager. In response to Mr. Kramer's question regarding the temporary closure of Brooklawn during the course of construction, Mr. Keisling stated that it was his understanding that the City's policy is to require same until 80% of the home construction in the subdivision was complete. This would cause no particular problem, however, as this subdivision would have direct access from Big Beaver Road.

A representative from the Central Woodward Christian Church was present, and asked that a 5' earthtone brick wall be constructed along the common boundary, so that the church would be screened from the potential backyards of the subdivision. Mr. Keisling noted that the Zoning Ordinance requires the church to construct a 4'6" screenwall along those boundaries of its' parking area lying adjacent to other residential property. The subdivision developer is not required to construct such a wall. The church's representative indicated that he was a relatively new member of the church, and was not aware of the Ordinance requirement. (It was later determined that Central Woodward Christian Church has received a permanent waiver in order to permit a screening berm in lieu of the screenwall required along the south and east boundaries of its' parking area.)

Many residents from the adjacent area were present. Peggy Ezell of 1081 Norwich asked that Brooklawn not be extended through to Big Beaver, in order to avoid increased through traffic in this residential area. She felt that a significant amount of traffic was cutting through from Adams to Big Beaver, and that the future residents would not have to have direct access to Big Beaver for shopping, etc. Ron Ezell of 1081 Norwich was concerned about the trees and wildlife which would be lost from this area, due to the proposed development. He noted that a direct left turn from Big Beaver into the subdivision would be quite difficult, and that ending Brooklawn at Big Beaver would cause no problems. Mr. Reece noted that there should be at least emergency access from Big Beaver Road.

Larry Donabedian of 1528 Wrenwood and Virginia Gilbert of 1100 Brooklawn also expressed concern about through traffic, additional accidents, and the loss of wooded area. Mrs. Gilbert stated that the City had advised her that there would be a cul-de-sac ending to the proposed extension of Brooklawn. Mr. Keisling indicated that no such plan had been submitted.

Lori Dean of 1315 Wrenwood noted the back-ups presently occurring on Big Beaver in order to make left turns. Charles Dean of 1315 Wrenwood stated that the church had promised that they would never sell their property. He was very disappointed since he had maintained much of the church property adjacent to his home, and that the church would make a clear profit after paying no taxes for many years. Mr. Letzmann commented on the constitutional rights of the church regarding the payment of taxes, etc.

Bill McKinley of 1091 Norwich was opposed to the road going through, asked if there would be any trees preserved along the south edge of the subdivision to act as a buffer along the north edge of his lot. Mr. Jehle stated that the storm drain proposed along this boundary could be relocated. The minimum side yard requirement in this area would be 10 feet, with more area available in the rear yard. In response to Mr. Chamberlain's question, Mr. Keisling indicated that a Tree Preservation Plan had been submitted in conjunction with this development. Cindy McKinley stated that they had purchased their home in July, and had not received any communication from the City or from Robertson Brothers. She noted that a lot of the trees on her property had been tagged by the developers, and was concerned that they not be cut down. In response to her comments and questions, Mr. Letzmann stated a private survey would be necessary in order to confirm the location of the common property line. Paul Robertson, Jr. stated that they had attempted to contact all neighbors and provide information, and that they were quite willing to work with the neighbors.

Beverly Hydo of 1415 Wrenwood noted that the church had not taken good care of the southerly part of their property. She was concerned about the potential increase in the flooding problem on the northerly part of her property. Mr. Reece commented that, with rear yard drainage, etc., drainage conditions are often improved with new development, but would certainly not be made worse. Trudy Jenkins of 1357 Wrenwood felt that there was too much development in the City and that the Commission should consider the wishes of the people in this area who do want to have the area developed.

Wayne Hill of 1112 Brooklawn, immediately south of the subdivision site, asked that the detention basin be moved to abut his lot so that some open area could be preserved. Mr. Jehle stated that, from an engineering standpoint, the basin could be relocated. It was, however, City policy not to locate such facilities adjacent to existing homes. Kathy Hill also indicated opposition to a street connection to Big Beaver.

Mr. Wright commented that development in accordance with City code requirements could not be prohibited. In response to Mr. Storrs' question as to notification when this plat goes to the City Council, Mr. Keisling commented that a representative of the homeowner's association could be notified, if such a name and address was provided to the Planning Department.

Bill Rieker of 935 Norwich was concerned about automobile accidents in the area, and wanted to know if the DNR had been involved with the wetlands in the area. He also asked if the remaining acreage to the southwest would be landlocked. Mr. Reece stated that it was his understanding that there were no wetlands of 5 acres or more involved, and thus that no State regulation was involved. He and Mr. Keisling also commented on the hypothetical plan for future development in the area to the west which had been presented. No landlocking will occur.

Dan Flanagan of 999 Brooklawn commented on the excessive traffic, and questioned the need for the 60 foot stub street extending west from the proposed subdivision. Mr. Reece explained that the stub street was necessary in order to provide for logical residential development in the adjacent area. Mr. Wright noted that the stub street ending of Brooklawn had been provided in the 1950's for the same purpose. Penny Leffert of 1302 Wrenwood felt that the City was being over-developed, and noted the empty office buildings and the need for open space.

Charles Houff of 1072 Brooklawn Court was concerned that the proposed homes would be twice the size of his home, which is approximately 1200 square feet in area. He did not want the value of his home and the resultant property taxes to increase due to this new construction. Mr. Jehle confirmed that the proposed new homes were projected to be in the 2200-2800 square foot range.

Mr. Starr noted that there appeared to be two areas of primary concern, one was traffic and the other was the preservation of open land. In answer to his question, Mr. Keisling said that it was physically possible to have a cul-de-sac adjacent to Big Beaver, but that the space in that area would be very limited. There is presently just a single-loaded street proposed in this area, and the provision of a cul-de-sac could further reduce the setback for the existing church building. Mr. Jehle stated that they had never considered not having an opening to Big Beaver. An interior street connection was certainly necessary in order to enable future residents to travel to the schools in the area, etc. He felt that the proposed subdivision layout would decrease traffic on Wrenwood, a situation which the residents in the area should consider to be a benefit. Mr. Wright commented that there

were very few direct cut-through street patterns in the City's residential areas, and that they had been intentionally designed to avoid such situations. As a result of this direction, the traffic on the major thoroughfares is higher. In answer to Mr. Kramer's question, Mr. Keisling confirmed that R-1C zoning in this area had been in place for 30 years or more, and that this zoning and development was consistent with the Master Land Use Plan. He further noted that the frontage widths in the Troyton Manor Subdivision to the south were smaller than the R-1C requirement. Mr. Chamberlain noted that, if the residents felt that there were significant traffic problems in the area, they should contact the City's Transportation Engineer, John Robbins. Proposed solutions could then be considered by the Traffic Committee and ultimately by the City Council.

Mr. Storrs suggested that action be tabled on this matter in order to consider an alternate street pattern with a cul-de-sac at Big Beaver Road. Mr. Kramer requested comments on such a proposal from the Transportation Engineer and from the Police and Fire Departments.

Moved by Chamberlain

Supported by Storrs

RESOLVED, that action on Tentative Preliminary Plat Approval for the proposed Village of Troy Subdivision on the south side of Big Beaver Road east of Adams Road, be tabled until the February 9 Regular Meeting, in order to provide an opportunity for the proprietor to present an alternate plan indicating relocation of the south detention basin to the south boundary, the provision of a cul-de-sac immediately adjacent to Big Beaver Road, and the relocation of the storm drain along the south boundary in order to preserve more trees in that area. The Planning Commission will review the alternative plat layouts at a Study Meeting prior to the February Regular Meeting.

Yeas: All Present (7)

Absent: Ethier, Lepp

MOTION CARRIED

#### OTHER BUSINESS

##### 5. ELECTION OF PLANNING COMMISSION OFFICERS - 1993

The Commission noted that Article III, Section 1, of the Planning Commission By-Laws provides that nomination and election of Planning Commission officers shall occur at the " - - - Annual Organization Meeting which shall be held on the second Tuesday of January of each year - - -". The By-Laws state that the officers of the Commission shall consist of a Chairman and a Vice-Chairman. It has also been customary at this time, that the Planning Commission forward their recommendations to the City Council as to a member and alternate to serve on the Board of Zoning Appeals for the coming year.

Moved by Wright

Supported by Chamberlain

RESOLVED, that Walter Storrs be elected to the position of Planning Commission Chairman and Wayne Wright to the position of Planning Commission Vice-Chairman, and that Gary Chamberlain and James Starr be recommended to the City Council as the Planning Commission's Board of Zoning Appeals representative, and alternate, respectively, for 1993.

Yeas: All Present (7)

Absent: Ethier, Lepp

MOTION CARRIED

6. ESTABLISHMENT OF MEETING SCHEDULE - 1993

Mr. Keisling explained that, in accordance with the "Open Meetings Act", it is necessary to establish a schedule for public meetings of Bodies such as the Planning Commission. This requirement has been fulfilled through the adoption of a resolution designating the first and fourth Tuesdays of each month as "Special Meetings" for the Planning Commission, and the second Tuesday of each month as the date for "Regular Meetings". Such a resolution should be adopted at this time to cover the calendar year 1993. Meetings can of course be canceled or eliminated from this schedule, or rescheduled at a future date, as deemed necessary.

Moved by Chamberlain

Supported by Wright

RESOLVED, that the Troy City Planning Commission hereby establishes the following schedule for their meetings during the calendar year 1993:

1. Regular Meetings will be held on the second Tuesday of each month.
2. Special/Study Meetings will be held on the first and fourth Tuesdays of each month, as necessary.

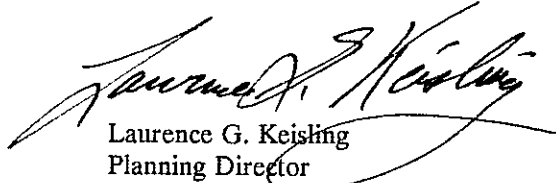
Yeas: All Present (7)

Absent: Ethier, Lepp

MOTION CARRIED.

The meeting was adjourned at 9:00 P.M.

Respectfully submitted,



Laurence G. Keisling  
Planning Director

LGK/eh