

The Regular Meeting of the Troy City Planning Commission was called to order by Chairman Thompson at 7:33 P.M. on Tuesday October 8, 1996 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:	Thompson	Waller	Absent: Chamberlain
	Kramer	Starr	Lepp
	Reece	Storrs	
	Wright		

Moved by Wright

Seconded by Storrs

RESOLVED, that Commissioners Chamberlain and Lepp be excused from attendance at this meeting.

Yeas: All Present (7)

Absent: Chamberlain, Lepp

MOTION CARRIED

2. MINUTES - Regular Meeting of September 10, 1996
Joint Meeting with City Council of September 24, 1996

Moved by Storrs

Seconded by Reece

RESOLVED, that the Minutes of the Regular Meeting of September 10, 1996 be approved as printed.

Yeas: All Present (7)

Absent: Chamberlain, Lepp

MOTION CARRIED

MINUTES -

Moved by Storrs

Seconded by Reece

RESOLVED, that the Minutes of the Joint Meeting with City Council of September 24, 1996 be approved as printed.

Yeas: All Present (7)

Absent: Chamberlain, Lepp

MOTION CARRIED

3. PUBLIC COMMENTS

No one wished to be heard.

TABLED ITEMS

4. SPECIAL USE REQUEST AND SITE PLAN REVIEW - Proposed Antenna Tower - East Side of Crooks, South of South Boulevard - Section 4 (SU-286)

This item was withdrawn by the petitioners.

SUBDIVISIONS

5. PRELIMINARY PLAT - TENTATIVE APPROVAL - Adams Pointe - Southeast Corner of Adams and Long Lake Road - Section 18

Mr. Keisling explained that this proposed subdivision, consisting of 15 lots and a detention basin site, lies within a 12 acre two-parcel assembly at and adjacent to the southeast corner of Long Lake and Adams Roads. Access to this proposed subdivision is to be provided by means of a single boulevarded street entering from Adams Road in the southerly portion of the property and extending east and north to a cul-de-sac. Sight distance and the limited east-west dimension of this property make the provision of an access street from Long Lake Road undesirable. Due to the absence of such an access street, the staff asked that a public walkway be provided, extending from

the proposed cul-de-sac to Long Lake Road between proposed Lots 9 and 10. There are no stub streets extending to this property from the Countryside Estates Subdivision to the east or from the Strawberry Hill Subdivisions to the south. This proposed subdivision is to be developed in accordance with the lot-averaging provisions applicable to the subject R-1A Zoning District. A detention basin parcel is indicated within the Adams Road frontage, immediately north of the access street. Due to the relatively severe and difficult topography of this site, and the difficulty of providing a desirable drainage outlet, the proposed development is to include substantial filling of the property, basically to enable the storm drainage to flow to the southwest. Even with this filling, it was Mr. Keisling's understanding that pumping of storm drainage both into and out of the detention basin would be necessary.

Mr. Keisling noted that, In the course of staff review of this proposed development, concern was expressed that the development concept would negatively impact off-site drainage conditions. They, therefore, asked that the proprietors' engineers propose alternative drainage solutions. The alternative of extending an enclosed drain east to the Rouge River tributary by way of the east-west leg of Valley Vista Drive would apparently not be possible due to topography and the lack of easements. Another alternative may involve actions to improve the outlet capacity in the area to the south of the southwest corner of the site, along Adams Road. (The Road Commission for Oakland County previously advised the developers that they could use existing drainage along Adams Road.) The staff was reluctant to recommend that action be taken on this Tentative Preliminary Plat, until they were confident that the overall design concept for the handling of storm drainage would be acceptable.

Mr. Keisling noted that the developers had previously met with most of the property owners along the boundaries of their site, in order to review their proposed development concept, including the extensive amount of filling proposed. It was apparently the neighbors' preference that landscaped sloped or berm areas be created along the edge of their properties to meet the proposed elevated subdivision grades, rather than using any design treatment involving walls.

Joe Chehayeb was present representing the developers, along with their consulting engineer, Richard Graham. Mr. Graham commented on the difficulty of developing this site, and on their investigation as to drainage alternatives. He explained that City records indicate an underground drain in Adams Road extending south to Wattles. They have not as yet determined or confirmed the existence of an underground drain in the area extending south from Wattles to the Rouge River. He then noted that very expensive homes would be built in this subdivision, and the developers wished to establish and maintain a sense of privacy and security. They may construct a decorative screenwall/fence along the street frontages. In view of this direction or concept, they did not want to construct a walkway as requested by staff. Mr. Starr suggested that a walkway could provide a desirable second access for emergency vehicles, etc., which would not otherwise be available. Mr. Wright felt that a walkway was not necessary, as the schools serving this area are not nearby. His primary concern, and that of other Commission members, was the potential drainage conditions in the area. Mr. Graham reviewed the existing and potential grading and drainage conditions related to this site. He stated that their proposed development approach would not involve pumping either into or out of the detention basin. Mr. Storrs expressed concern about the appearance and effects of the substantial amount of fill adjacent to neighboring residences. Mr. Reece inquired as to whether alternative grading concepts or alternative ways of handling water on the site, such as the creation of a pond in the center of the site, were considered. Mr. Graham stated that a plan alternative involving a pond near the center of the site had not been considered.

Michael Skoriya of 4879 Valley Vista Ct. was present, and stated that the developers had not taken into consideration the impact which their proposed development would have on the drainage and potential water problems on adjacent properties. He described the water conditions which have existed over the years on and adjacent to his property. He felt that the problem may be high ground water, rather than just surface run-off. Mr. Graham noted that he could not refute statements related to high ground water conditions, but that such conditions are quite common in areas such as Troy. The design of development sites such as this can only take into consideration surface water situations. He noted that elimination of the present approximate 5 acre low area in the middle of this site could improve the ground water situation, as the amount of ground water re-charge would be reduced.

Mr. Chehayeb commented on information which he had received from the previous owner relative to the history of this property and its' drainage. He indicated that he had been advised that the area east of the site had been filled many years ago. He further noted that the drainage which now flows onto the site freely from Adams Road will be diverted in conjunction with the propose development. In response to Mr. Storrs' question, Mr. Graham

stated that, if the County permitted pumping in conjunction with the use of their storm sewer, filling to the extent now proposed would not be necessary. The City also opposes pumping, due to the resultant long-term maintenance problems.

The Commission extensively discussed the existing and potential drainage and site conditions. Mr. Storrs felt that the proposed development was unacceptable because of the relationship of the proposed grades to adjacent property. Mr. Reece felt that other alternative development configurations should be considered. Mr. Kramer felt that the proposed development would reduce drainage problems on adjacent properties, and that the project should proceed. Mr. Starr noted that it has not as yet been conclusively determined that the County's storm drain extended to the Rouge River.

Moved by Reece

Seconded by Wright

RESOLVED, that action on the request for Tentative Approval of the Preliminary Plat of Adams Pointe Subdivision, at and adjacent to the southeast corner of Long Lake and Adams Roads, is hereby tabled until the October 29, 1996 Study Meeting of the Planning Commission, to enable further study.

Yeas: Reece, Wright, Starr

Nays: Storrs, Thompson,
Waller, Kramer
Absent: Chamberlain, Lepp

MOTION FAILED

Moved by Kramer

Seconded by Waller

RESOLVED, that the Planning Commission hereby recommends to the City Council that Tentative Approval be granted to the Preliminary Plat of Adams Pointe Subdivision, lying at and adjacent to the southeast corner of Long Lake and Adams Roads.

Yeas: Kramer, Waller, Thompson

Nays: Storrs, Wright
Reece, Starr
Absent: Chamberlain, Lepp

MOTION FAILED

Mr. Wright stated that his nay vote was due to his opinion that further study was needed in order to be confirm that the proposed development would not negatively impact adjacent properties. Mr. Storrs felt that Plat Approval should be denied, because of the impact of the proposed filling on adjacent properties. Mr. Reece felt that further study should be given to alternative development approaches, potentially involving a different treatment for the handling of storm water on the site. Mr. Starr noted that it was not as yet certain that the storm drainage facilities in Adams Road could convey the run-off from this site to the Rouge River.

Moved by Kramer

Seconded by Wright

RESOLVED, that the motion to consider tabling of action on the request for Tentative Approval of the Preliminary Plat of Adams Pointe Subdivision be reconsidered.

Yeas: All Present (7).

Absent: Chamberlain, Lepp

MOTION CARRIED

Moved by Wright

Seconded by Starr

RESOLVED, that action on the request for Tentative Approval of the Preliminary Plat of Adams Pointe Subdivision, at and adjacent to the southeast corner of Long Lake and Adams Roads, is hereby tabled until the October 29, 1996 Study Meeting of the Planning Commission, to enable further study and potential action.

Yeas: All Present (7)

Absent: Chamberlain, Lepp

MOTION CARRIED

REZONING PROPOSALS AND TEXT AMENDMENTS**6. PUBLIC HEARING - PROPOSED REZONING - South Side of Owendale, West of Rochester - Section 27 - P-1 to B-3 (Z-644)**

Mr. Keisling explained that a request has been submitted for the rezoning of the northerly portion of a lot having approximately 102 feet of frontage on the south side of Owendale west of Rochester Road from its' present P-1 (Vehicular Parking) classification to the B-3 (General Business) classification. The property requested for rezoning is part of an irregular L-shaped B-3 and P-1 zoned parcel which has 120 feet of frontage on the west side of Rochester Road extending south from Owendale, and presently contains two commercial buildings. Right-of-way acquisition for the proposed boulevard re-construction of Rochester Road in this area has resulted in a maximum total net remaining depth for the petitioner's property of 202 feet (along the Owendale frontage). The petitioner has requested this rezoning in order to enable more complete and economical use of his remaining property for new commercial construction. Although the westerly B-3 and P-1 zoned lot under the petitioner's control was zoned in those classifications in the 1950's, the total lot is presently vacant.

Mr. Keisling stated that the Master Land Use Plan indicates a "Community Service Area" in the Big Beaver-Rochester intersection area, with "Non-Center Commercial" use extending south along the west side of Rochester Road to I-75. The existing and requested zoning classifications are consistent with that Plan intent. The property directly to the north across Owendale Street from the parcel requested for rezoning is presently zoned B-3, and has been developed with a commercial building for many years. Mr. Keisling noted that the area requested for rezoning by the petitioner extends 40 feet further to the south than the area indicated as P-1 in the City's records. In any event, the purpose of this request is to bring about a parcel which will be totally zoned in the B-3 classification. Approval of this rezoning request was recommended by the Planning Department.

In response to Mr. Kramer's question, Mr. Keisling stated that the residential property to the west of this site is presently developed and occupied. Mark Barrington, petitioner and property owner, was present. He noted that he owned the residence to the west at 870 Owendale. They needed to build a new commercial building on their property, as the present building will be removed as a result of the Rochester Road acquisition.

The Public Hearing was declared open.

No one wished to be heard.

The Public Hearing was declared closed.

In response to Mr. Kramer's question, Mr. Keisling noted that requests may be submitted in the future for additional non-residential zoning depth in this area. Additional depth is not necessary, however, in order to enable redevelopment of the Rochester Road frontage. In response to Mr. Thompson's question, Mr. Keisling confirmed that a new Public Hearing would be necessary if the Commission wished to consider additional non-residential zoning. Mr. Storrs commented that, if additional non-residential zoning is to be considered in the future, it should probably be limited to the P-1 classification. In response to Mr. Waller's question, Mr. Barrington stated that they were most interested in proceeding with the present rezoning request, so that they could proceed with the construction of a new building.

Moved by Wright

Seconded by Starr

RESOLVED, that the Planning Commission hereby recommends to the City Council that the request for the rezoning of a parcel having approximately 102 feet of frontage on the south side of Owendale west of Rochester Road, from P-1 (Vehicular Parking) to B-3 (General Business) be granted, as such rezoning is consistent with the intent of the Master Land Use Plan, and will enable reasonable redevelopment of the petitioner's property in a manner consistent with that Plan .

Yeas: All Present (7)

Absent: Chamberlain, Lepp

MOTION CARRIED

7. PUBLIC HEARING - PROPOSED REZONING - Southeast Corner of Maple and Coolidge - Section 32 - M-1 to B-3 (Z-209)

Mr. Keisling explained that a request has been submitted for the rezoning of a parcel at the southeast corner of Maple and Coolidge, from M-1 (Light Industrial) to B-3 (General Business). The subject developed parcel has just 80 feet of frontage on Maple Road, and extends south approximately 330 feet along Coolidge. The petitioner has requested this rezoning in order to enable the combining of this parcel with the 200 foot Maple Road frontage parcel immediately to the east in order to enable the construction of a commercial building, primarily consisting of a new Rite-Aid drug store. The parcel to the east was rezoned from M-1 to B-3 in September of 1994, in order to enable commercial redevelopment. The owner of that parcel made several attempts to combine his property with an abutting parcel in order to provide a larger and more desirable development parcel, but was not successful.

Mr. Keisling stated that the Master Land Use Plan indicates a "Community Service Area" in the easterly quadrants of the Maple-Coolidge intersection. The Somerset Plaza exists in the northeast quadrant, while B-3 zoned properties extend east from the subject site to Axtell Road along the south side of Maple. The M-1 zoned site to the south contains an asphalt paving contractor's yard. Over the years, in an effort to encourage reasonable redevelopment of the properties in this area, the Planning Department has indicated to the property owners and to several parties seeking commercial sites that the southeast corner of Maple and Coolidge is one of the very few locations in the City where they would support the application of commercial zoning. They have further encouraged the assembly of parcels in this area in order to bring about more substantial development, involving fewer drive access points, etc. This is the first instance that Mr. Keisling was aware of where the owner of the corner parcel has come to a sales agreement which would enable combining of that parcel with an abutting site. Approval of this request for rezoning from M-1 to B-3 was recommended, in order to enable redevelopment which will further the objectives of the Master Land Use Plan in this area.

Richard Ludwig of Ludwig and Karas Real Estate, was present on behalf of the Rite-Aid organization. In response to a question from the Commission, he stated that they wished to build a new larger facility at this location, which could include a drive-up window. Such facilities were not available in their present location in the Somerset Plaza to the north.

The Public Hearing was declared open.

No one wished to be heard.

The Public Hearing was declared closed.

Moved by Storrs

Seconded by Waller

RESOLVED, that the Planning Commission hereby recommends to the City Council that the request for the rezoning of the parcel at the southeast corner of Maple Road and Coolidge Highway, from M-1 (Light Industrial) to B-3 (General Business) be granted, as such rezoning will enable redevelopment of this property in a manner consistent with the intent of the Master Land Use Plan.

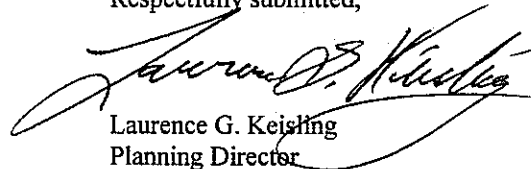
Yeas: All Present (7)

Absent: Chamberlain, Lepp

MOTION CARRIED

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

Respectfully submitted,



Laurence G. Keisling
Planning Director

LGK/eh