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The Regular Meeting of the Troy City Planning Commission was called to order by Vice Chairman Starr at 7:32 P.M. on Tuesday March 11, 1997 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:	Starr	Thompson	Absent: Kramer
	Wright	Chamberlain	Lepp
	Storrs	Reece (9:28 P.M.)	Waller

(Resolution presented later in meeting)

Moved by Chamberlain

Seconded by Thompson

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

Yeas: All Present (6)

Absent: Kramer, Lepp, Waller

MOTION CARRIED

2. MINUTES - Special/Study Meeting of February 25, 1997

Moved by Thompson

Seconded by Storrs

RESOLVED, that the Minutes of the Special/Study Meeting of February 25, 1997 be approved as printed.

Yeas: All Present (5)

Absent: Kramer, Lepp, Waller, Reece

MOTION CARRIED

3. PUBLIC COMMENTS

No one wished to be heard.

SITE PLANS

4. SITE PLAN REVIEW - Proposed Industrial Building Expansion - South Side of Piedmont, East of Stephenson - Section 26 (SP-657)

Mr. Keisling explained that a site plan has been submitted for the expansion of an industrial building, and related parking facilities, on an M-1 zoned site having approximately 189 feet of frontage on the south side of Piedmont east of Stephenson Highway. A 3,360 square foot addition is proposed to the existing 11,745 square foot building, bringing the total building area to 15,105 square feet. The site is presently served by two driveways, the easterly one of which jointly serves the building site to the east. The westerly drive is presently designed to be a one-way entrance only drive, reinforced by angle parking along the west side of the building. As originally submitted, the proposed building addition site plan involved reversing the direction and parking angle of the westerly drive in order to make it an exit-only drive. The site plan has now been revised to provide two-way drives and 90 degree angle parking along both the west and south sides of the site. All applicable Ordinance requirements are complied with, and approval of this site plan was recommended.

Mr. Storrs felt that there should be some type of screening to the south for the mobile home park. Mr. Keisling noted that this site and the mobile home park are both M-1 zoned parcels and thus screening was not required.

Edward Dudek, architect, was present on behalf of the petitioners. He stated that the building was used for the construction of X-ray equipment for hospitals and airports. Mr. Storrs asked that any roof-top equipment be screened from view from the south, and inquired as to the location of the dumpster. Mr. Dudek stated no roof-top equipment was proposed on the building addition. The dumpster had originally been located close to the building, but the Fire Department asked them to relocate it. He would be willing to move it into the green area west of the building.

Moved by Chamberlain

Seconded by Wright

RESOLVED, that Preliminary Site Plan Approval, as requested for a 3,360 square foot building expansion, and related parking expansion, on an M-1 zoned site having approximately 189 feet of frontage on the south side of Piedmont east of Stephenson Highway is hereby granted, subject to the relocation of the dumpster to the west side of the site.

Yeas: All Present (5)

Absent: Kramer, Lepp, Waller, Reece

MOTION CARRIED

5. SITE PLAN REVIEW - Proposed Industrial Building Expansion - North Side of Elmwood, East of Livernois - Section 34 (SP-815)

Mr. Keisling explained that a site plan has been submitted for the construction of a 9,000 square foot industrial building expansion, and related parking area expansion, on an M-1 zoned site having 125 feet of frontage on the north side of Elmwood east of Livernois. This building expansion will nearly double the size of the present 9,187 square foot building. The present building was constructed, following the granting of a setback variance by the Board of Zoning Appeals in the 1960's, at a 34.7 foot setback from Elmwood. The site will continue to be served by an existing joint driveway, which also serves the building to the west. All applicable Zoning Ordinance requirements are complied with and approval of this site plan was recommended by the Planning Department.

Charles Bauss, the owner and petitioner, was present and had nothing further to add.

Moved by Wright

Seconded by Thompson

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a 9,000 square foot building addition, and related parking area expansion, on an M-1 zoned site having 125 feet of frontage on the north side of Elmwood east of Livernois is hereby granted.

Yeas: All Present (5)

Absent: Kramer, Lepp, Waller, Reece

MOTION CARRIED

SPECIAL USE REQUESTS

6. PUBLIC HEARING - SPECIAL USE REQUEST AND SITE PLAN REVIEW - Proposed Elementary School - West Side of Livernois, Between Square Lake and South Boulevard - Section 4 (SU-288)

Mr. Keisling explained that a request has been submitted for Special Use Approval, and related Site Plan Approval, for the construction of an elementary school for the Avondale School District, on an 11.2 acre net area assembly of properties having approximately 657 feet of frontage on the west side of Livernois between Square Lake Road and South Boulevard. This request is submitted in accordance with Section 10.30.02 of the Zoning Ordinance which provides for the establishment of public schools on R-1 properties (R-1B, in this case) as Uses Permitted Subject to Special Use Approval. The Avondale District proposes to construct a school which will serve grades K-4 at this location. A private street or drive extends west from Livernois along the north boundary of the site, and serves four residences which are in turn immediately south of the Lambs End Subdivision. One residential acreage parcel (6401 Livernois) lies between the proposed school site and the First United Methodist Church site. Two acreage parcels lie west of the site, and separate it from the Glenmoor Subdivision still further to the west.

Mr. Keisling noted that the site plan indicates that two Livernois Road driveways will serve the site, the northerly one of which lies opposite Hurst Road. The northerly drive is also intended to be the primary bus access to the site, while the southerly drive will serve the proposed parking area. The Planning Department asked that the west end of the proposed "bus loop" driveway be reduced in width, in order to reinforce its intended one-way function. The petitioners have indicated that they do not wish to modify the driveway in that manner. Four foot six inch screenwalls are required in order to screen the proposed parking area from adjacent residential properties. The wall along the south property line should be extended further west in order to more effectively screen the parking area. The wall on the west boundary of the site could also be relocated in order to more effectively screen the parking area. The property owners may of course request waivers or modifications portions of the required screenwalls from the Board of Zoning Appeals. Section 10.30.02-(6) of the Zoning Ordinance also requires that structures or appurtenances related to outdoor recreation purposes shall be set back a minimum of 200 feet from

any property line abutting residential zoning. This requirement will apparently affect only the location of the backstop related to the "future softball field".

Mr. Keisling noted that, at the February 25 Study Meeting, the Commission briefly discussed the effects of establishing this proposed school site without including all or part of the residential acreage parcel immediately to the south. It was felt that, just as in the case of considering proposed church locations, the Planning Commission could consider whether a particular site location or configuration would " - - - negatively impact the potential for the logical extension of single-family residential development in the adjacent area". The parcel to the south of the proposed school site at 6401 Livernois, has a north-south dimension of 167 feet, and extends the full depth of the school site. A 15 foot driveway easement along the south edge of that parcel provides access to a four acre home site which lies to the west. A Sun Oil Pipeline Easement lies immediately north of the residential parcel, on the south edge of the proposed school site. The minimum depth guideline for lots in R-1B Zoning is 135 feet. If the parcel at 6401 Livernois was to be divided into lots, presumably fronting on a street along the south edge of the property, a portion of the street right-of-way would thus have to be provided by the Methodist Church, and would involve a portion of their present parking and drive area. Although such a residential configuration could feasibly occur in the future, there is of course no assurance of the availability of the necessary street right-of-way at this time. The petitioners' have been advised of the Commission's concern relative to the southerly extent of the proposed school site.

In response to Mr. Storrs' question, Mr. Keisling stated that the site plan shows the pipeline to the south of the property, but that the survey indicates that the pipeline is located on the school site. Mr. Keisling stated that the property is still developable with the pipeline. In response to Mr. Chamberlain's question, Mr. Keisling indicated that it was his understanding that a shallow-sloped unfenced detention area was proposed in the front yard of the school. In response to Mr. Wright's question, Mr. Letzmann commented that the State Superintendent of Public Instruction has jurisdiction over the plans and site plans for school buildings, thus giving the Planning Commission limited power regarding Site Plan Approval. As far as Special Approval, however, he felt that the Planning Commission has the authority to approve or deny with proper reasons.

Paul Corneliussen, architect with Roy French Associates, was present along with Dr. Jim Bird, Avondale Superintendent of Schools. He stated that the new elementary school would take the place of Stiles Elementary School in Rochester Hills and would require some redistricting. Approximately 400 students would attend this school in Grades K-4. They may go before the Board of Zoning Appeals to soften the screening requirements. Mr. Starr felt that they needed to extend the south screenwall further to the west. Mr. Chamberlain was concerned that the school district was planning on leaving the existing home. Mr. Corneliussen stated that the district would split that site off and sell it at a later date. Mr. Chamberlain noted the situation at the Athens High School site, and felt that the District should remove the house and use that area as part of their site. In response to Mr. Thompson's question regarding the rationale for selecting a site in Troy rather than Rochester Hills, Dr. Bird explained that the Avondale District serves four communities. They presently do not have a school in Troy, and approximately 1/3 of their students reside in Troy.

The Public Hearing was declared open.

Mark Lobanoff of 61 Melanie Lane stated that he lives north of the project and had come to the meeting to see the site plan. One of the Commissioners gave him a copy of the site plan.

Chris Walter of 6545 Livernois stated that he lives directly north of the site, and that his home fronts on Livernois. He was concerned about the removal of trees. Mr. Corneliussen stated that 7 trees would be saved and the rest, which are generally of little value, will be removed. Mr. Walter asked if there would be any kind of screening for the four residents on the private street immediately to the north. Mr. Keisling explained that screening was only necessary for the southernmost part of the site where there would be parking. The school building itself would serve as a screen between the parking and the area to the north. Also in response to Mr. Waller's question, Mr. Keisling stated that no sidewalks would be built on the north side of the site, as that is a private road (easement).

Dan Lane of 6401 Livernois felt this proposal would make his parcel, and that of the neighbor's to the rear of his property, undevelopable. He would like the school to purchase his property at the price they previously offered. He then asked if his property could be developed with just a 40 foot easement for street purposes. Mr. Keisling stated that that was possible under the Unplatted One Family Residential ("Site Condominium") language in the City's Zoning Ordinance. Mr. Lane stated that his lot was only 167 feet in width and a 40 foot easement would be his only possibility. He did not feel that it was fair that his and his neighbor's property would become undevelopable as a result of the construction of a school.

No one else wished to be heard.

The Public Hearing was declared closed.

In response to Mr. Storrs' questions as to how the surrounding property could be developed, Mr. Keisling commented some of the concerns raised when the Lambs End Subdivision was presented and developed. He also noted the concerns raised when a subdivision was presented which involved the northerly portion of the now-proposed school site. Hurst Street could, in the future, be extended from the Glenmoor Subdivision. The water course running north and south through the area to the west of the proposed school site will have an impact on the developability of that area. A private street situation such as that immediately to the north of the proposed school site has not been permitted for over thirty years. Mr. Storrs felt that a sub-standard street situation should not be encouraged, when the development could be done properly. Mr. Wright commented that he did not have a problem with the site plan, but with the properties lying to the north and to the south.

Moved by Storrs

Seconded by Thompson

RESOLVED, that action on Special Use Approval and related Preliminary Site Plan Approval as requested for the establishment of an elementary school serving the Avondale School District on an 11.2 net area R-1B zoned site having approximately 657 feet of frontage on the west side of Livernois between Square Lake Road and South Boulevard be tabled to the March 25 Study Meeting for further study.

Yeas: All Present (5)

Absent: Kramer, Lepp, Waller, Reece

MOTION CARRIED

SUBDIVISIONS

7. PRELIMINARY PLAT - TENTATIVE APPROVAL (Re-submittal) - Elm Court Park Subdivision - South Side of South Boulevard, East of Coolidge - Section 5

Mr. Keisling explained that this proposed subdivision, involving 15 lots and a proposed open space area within a 13.5 acre site, lies in the area south of South Boulevard and east of Coolidge Road, and abuts the Forest Creek Subdivisions. The street pattern consists of the westerly extension of Elm Drive into a cul-de-sac, and a street extending north toward the South Boulevard frontage. Substantial wetland areas lie within and adjacent to this property. The developers have carried out preliminary wetland investigations, and have advised the Michigan Department of Environmental Quality regarding same. An MDEQ permit must be obtained before construction can begin in areas such as this. Their position cannot be determined in advance of Tentative Preliminary Plat Approval.

Mr. Keisling stated that this proposed subdivision is to be developed in accordance with the "Subdivision Open Space Plan" provisions applicable to the subject R-1B Zoning District. Very few of the lots, however, take advantage of the lot reduction available. Typical interior lot widths are 90 feet, the same as those developed in the adjacent Forest Creek Subdivisions under the lot-averaging approach. The use of the Open Space Option does enable slightly reduced setbacks, and thus improves the buildability of several of the lots, taking into consideration the overall development restrictions resulting from wetland areas, etc. The westerly portion of the south boundary of the site abuts Forest Creek Lake, which also serves as a stormwater retention basin for a portion of the Forest Creek Subdivisions. That lake can also provide stormwater retention facilities for the proposed subdivision. At the same time, the subdivision developers have indicated a willingness to combine their proposed development with the Forest Creek Subdivisions, so that the proposed open space area can provide a substantial "lake access parcel" and open space area for the overall Forest Creek development.

Mr. Keisling noted that a relatively unusual situation is indicated in the area of Lots 11-15, where an apparent wetland area extends through a portion of the orchard now in that area. Preliminary wetland investigation indicates that the wetland in that area is apparently less significant than that in the area to the west. At this point, however, the developers are proposing to extend driveways across the wetland area to the building sites to the south. The staff has requested copies of soil studies and soil borings done throughout this site, in order to further understand the variety of conditions involved. Not surprisingly, some of the comments received from adjacent residents include the suggestion that access to this site should occur from South Boulevard, and not from Elm Drive. In this regard, the Planning Department would recommend that the future extension of the proposed north-south street extend through to South Boulevard, rather than ending in another cul-de-sac. Tentative Approval of this Preliminary Plat was recommended by the Planning Department.

George Norberg of Seiber, Keast Engineering was present along with Rick Rosin, representative of the developers. Mr. Norberg noted that they planned to have a wood chip path, along with a temporary construction road to South Boulevard.

They plan on having the detention basin discharge into the wetland area and also are planning to berm the edges of the property, where feasible.

Randy Strozynski of 6859 Mountain noted that the previous plan had been significantly different. He felt that the developers should take the new proposal to the Forest Creek Homeowners Association for their input before any action is taken. He was concerned that the new residents be required to contribute to the funding for any entrance signs and water retention. Mr. Chamberlain noted that the resolution to the City Council could state that the developers be required to meet with the adjacent homeowners association prior to Council approval. Mr. Rosin noted that they had met with the homeowners association last year, and had discussed matters such as berming the perimeter of their site. They wished to create their own identity with the inclusion of signage, berming, etc.

Joan White of 2711 South Boulevard noted that her property abutted the proposed subdivision. She wanted berming between the lots on South Boulevard and the new subdivision. Mr. Rosin said that the berming would not be problem. Mr. Storrs inquired as to whether the new subdivision residents would have to participate in the maintenance of the existing pond if they were to use it for detention. Mr. Norberg noted that the proposed subdivision did not have to depend on the existing retention pond. Jerry White of 2711 W. South Boulevard asked about tying into sanitary sewers, once the subdivision is developed. Mr. Keisling noted that sanitary sewers are typically run to the edge of the developer's property. The adjacent residents should, however, contact the Engineering Department regarding potential sanitary sewer extensions.

Moved by Chamberlain

Seconded by Thompson

RESOLVED, that the Planning Commission hereby recommends to the City Council that Tentative Approval be granted to the Preliminary Plat of Elm Court Park Subdivision, in the area south of South Boulevard and east of Coolidge, with the understanding that Department of Environmental Quality actions may, in the future, reduce the number of buildable lots within this proposed subdivision. This recommendation is made with the understanding that the developers will meet with the Forest Creek Homeowners Association, before City Council consideration.

Yeas: All Present (5)

Absent: Kramer, Lepp, Waller, Reece

MOTION CARRIED

CONSENT JUDGMENT ACTIONS

8. PROPOSED CONSENT JUDGMENT AMENDMENT - Northeast Corner of Kirts Boulevard and Troy Center Drive - Section 28 (SP-441)

Mike Pudists, Yamasaki; Larry Michael, CB Commercial

Mr. Keisling explained that, in 1981, the City entered a Consent Judgment to resolve the zoning litigation in the case of the Rosso, Messer, Schell Partnership v City of Troy. This action involved a 6.8 acre parcel at the northeast corner of Kirts Boulevard and Troy Center Drive. The Consent Judgment basically limits the use of that property to those uses permitted within the O-1 District, with the inclusion of the "Office Development Option" provisions, which enable height flexibility and require additional landscaping. A site plan was subsequently submitted and approved for an office building on the south half of the subject property, but construction never proceeded. In recent months the City Manager and other staff have been discussing, with representatives of CB Commercial and the Candlewood Hotel Corporation, the potential development of the subject property with an office building and a three-story "extended stay" hotel. The hotel would of course not be permitted within O-1 Zoning. Troy's original zoning provisions accommodating hotels appear in the B-3 District. The proposed Candlewood extended stay hotel meets or exceeds these standards, with the exception that occupancies longer than 30 days are basic to the proposed operation. The City later adopted standards for the establishment of extended stay hotels within RM-2 (Multiple-Family Residential Mid-Rise) Districts, at the time of the proposed development of the Residence Inn, on the east side of Livernois south of I-75. Reference to the proposed site plan at Kirts and Troy Center Drive will indicate that the proposed Candlewood Hotel development will not meet several of the RM-2 District Standards. In order to enable this two-part development to proceed at the indicated location, Candlewood, as the prospective purchasers of the property, have requested an amendment to the Consent Judgment. The City Council has set a hearing in order to consider this proposed amendment at their Regular Meeting of March 17, 1997, and has referred this matter to the Planning Commission for review, comments and recommendations. In preparation for the February 25, 1997 Study Meeting, a brochure explaining the proposed development, a large-scale site plan, and a copy of a draft text for the proposed Consent Judgment were distributed to the Planning Commission.

Mr. Keisling stated that the proposed site plan reflects several of the comments conveyed in the staff's discussions with the petitioners, including such elements as a cross-connection drive to the Top of Troy site to the north. Following discussion the February 25, 1997 Study Meeting, a letter was sent to Jeffery Hitz of Candlewood, conveying some of the questions and matters raised. The Candlewood representatives are prepared to respond to this letter.

Mr. Storrs asked, from a Planning standpoint, why should the City support this proposal? Mr. Keisling commented that the Planning Commission and the City Council should determine whether or not a proposed extended stay hotel, at this location, would provide a reasonable and desirable support use for the major adjacent office area.

Jeffrey Hitz of the Candlewood Hotel Company was present along with Mike Pudists, their architect, Al Kiriluk of Kirco Corporation, and Mimi Sale and Larry Michael of CB Commercial. Mr. Hitz explained that they were not interested in developing the office portion of the site and had thus chosen Kirco for that portion of the project. The Candlewood Hotel is a joint venture between Jack DeBoer, founder of Residence Inns, and Doubletree Hotels. Their standard rooms are 350 square feet in area, while their suites are 525 square feet in area. Approximately 25% of the units proposed at this location will be suites. All units include kitchen facilities and many amenities. The primary tenant of the proposed 47,000 square foot office building will be GMAC Mortgage. The proposed hotel and office building will be compatible in appearance. He felt that the benefits of their proposal would be (1) lower overall density; (2) less traffic; (3) less population; (4) a good transition between the office area to the north and the residential area to the south; (5) an office building meeting the demand which is now present in Troy; (6) property tax revenue for the DDA; (7) the filling of a strong business need for this type of facility. He then distributed materials including a letter of support from the Strathmore Village Condominium Association, and supporting comments from the travel representatives of businesses in the area. In response to Mr. Storrs' question, Mr. Hitz stated that their rates compared to the Residence Inn in the following manner: a suite room will be \$5-10 less and a studio room will be \$20-25 less. The Residence Inn prices average \$92.00 per day and they are 95% full. Mr. Kiriluk stated that he was pleased to be a part of this project, and that it would be his third project with Candlewood. He felt that the proposed hotel was important to the health of the business community, particularly as it will provide for new employees/transferees in the area. He commented that GMAC is currently located in three different buildings in Troy, and until this office space was proposed, they were considering leaving the City.

The Commission discussed the proposed development, and its relationship to the area. Mr. Keisling recommended that the proposed Consent Judgment text be revised to include language which would prohibit any permanent residence in the proposed hotel, other than the proposed manager's suite.

Moved by Thompson

Seconded by Chamberlain

RESOLVED, that the Planning Commission hereby recommends to the City Council that the following action be taken in relation to the proposal to amend the Consent Judgment entered in the case of the Rosso, Messer, Schell Partnership v City of Troy, in relation to the 6.83 acre parcel at the northeast corner of Kirts Boulevard and Troy Center Drive:

Amend the text, and include the proposed graphic exhibits generally in accordance with the proposal submitted on this date, with the inclusion of language which would prohibit any permanent residence in the extended stay hotel, other than the manager's suite.

Yeas: All Present (5)

Absent: Kramer, Lepp, Waller, Reece

MOTION CARRIED

The Commission recessed from 9:15 to 9:25 P.M.

REZONING PROPOSALS AND TEXT AMENDMENTS

9. PUBLIC HEARING - PROPOSED REZONING - East Side of Crooks, South of South Boulevard - Section 4 - B-1 to B-3 (Z-460)

Mr. Keisling noted the memorandum which that the Planning Commission had received, dated February 26, 1996 which explained the background of the action taken in April of 1996 to rezone the 1.7 acre B-1 zoned "Troy North Shopping Center" site, surrounding the vacant B-3 zoned parcel at the southeast corner of Crooks Road and South Boulevard, from B-1 (Local Business) to B-3 (General Business). The owners of the Troy North Shopping Center, represented by Jim Straith, also

own the 1.25 B-1 zoned site immediately to the south, which presently contains two strip-type office buildings. Among the alternative development configurations being considered by Mr. Straith over the past year was the potential expansion of the shopping center to include a drug store, potentially with drive-up facilities. This development approach is now apparently the primary direction being considered. In order to provide adequate area for such a project, both the vacant corner parcel and a portion of the B-1 zoned office site to the south will be necessary. In the latter case, it is proposed that the office building nearest to Crooks Road will be removed in order to provide for the proposed new construction. In order to further accommodate this proposed development, Mr. Straith has requested rezoning of the southerly parcel, which has 108 feet of frontage on Crooks Road, from B-1 to B-3.

Mr. Reece arrived.

Mr. Keisling stated that as indicated in the course of the discussion of the adjacent rezoning proposal, the series of Master Land Use Plan Amendments proposed in the northerly portion of the City include revising the "Local Service Area" designations in the Troy quadrants of the Crooks-South Boulevard intersection to the larger-scale "Community Service Area" designations. The proposed designations typically apply in those larger residential-serving major thoroughfare intersection areas where the intersection development is focused on a larger complex such as a supermarket-based shopping center like the Northfield Commons Center at Crooks and South Boulevard. In several instances, B-3 zoning has been applied to properties in secondary quadrants of Community Service Areas, while the staff has typically not supported the application of that zoning classification in Local Service Areas. Due to the change which has occurred in the character of this intersection area, and the pending Master Land Use Plan Amendment, approval of this request for rezoning from B-1 to B-3 was recommended by the Planning Department.

James Straith, the petitioner, was present and had nothing further to add.

The Public Hearing was declared open.

No one wished to be heard.

The Public Hearing was declared closed.

Moved by Wright

Seconded by Chamberlain

RESOLVED, that the Planning Commission hereby recommends to the City Council that the request for the rezoning of a 1.25 acre parcel having 108 feet of frontage on the east side of Crooks Road south of South Boulevard, from B-1 (Local Business) to B-3 (General Business) be granted, as such rezoning will enable enhancement of the present commercial development in this area, consistent with the proposed Master Plan designation.

Yeas: All Present (6)

Absent: Kramer, Lepp, Waller

MOTION CARRIED

10. PUBLIC HEARING - PROPOSED REZONING - North Side of Long Lake, West of Coolidge - Section 7 - R-1B to CR-1 (Z-468)

Mr. Keisling explained that a request has been submitted for the rezoning of the 2.69 acre triangular-shaped lot having 164 feet of frontage on the north side of Long Lake Road west of Coolidge Road, from R-1B to CR-1 (One Family Residential-Cluster). The property owner and petitioner, Tom Strat, has requested this rezoning in order to enable the construction of five residential units on the property, a density which would be no greater than that permitted under the present R-1B classification. In addition to the relatively odd shape of the site, it is encumbered, along its southeast boundary, by the floodplain of the Rouge River, which separate this site from the O-1 zoned Standard Federal Bank site to the east. The floodplain encompasses approximately one acre of the site.

Mr. Keisling stated that the subject parcel, which is Lot 118 of Chelsea Village Subdivision No. 1, was designated as a "church site" as a part of the Northfield Hills "planned neighborhood development preliminary plan". Action was taken to establish this designation on the property at the request of the then owners, Levitt Residential Communities, at the time they were processing the subject subdivision plat. As a result of that action, the Cameron Drive cul-de-sac was ended in the area north of this site. The relatively small size and unusual shape of this site have most likely contributed to the fact that it has not

developed in the originally-intended direction. Requests for rezoning to the O-1 classification have been denied on two occasions in the 1980's.

Mr. Keisling noted that the present and proposed Master Land Use Plan indicate Low-Density Residential Use in the area lying west of the Rouge River. The text of the CR-1 District (Article XI of the Zoning Ordinance) includes several criteria upon which the City can base actions to apply CR-1 zoning. Those criteria include parcels with major road frontage which abut Non-Residential Districts, parcels involving significant natural features such as wooded areas, and parcels having unusual or difficult topographic conditions which would limit developability (such as the floodplain). On these bases, approval of this request for rezoning from R-1B to CR-1 was recommended by the Planning Department.

Mr. Keisling explained that it is his understanding that Mr. Strat is not certain that his proposed development will include attached units. He has, however, submitted a preliminary site plan, along with the floor plans indicating how five dwelling units could potentially be attached, in accordance with the limited attachment provisions of the CR-1 District.

Thomas Strat, the petitioner, was present. He stated that he intended to live in one of the units and that they would be marketed as condos. He wanted them to be as maintenance free as possible. He also noted that they would be 2800-3000 square feet in size and they would be priced at approximately \$300,000.

The Public Hearing was declared open.

Brian Cummings of 5062 Cardinal stated that he was opposed to the proposal because of the loss of the woodland beauty in the area. Lynn Cummings of 5062 Cardinal was also opposed. She was concerned about the impact on the floodplain, and noted that the total square mile is single family residential, except for the KinderCare and Standard Federal facilities. She felt that condominiums would destroy the character of the neighborhood, and that they should be limited to the area east of Coolidge. She also mentioned concerns regarding traffic on Cardinal Drive, and inadequate parking.

Wilma Gillespie of 5139 Cameron was concerned about the potential additional density in the area. She noted the existing bank, day care center, and office building, as well as the high school and condominium developments in the area to the east.

Jim Northford of 4962 Rivers Edge, in the Oak River Subdivision, felt that the impact on the value of adjacent homes should be considered. He was also concerned about traffic safety and potential density.

In response to Mr. Chamberlain's question, Mr. Keisling confirmed that the potential development could not exceed the density permitted under R-1B zoning, due in part to the development restrictions in this portion of the Evergreen Sanitary Sewer District.

Larry Ware of 5081 Cardinal felt that the proposal would set a new standard, in that it would have just a single access street.

No one else wished to be heard.

The Public Hearing was declared closed.

Mr. Chamberlain stated that the Commission was not setting a new standard. When Northfield Hills was developed, there was no provision for a stub street into this property as it had been set aside for a church. Mr. Wright and other Commission members felt that the subject property is very difficult to develop, and that development under the CR-1 zoning classification may be the most feasible approach. They noted that Mr. Strat has a right to develop his property, and that adjacent residents could have purchased the property if they did not want it to be developed. In response to Mr. Storrs' question, Mr. Keisling explained that the minimum CR-1 rear yard setback is 35 feet, as compared to 45 feet in R-1B. The potential development approach would, however, enable much greater setbacks from the adjacent properties, along with more preservation of the wooded area than that which could occur under typical single family residential development.

Moved by Wright

Seconded by Storrs

RESOLVED, that the Planning Commission hereby recommends to the City Council that the request for the rezoning of an irregularly-shaped 2.69 acre parcel, having 164 feet of frontage on the north side of Long Lake Road west of Coolidge, from R-1B to CR-1 (One Family Residential-Cluster) be granted, as such rezoning will enable reasonable development of the property in a manner consistent with the low-density residential direction of the Master Land Use Plan.

Yeas: All Present (6)

Absent: Kramer, Lepp, Waller

MOTION CARRIED

11. PUBLIC HEARING - PROPOSED REZONING - South Side of Long Lake, East of Rochester - Section 14 - R-1C to O-1 (Z-647)

Mr. Keisling explained that a request has been submitted for the rezoning of a three-lot parcel having 300 feet of frontage on the south side of Long Lake Road east of Rochester Road from R-1C to O-1 (Office Building). The site plan submitted with this request indicates the potential construction of a two-story 35,000 square foot office building. The subject site lies directly east of two developed O-1 sites, and directly across Long Lake Road from the Long Lake Plaza Shopping Center.

Mr. Keisling stated that the Master Land Use Plan indicates a "Community Service Area" in the Long Lake-Rochester intersection area. The B-2 zoning which resulted in the development of the Long Lake Plaza Shopping Center was established in 1967 or 1968. Over the years the Commission has had numerous discussions regarding the most appropriate zoning and land use direction in the southerly Long Lake Road frontage opposite the Long Lake Plaza site. The most recent discussions occurred in conjunction with a request for the establishment of a nursery school on a portion of the area now proposed for rezoning. In the course of that discussion, one of the alternative directions suggested was that the subject property be zoned in an O-1 classification, and that a potential day care site could then be established, as a "transitional use", at the easterly end of the ultimate O-1 zoned area. In any event, it is the opinion of the Planning Department that O-1 zoning represents a reasonable and defensible zoning classification for the subject property, and one which would be compatible with both the commercial area to the north, and the residential area to the south and east. It was, therefore, the Planning Department's recommendation that this request for rezoning be approved.

Syed Taqi, Realtor, was present, along with the petitioners, Michael Raezler, Waleed Mammo and Alfred Santana. Mr. Raezler presented renderings of the proposed office building.

The Public Hearing was declared open.

Nancy Zebracki of 1220 E. Long Lake was present and was very much opposed to the rezoning. She stated that there is a vacant lot between her home and the site. The present traffic and commercial activity in the area creates many problems. The proposed development and the pending road reconstruction will make these problems worse.

Mr. Santana noted that the homes in the area proposed for rezoning were apparently built in the 1940's, and the area is no longer suitable for residential use. He felt that an office building with nice landscaping would improve the value of adjacent homes.

Dr. Mammo, a dentist, stated that he planned to move his practice to this location. Three or four other doctors, presently located at Nine Mile and Coolidge would also be relocating to this site.

No one else wished to be heard.

The Public Hearing was declared closed.

In response to Ms. Zebracki's concerns, Mr. Chamberlain commented that the planned reconstruction of Long Lake Road would help the property values in the area. He and other Commission members felt the subject site was a good location for an office building, considering the shopping center across Long Lake Road.

Moved by Wright

Seconded by Storrs

RESOLVED, that the Planning Commission hereby recommends to the City Council that the request for the rezoning of property having 300 feet of frontage on the south side of Long Lake Road east of Rochester Road, from R-1C to O-1 (Office Building) be granted, as such rezoning will enable development which will relate properly to both the non-residential and the residential zoning and development in the adjacent area.

Yeas: All Present (6)

Absent: Kramer, Lepp, Waller

MOTION CARRIED

12. PUBLIC HEARING - PROPOSED REZONING - South Side of Lowry, East of Heide - Section 28 - R-1C to C-F (Z-646)

Mr. Keisling explained that in June of 1996, in part due to concerns expressed by Commission Member Dave Waller, efforts began to encourage the Michigan Department of Transportation to seek a location for their proposed "ATIS" (Advanced Traveler Information System) communications tower, other than the site then proposed in the southwest quadrant of the I-75/Big Beaver Interchange. Numerous meetings and efforts followed, involving representatives of MDOT, and Rockwell as their consultants, the City, the Chamber of Commerce, other communications providers, and the community at large. The most recent evidence of the results of these efforts occurred on Monday February 17, 1997, when the City Council authorized the purchase of a parcel on the south side of Lowry Street, in the area west of Livernois immediately south of I-75, for use as a communications antenna tower site. As an example of an extremely high level of potential "co-location", this proposed structure will accommodate facilities for MDOT, the City of Troy (Police and Fire Communications), and two private PCS providers, AT&T and Sprint. As now proposed, the tower structure and antenna facilities presently located on the Civic Center site will be removed, and new antenna facilities will be placed on the proposed Lowry Street structure.

Mr. Keisling stated that, in order to place the subject public use site in a proper zoning category, this Public Hearing has been established in order to consider rezoning of the parcel from R-1C to C-F (Community Facilities). The subject site has 260 feet of frontage on Lowry Street and is approximately 169 feet in depth. A potential street right-of-way was established along the east edge of the site, in conjunction with the vacation of the former Virgilia Street right-of-way within the Handleman Company site to the southwest. Rezoning of this parcel from R-1C to C-F was recommended by the Planning Department.

The Public Hearing was declared open.

Tom Christenson, realtor, and Ron Sloan, developer, were present on behalf of some of the Lowry Street residents. Mr. Christenson stated that he and Mr. Sloan had been instrumental in moving the MDOT tower to this site. They had planned on consolidating the whole area into a site for a large movie complex, and in turn would have given the City the land needed for the tower. Now the City was taking one acre away from their potential site and the tower would be located near a day care center. He was concerned about any microwaves in area. One of the residents has lived on Lowry for 52 years. They have tried to work with the City for the past 6 years. He felt that a study of this area was needed. Mr. Thompson inquired if Mr. Christenson had a purchase agreement prior to the City acquiring the property. Mr. Christenson stated that they had an agreement but they had lost their financing. His prime concern was that there be no misunderstanding in the future. He noted that the residents want to sell their property. He felt that this rezoning made their site more difficult to work with. Mr. Wright noted that the tower abutted their site and that they still had approximately 15 acres to work with.

In response to Mr. Chamberlain's question, Mr. Letzmann stated that MDOT is ready to begin right away. Rezoning is not essential for the placement of the tower, but it was felt to be appropriate in view of the potential public uses. In response to Mr. Storrs' question, Mr. Letzmann stated that the City does own the property and that it had been a voluntary sale.

John Major stated that he was present on behalf of his mother, who lives in the area near Heide. He was concerned about the elderly residents in the area, and the health and safety issues, noting that there would be several microwave dishes on the tower and a chance that teens would try to climb the tower. He felt that there was a need to move residents out of the area at the same time as the tower is constructed. His brother, Ron Major, was also present. They asked that the City work with Christenson, Sloan, and those involved with the tower construction, in order to assure the safety of those presently in the area.

Ronald Sloan stated that he has been trying to develop this area for 24 years. He read a comment from a letter he had received from Jim Bacon, City Manager. He stated that he would have dedicated property to the City as a part of his proposal. He did not see a need to rezone his property from O-S-C to a commercial classification. He felt that the City would have more control if a text amendment was made to allow theaters in O-S-C Districts. That way if the theater moved out, the City would not have to be concerned that a mall or other commercial use could move in.

Richard Hughes of 3252 Louis felt that this was spot zoning and was opposed to it. He felt that the Commission should "treat the City in the same manner as any other resident in the City". The City should buy the whole area not just a little piece of it. Mr. Wright explained that the proposed rezoning would clearly indicate the public use intent for the property, and that it was not spot zoning. This proposal would allow a high level of co-location, and would thus avoid additional towers.

Mr. Sloan felt that an overall use or development plan should be determined for this area. He noted the "Entertainment District" text contained in the Livonia Ordinance.

Mr. Keisling noted that the Sloan property and others in the area have been zoned O-S-C for over 20 years, and that Zoning District still represents a reasonable direction for development in this area. The Commission indicated that they would be willing to discuss specific development proposals with Mr. Sloan and Mr. Christenson at a future Study Meeting.

No one else wished to be heard.

The Public Hearing was declared closed.

Moved by Thompson

Seconded by Wright

RESOLVED, that the Planning Commission hereby recommends to the City Council that the proposed City-owned antenna site, having 260 feet of frontage on the south side of Lowry Street east of Heide Street be rezoned from R-1C to C-F (Community Facilities) in order to place this site in a classification which properly reflects the public uses intended for the site.

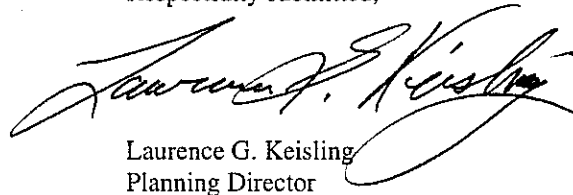
Yeas: All Present (6)

Absent: Kramer, Lepp, Waller

MOTION CARRIED

The meeting was adjourned at 11:15 P.M.

Respectfully submitted,



Laurence G. Keisling
Planning Director

LGK/eh