

The Regular Meeting of the Troy City Planning Commission was called to order by Chairman Thompson at 7:30 P.M. on Tuesday April 9, 1996 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present: Thompson Chamberlain
Starr Storrs
Lepp Reece

Absent: Wright
Kramer
Waller

Moved by Reece

Seconded by Starr

RESOLVED, that Commissioners Kramer, Waller and Wright be excused as they are out of the State.

Yeas: All Present (6)

Absent: Kramer, Waller, Wright

MOTION CARRIED

2. PUBLIC COMMENTS

No one wished to be heard.

MASTER PLAN PROGRAM

3. PUBLIC HEARING - MASTER LAND USE PLAN AMENDMENT - Butterfield Street Area (#25)

Mr. Keisling explained that, following a Public Hearing at the March 12 Regular Meeting, action was tabled on a request for R-1C to RM-2 rezoning of a series of parcels totaling approximately 18 acres in area, on the north and south sides of Butterfield Road west of Crooks Road, in order to provide an opportunity to hold a Public Hearing to consider a potential Master Land Use Plan Amendment in this area. The Amendment originally proposed involved the placement of High-Density Mid-Rise Residential land use designations in the area north and south of the Butterfield Road frontage, extending generally from the area of the Todd Street right-of-way east to the west side of the area presently designated for Non-Center Commercial use in the Crooks Road frontage north of Butterfield. The present "Low-Rise Office" use designation will continue in the Crooks Road frontage extending south from Butterfield Road, as well as in the area south of Butterfield extending west from Todd Street (extended). As a follow-up to concerns expressed by a representative of the property owner at the northeast corner of Butterfield and Todd Streets, some of the Commission members suggested that consideration should be given to other alternative Master Plan, Zoning or Land Use patterns in this area, particularly in relation to the northeast quadrant of the Butterfield/Todd area. The petitioners in the rezoning matter were also asked to consider the feasibility of acquiring additional land extending west from their present holdings to Todd Street. At the April 2 Study Meeting, the Commission discussed both the original Master Plan Amendment proposal, and an alternate proposal now designated as Alternate "B", which would include retaining the Low-Rise Office designation in the northeast quadrant of the Butterfield-Todd intersection. It was further suggested that, if that alternative plan is followed, the westernmost lot under the rezoning petitioners' control (Lot 32 at 1840 Butterfield) should be removed from consideration for rezoning at this time. Such an approach could provide for the ultimate assembly of a larger office site in this area, potentially involving the re-shaping of the present parking area serving the existing office building to the north.

Mr. Keisling noted that, at the Public Hearing on the rezoning, the petitioners provided some additional comparative information in support of their zoning and development proposals. Copies of this information, and other additional background materials, were included in the materials distributed to the Commission with the agenda for this meeting.

Mr. Keisling stated that, as indicated in previous discussion of this matter, it is the opinion of the Planning Department that multiple-family residential use in this area would relate well to the existing and potential development in the adjacent area, and would clearly help to support the development and life of the Big Beaver Corridor. The reduced potential traffic impact, along with the relatively limited or non-existent potential economic impact of such a Master Plan and development direction change, would also be beneficial on an overall basis. They, therefore, support the direction of amending the Master Land Use Plan from Low-Rise Office use to High-Density Mid-Rise Residential use in this area. The Commission then noted that actions to adopt or amend Master Plan Elements in accordance with the Municipal Planning Commission Act require the affirmative vote of at least six Planning Commission members, following a Public Hearing.

The Public Hearing was declared open.

Jeff Roberts and other representatives of Village Green Residential Properties were present. Mr. Roberts noted that they had considered comments from the Planning Commission and from the audience at the rezoning hearing, and had tried to identify solutions. They have now secured Lot 43, abutting the church site on the south side of Butterfield. They propose to use that lot as their detention basin for the total site instead of the previous proposal for an underground storm water detention facility in conjunction with reflecting ponds within the development. The basin would be landscaped and would include wrought iron ornamental fencing the same as the rest of the proposed development. In relation to the home site at the northeast corner of Butterfield and Todd, he noted that this parcel is separated from their property by an existing office parking area. Due to this isolation, they could not address the use of the corner parcel as a part of their development. He felt that Alternate Plan "B" would be the fairest plan for Mrs. Clayton, the property owner at 1936 Butterfield, as there would be a total of approximately 3 acres east of Todd which would be planned for Low Rise Office use. His organization would support this alternate plan. They have recently submitted an offer for the purchase of the two-lot home site which presently divides their property on the north side of Butterfield (Lots 30 and 31) but have not completed the purchase of that parcel as yet. Mr. Roberts presented a plan indicating the use of this two-lot parcel as a future phase of their development, involving just a single building similar to those in the first phase.

Patricia Clayton of 1936 Butterfield and her daughter were present. Mrs. Clayton stated that of the alternate plans presented, she would prefer Alternate "B", but would prefer to have her home purchased by the petitioners as a part of their development. She felt that her lot could be used as part of the proposed "streetscape" concept. She stated that she has never had an offer for the purchase of her property. In a response to a question from the Commission, Mr. Letzmann confirmed that the Commission could not compel a developer to acquire additional property in conjunction with a rezoning request. Mr. Thompson noted that proposed Alternate Plan "B" would still provide for Low-Rise Office development in the area of Mrs. Clayton's property. She and her daughter asked if her property would be included in a Special Assessment District for Butterfield paving. Mr. Keisling explained that that determination could only be made by the City Assessor and the City Council. He noted, however, that the Clayton property presently has paved street frontage on Butterfield. This situation may reduce the likelihood of an additional assessment if a Special Assessment program is proposed. Mrs. Clayton then asked that no changes be made before they could get further information as to matters such as a potential assessment. Mr. Chamberlain noted that the Master Plan Amendment under consideration at this point would not change the zoning per se. Rezoning is a separate action requiring City Council approval. The Claytons then emphasized that they were definitely opposed to the rezoning of their property to a multiple-family residential classification.

Kay Farnell of 2950 Todd stated that she was vice-president of the Farnell Equipment Company. They have operated their business from this O-1 zoned site for over 20 years. She did not want the classification changed.

No one else wished to be heard.

The Public Hearing was declared closed.

Mr. Starr stated that, on the basis of present and potential development in the Butterfield-Todd area, he favored Alternate Plan "B". Referring to the original Master Plan Amendment proposal as Alternate Plan "A", Mr. Reece stated that it was his opinion that this approach was more appropriate for the long-term future of the area. In response to Mr. Storrs' question as to the potential size of the proposed residential development, Mr. Roberts stated that his company was satisfied with the potential 310 unit development, and they were not interested in a significantly larger development at this time. Mr. Reece noted that the existing parking lot serving the building including the Kyoto Restaurant could be reconfigured to facilitate further residential development in that area. Mr. Storrs and Mr. Chamberlain indicated their preference for Alternate "B". Mr. Keisling noted that Alternate "B" was somewhat similar to a "Local Area Plan", and that if the Commission felt that a further plan modification was necessary in the future, such could be considered and enacted.

Moved by Storrs

Seconded by Starr

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 Alternate Plan

"B" as presented on this date, to indicate "High-Density Mid-Rise Residential" use in the area north and south of Butterfield Road, while retaining "Low-Rise Office" use in the easterly Todd Street frontage 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 (6)

Absent: Kramer, Waller, Wright

MOTION CARRIED

TABLED ITEMS

4. **PROPOSED REZONING** - North and South of Butterfield, West of Crooks Road - Section 29 - R-1C to RM-2 (Z-638)

Mr. Keisling explained that, as indicated in the previous item, action was tabled on this matter following a Public Hearing at the March 12 Regular Meeting, in order to provide an opportunity to hold a Public Hearing to consider a potential Master Land Use Plan Amendment in the Butterfield Street area. The proposal is for the rezoning of a series of lots on the north and south sides of Butterfield Road west of Crooks Road, from their present R-1C classification to the RM-2 (Multiple-Family Residential Mid-Rise) classification. The petitioners, Village Green Residential Properties, propose the construction of a two-phase to three-phase luxury apartment development comprised of buildings of 3 1/2 to 4 residential floors over parking, thus qualifying for the density factor available to buildings in the 5 story to 8 story range within the RM-2 District.

Mr. Keisling stated that the property assembly achieved to date by the petitioners has enabled them to comply with the City's general direction that rezoning should occur only on a larger-scale or overall basis, rather than a lot-by-lot basis in this area. On the basis of the Planning Commission's action on the Master Land Use Plan Amendment, he recommended that the rezoning action proceed, with the exception of the westernmost lot under the petitioners' control on the north side of Butterfield (Lot 32 at 1840 Butterfield). On this basis, the rezoning would involve 20 lots totaling approximately 20 acres in area, including the two-lot home site addressed at 1800 Butterfield, which is not presently under the petitioners' control. Mr. Roberts stated that he supported this rezoning direction, excluding their westernmost lot on the north side of Butterfield. This approach would retain the potential for a significant office development in the Butterfield-Todd area, including Mrs. Clayton's property. He further felt that their proposed apartment development would result in substantial improvements or benefits to the overall area, as the development would definitely be "upscale" in nature, and Butterfield Street would be paved. These actions should increase the value and potential of the Clayton property and other abutting properties for office use. He stated that, if a Special Assessment District is established in this area, his company would pay any assessment levied on the Clayton property at 1936 Butterfield. They would also agree to extend their proposed streetscape improvements across the Clayton's Butterfield Street frontage, at no cost to Mrs. Clayton. Mr. Starr stated that, although he appreciated the offers made by the petitioners in relation to the Clayton property, such could of course not be assured in conjunction with the proposed rezoning action.

Moved by Chamberlain

Seconded by Lepp

RESOLVED, that the Planning Commission hereby recommends to the City Council that the proposal for rezoning of a series of parcels totaling approximately 20 acres in area, on the north and south sides of Butterfield Road west of Crooks Road (excluding Lot 32 of S.P. of Butterfield Farm), from R-1C to RM-2, be approved, as such rezoning will be consistent with the recently-amended Master Land Use Plan in this area, and as such will provide for a desirable residential development form in this area which will be supportive of the development and life of the Big Beaver Corridor.

Yeas: Chamberlain, Lepp, Starr
Reece, Thompson

Nays: Storrs
Absent: Kramer, Waller, Wright

MOTION CARRIED

Mr. Storrs stated that his nay vote was due to his opinion that Lots 30 and 31 on the north side of Butterfield should not be included in the rezoning action, as they were not as yet under the petitioners' control.

SITE PLANS5. SITE PLAN REVIEW - Proposed Engineering/Research Building - South Side of Big Beaver, East of John R
Section 25 (SP-806)

Mr. Keisling explained that a site plan has been submitted for the construction of a 40,000 square foot single-story engineering/research building on a portion of an 8 acre parcel having 800 feet of frontage on the south side of Big Beaver east of John R, immediately east of the commercial development at the Big Beaver-John R intersection. Development of this property is limited, through a Consent Judgment, to uses permitted within the R-C (Research Center) District. The Consent Judgment includes further restrictions applicable to this site. The petitioners, the HMS Company, apparently propose to establish their headquarters at this location. They have, for many years, been located in an expanding building complex which extends south along Daley Street from Big Beaver Road, in the area east of Rochester Road. It is their intention to develop the easterly major portion of the site at this time, and to include the two Big Beaver Road driveways which are permitted for this total site in the first phase of their development. The building will be located approximately 200 feet west of the east property line, abutting the Wexford Condominium development. The landscaped area provided within the first phase of the site meets the expanded requirements of the Consent Judgment. The Judgment also requires that the development on the overall site will ultimately be inter-connected by way of a cross-access easement to the commercial development (Bill Knapp's Restaurant) to the west. The Planning Department felt, however, that this easement and connection should occur when the westerly portion of the site is developed, and thus would not be necessary at this time. The site plan does, however, reflect the potential future placement of such an easement and access facility. All applicable Ordinance provisions, as well as the provisions of the related Consent Judgment, are complied with and approval of this site plan was recommended by the Planning Department.

Mr. Thompson noted that he was a friend and neighbor of Mr. Sofy of HMS, but felt that he could vote impartially.

David Sofy, the petitioner, was present along with his architect, Ron Jona. Mr. Sofy noted that HMS would remain at their present location at Big Beaver and Daley, and that this proposed development represented an expansion of their facilities. Mr. Jona presented renderings of the proposed building elevations. Mr. Storrs commented that he liked the proposed detention area treatment in the yard along Big Beaver. He wanted to make sure, however, that the proposed parking area lighting did not spill on to the residential property to east. Mr. Jona stated that shielded light fixtures would be used, and that the lighting would definitely be directed downward.

Moved by Chamberlain

Seconded by Storrs

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a 40,000 square foot single-story engineering/research building on the easterly portion of the 8 acre parcel limited to R-C District uses, on the south side of Big Beaver, east of John R is hereby granted.

Yeas: All Present (6)

Absent: Kramer, Waller, Wright

MOTION CARRIED

6. SITE PLAN REVIEW - Proposed Industrial Building - South Side of Maple, West of Coolidge - Section 31 (SP-378)

Mr. Keisling explained that a site plan has been submitted for the construction of a 91,763 square foot warehouse and office building on a 4.4 acre site having 316 feet of frontage on the south side of Maple Road west of Coolidge. This building will apparently replace the 32,472 square foot building presently on this site. This proposal is submitted by a company known as Creative Concepts in Advertising, Inc. The property owners apparently own the existing industrial building on site to the east, as well as the existing building and site to the west within the City of Birmingham, and now refer to the total complex as the "CCA Corporate Campus". The proposed re-development site will be served by a single driveway replacing the present irregularly-shaped boulevarded Maple Road driveway. Inter-connection of the driveway systems between the three sites under the petitioners' control will also enable access to and from this site by way of drives on the abutting parcels. This inter-connection is further necessary due to the overall parking concept proposed in relation to the proposed building and the easterly existing building within the City of Troy. Sixty-eight percent of the proposed building is indicated to be used for warehouse purposes. Although

this significantly reduces the immediate parking requirement for the proposed building and use, space must be available on the site, or under the owners' control, in order to provide parking at the general industrial standard in the event that the use of the subject building changes. The proposed "reserve parking" concept related to this proposed construction involves the potential use or placement of additional parking on the developed site to the east which, while under the same ownership, continues as a separate tax parcel. Implementation of the proposed development will therefore require, in addition to the granting of cross-access easements, the granting of a parking area easement over portions of the easterly site. With the inclusion of these easements as proposed by the petitioners, all applicable Ordinance requirements are complied with and approval of this site plan was recommended by the Planning Department.

Ben Tiseo, architect, was present on behalf of the petitioners, Creative Concepts in Advertising, Inc. In answer to Mr. Lepp's question, Mr. Tiseo explained that the building proposed to be razed was vacant at the present time. The present building apparently consisted of a smaller building which had been expanded numerous times, and the petitioners need a larger unified building with 24 foot clearance in the warehouse area. Mr. Chamberlain stated that the required cross-access and parking easements should be a part of the resolution on this matter. Mr. Keisling noted that the administrative Final Site Plan Approval process would include the requirement that the easements be provided before building permits are granted. Mr. Tiseo stated that a cross-access drive and parking easement agreement in relation to the property to the east of this site has recently been submitted to the Planning Department.

Moved by Storrs

Seconded by Reece

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a 91,763 square foot industrial building on a 4.4 acre site located on the south side of Maple, west of Coolidge is hereby granted, subject to the provision of cross-access easements extending to the west and to the east, and the provision of a parking easement involving a portion of the site to the east.

Yeas: All Present (6)

Absent: Kramer, Waller, Wright

MOTION CARRIED

SPECIAL USE REQUESTS

7. PUBLIC HEARING - SPECIAL USE REQUEST AND SITE PLAN REVIEW - Proposed Auto Service Building - North Side of Maple, East of Thorncroft - Section 29 (#285)

Mr. Keisling explained that a request has been submitted for the construction of a building to be used as an "Auto One" auto service facility, on the 20,000 square foot B-3 zoned site on the north side of Maple Road between Blaney and Thorncroft which is presently occupied by Bruce Wigle Plumbing. This use will be relocated from the present site in the southerly portion of the building at the southeast corner of Maple and Coolidge. A four service bay building is proposed. This request is submitted in accordance with Section 22.30.05 of the Zoning Ordinance, which provides for a series of uses under the category of "automobile repair garages", subject to Special Use Approval. The site is to be served by a single driveway from Maple Road. In response to the Planning Department's request, the petitioners will provide a cross-access easement which will enable inter-connection with the "Oil Dispatch" site to the west, and thus access to Thorncroft Street to the west. This proposed easement also extends to the east property line, in the event that the building to the east which presently houses Troy Auto Glass is ever modified or replaced. The parking provided exceeds Ordinance requirements, and other applicable Ordinance requirements are complied with. The placement of all of the required landscaped area within the front yard helps to continue the landscaped frontage concept which was begun under the previous M-1 zoning situation in this area, and embellished through the improvements which accompanied the establishment of the Oil Dispatch facilities to the west. Approval of this site plan was recommended by the Planning Department.

Mr. Thompson noted that he was a cellular phone service patron of this establishment, and a friend of Mr. Pelloni's, but he felt that he could vote impartially.

In response to Mr. Lepp's question and concern regarding the adequacy of parking, Mr. Keisling stated that Ordinance requires 2 parking spaces per bay, and thus would require 8 parking spaces. The site plan indicates 2 spaces.

The Public Hearing was declared open.

Greg Pelloni, owner of the Auto One Troy facility, was present. He stated that his business would be predominately cellular phone installation and service, rather than general auto service. He does work for all of the dealers in the Troy Motor Mall, and has been at their present relatively sub-standard location for eight years. They also have 4 service bays at that location, but only one overhead door. The proposed site would provide a few more parking spaces than are available at their present location.

No one else wished to be heard.

The Public Hearing was declared closed.

Moved by Starr

Seconded by Reece

RESOLVED, that Special Use Approval, as requested for the construction of an auto service facility ("Auto One") on a 20,000 square foot B-3 zoned site having 100 feet of frontage on the north side of Maple Road between Thorncroft and Blaney is hereby granted, in accordance with Section 22.30.05 of the Zoning Ordinance, subject to the condition that no outside storage or display of parts or equipment shall be permitted.

Yeas: All Present (6)

Absent: Kramer, Waller, Wright

MOTION CARRIED

Moved by Starr

Seconded by Reece

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of an Auto One automobile service facility on a 20,000 square foot B-3 zoned site having 100 feet of frontage on the north side of Maple Road between Thorncroft and Blaney is hereby granted, subject to the provision of a cross-access easement to the east and west as noted on the site plan.

Yeas: All Present (6)

Absent: Kramer, Waller, Wright

MOTION CARRIED

SUBDIVISIONS

8. PRELIMINARY PLAT - TENTATIVE APPROVAL - Buck Run - South of Wattles, East of Rochester - Section 23

Mr. Keisling explained that this proposed subdivision, consisting of 5 lots within a 2.7 acre parcel, lies east of Rochester Road and south of Wattles Road. The proposed street pattern will inter-connect Judy Drive, within the Judy Estates Subdivision, and the Burns Drive stub street extending west from Raintree Village Subdivision No. 3, and will provide for further extension of the street pattern into the area to the west, east of the Rochester Road commercial frontage. This subdivision is to be developed in accordance with the lot-averaging provisions applicable to the subject R-1C Zoning District. The developers, McComb Construction, have been most interested in achieving 6 home sites in conjunction with this development, but have been unable to do so due to the east-west dimension of the property. Mr. Keisling noted that proposed Lot 5 is 149 feet wide. The creation of 2 lots under the lot-averaging provisions would require a 153 foot dimension in that area. The developers may in the future, following recording of this plat, request a variance from the Board of Zoning Appeals in order to enable the creation of a sixth home site which would, although far exceeding area requirements, be 4 feet narrower than the minimum permitted lot width under the R-1C lot-averaging provisions. At this point in time, however, the question before the Commission is the platting and development of a 5 lot subdivision. It is the understanding of the developers, through their engineers, that adequate capacity has been provided in existing storm water detention facilities within the

abutting Raintree Village Subdivisions to serve this property, and thus that an additional detention basin will not be necessary. The existing pond in the northerly portion of the site will be filled in conjunction with the development of this subdivision. All applicable Ordinance requirements are complied with and Tentative Approval of this Preliminary Plat was recommended by the Planning Department.

In answer to Mr. Storrs' question, Mr. Keisling explained that the adequacy of existing storm water detention facilities to serve this site would be determined in the course of Engineering Plan Review. The City does generally attempt to minimize the number of storm water detention basins.

Raj Khatri of R.K. Engineering was present, on behalf of the developers, to answer any questions.

George and Jan Zikakis of 1346 Judy Drive were present and opposed the opening of Judy Drive into the new subdivision. Mrs. Zikakis noted that they have lived at this location for 8 years, and wanted the street configuration to remain as it is right now. Mr. Reece explained that the present ending of Judy Drive is a stub street and not a cul-de-sac, and thus that it has always been intended that the street would be extended when the adjacent property is developed. Mr. Chamberlain concurred, and noted that it was important to inter-connect streets and subdivisions in order to provide for adequate emergency and service access. Mrs. Zikakis stated that they had been told that the street would not be open, at least for a long time in the future. She was also concerned about potential additional crime or security problems.

Moved by Chamberlain

Seconded by Reece

RESOLVED, that Planning Commission hereby recommends to the City Council that Tentative Approval be granted to the Preliminary Plat of Buck Run Subdivision, in the area east of Rochester Road and south of Wattles Road.

Yeas: All Present (6)

Absent: Kramer, Waller, Wright

MOTION CARRIED

STREET VACATIONS AND OPENINGS

9. PROPOSED STREET VACATION - Lovell, East of Rochester - Section 2 (#150)

Mr. Keisling explained that following a Public Hearing at their March 11 Regular Meeting, the City Council took action to rezone, from R-1D to P-1, a single 17,000 square foot lot lying immediately east of the Alibi Restaurant site on Rochester Road south of Hartwig. Since that lot will thus not be used in the future for residential purposes, the property owners have now requested that the abutting 30 foot wide half-width unimproved Lovell Street right-of-way along the south edge of the subject lot (Lot 11 of Eyster's Suburban Home Subdivision) be vacated. Mr. Keisling noted the excerpt from the most recent Preliminary Plat which had been proposed for the Sandallwood Village Subdivision in the area immediately to the south, which had been included in the agenda distributed to the Commission. As a part of that proposal, provision was made to assure the retention of frontage for Lot 11, which has now been rezoned to the P-1 classification. The proposed Sandallwood Subdivision site, and the lots to the east of Lot 11, have been acquired by the Mt. Elliott Cemetery Association, but remain under R-1D zoning. The Planning Department has determined that implementation of the requested vacation would not preclude the implementation of single-family residential development in the adjacent area. They, therefore, had no objection to approval of this vacation request.

Mr. Keisling noted that the Master Thoroughfare Plan in this area indicates 180 feet of right-of-way for Rochester Road in the South Boulevard intersection area, and 150 feet of right-of-way in the area to the south. Past right-of-way vacation and acquisition actions in this area have provided for the previously-planned 150 foot right-of-way, and thus the Alibi Restaurant development is based upon that right-of-way. While it was the belief of the Planning Department that future expansion of Rochester Road could occur in this immediate area without the acquisition of additional right-of-way per se, they felt that it would be reasonable to provide a 10 foot easement for sidewalk and utility purposes across the frontage of the petitioners' property, in conjunction with this street vacation action, so that the City can be assured that area will at least be available for utilities and sidewalk in conjunction with future Rochester Road improvements, while not impacting the setback requirements on the Alibi site.

Louis and Glynda Chires, the petitioners, were present. They confirmed their interest in the street vacation, but that the proposed 10 foot sidewalk and utility easement across their Rochester Road frontage was a separate matter which should not be considered at this time. Mr. and Mrs. Chires noted that they had just heard of the proposed easement requirement earlier that day. Mr. Chires inquired if anyone else on Rochester Road had been asked to give up such an easement. Mr. Keisling explained that other requests of this type have not as yet been made in this area, nor have there been other requests for the vacation of street rights-of-way by Rochester Road frontage owners. He noted that the Salvaggio International Marketplace development provided for the 190 foot planned right-of-way in the area north of Hartwig. He further noted that similar 10 foot easements have been required in conjunction with street vacation actions, such as those presently in process in the area of the proposed Troy Sports Center and retail development at Big Beaver and John R. Mr. Chamberlain stated that he was not prepared to vote on this matter without the inclusion of the proposed easement provision. After discussing the possibility of postponing action on this matter in order to enable the Chires to further consider the easement proposal, the Commission concluded that they should proceed to take action in relation to their recommendation to the City Council.

Moved by Chamberlain

Seconded by Reece

RESOLVED, that Planning Commission hereby recommends to the City Council that the request for vacation of the 30 foot wide platted but unopened Lovell Street right-of-way along the south edge of Lot 11 of Eyster's Suburban Home Subdivision, in the area of Rochester Road and south of Hartwig be granted, subject to the provision of a 10 foot easement for sidewalk and public utility purposes across the Rochester Road frontage of the benefiting property owners, and thus extending from Hartwig Street to the south edge of the Alibi Restaurant site.

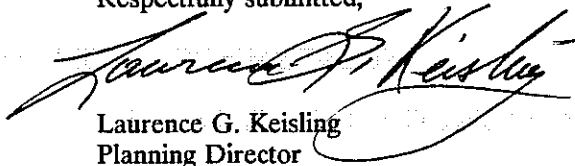
Yeas: All Present (6)

Absent: Kramer, Waller, Wright

MOTION CARRIED

The meeting was adjourned at 9:35 P.M.

Respectfully submitted,



Laurence G. Keisling
Planning Director

LGK/eh