

The Special Meeting of the Troy City Plan Commission was called to order by Chairman Storrs at 7:35 P.M. on August 26, 1980 in the Troy City Hall.

1. ROLL CALL

Present: Storrs
Melaragni
Reece
Spilman

McDonough
Deckert
Holdan
Stevens

Absent: Vail (ZBA)

REGULAR BUSINESS ITEMS

3. (Taken Out of Order) E.D.C. PROJECT PLAN RECOMMENDATION - L.D.J. Electronics - South Side of Big Beaver, East of Rochester - Section 26

Mr. Keisling explained that the City's first Economic Development Corporation project has proceeded to the point where consideration and action on the "Project Plan" is necessary both by the City Plan Commission and subsequently by the City Council. The Project is the building for the L.D.J. Electronics organization, on a 1.6 acre net area M-1 zoned site having approximately 357 feet of frontage on the south side of Big Beaver east of Daley (east of Rochester Road). The subject site lies between the HMS Corporation property and the driveways which provide access to the Jones Trucking and Yellow Freight Lines establishments. The subject building is presently under construction, and the owner is proceeding with the recognition that funding under the E.D.C. program is not necessarily assured.

Mr. and Mrs. Jackson, the owners of L.D.J. Electronics, were present. Ron Mansell, Chairman of the Economic Development Corporation, and Nelson Ritner, one of the E.D.C. Board members, were also present. Mr. Keisling reviewed the background of the E.D.C. program in Troy, and the Plan Commission extensively discussed, with all present, the events which have occurred thus far relative to the Economic Development Corporation process. Mr. Mansell explained that the E.D.C. Board was in the process of determining specific guidelines or criteria for E.D.C. applicants and actions. Mr. Storrs expressed, on behalf of the Commission, their interest in clarifying the exact role which they should take in the E.D.C. process. After discussing the suggested form resolution or "Statement of Findings" which had been provided for the Plan Commission, the Commission generally felt that several of the findings were not within their purview, and should more properly be the responsibility of the Economic Development Corporation itself. They further noted that the subject building is already under construction, and due to the fact that Plan Commission Site Plan Review is not presently required for industrial buildings, they had no input into the subject Site Plan. They then discussed the extent of the resolution which they felt could properly be adopted.

Moved by McDonough

Supported by Spilman

RESOLVED, that the City Plan Commission finds that:

- 1) The Leon D. and Judith A. Jackson Project does not conflict with the City Master Land Use Plan.
- 2) Public services appear to be adequate to meet the needs of the proposed site within the Project Area.
- 3) No changes in zoning, street levels, intersection or utilities are necessary to service the Project Area, apart from those included in the plans for the Project.

Yeas: All Present - (8)

Absent: Vail

MOTION CARRIED

The Plan Commission then further discussed their concerns relative to the operation of the E.D.C. process and their function in same. They then noted that a further resolution might be helpful in order to clarify the basis for the limited extent of the formal action which they had taken.

Moved by McDonough

Supported by Reece

RESOLVED, that the Plan Commission hereby advises the City Council as to the following reasons why it could not act on certain of the paragraphs presented in the proposed Statement of Findings relative to the L.D.J. Electronics E.D.C. Project Plan:

- A) The Commission could not endorse proposed paragraph 7 due to our concern as to the location of the easterly drive, and our inability to resolve this concern as we were not involved in Site Plan Review.

- B) The Commission felt that we could not make findings relative to proposed paragraphs 1, 2 and 4, as the total scope of same is, in many instances, outside the purview of the Plan Commission.

Yeas: All Present - (8)

Absent: Vail

MOTION CARRIED

The Commission then indicated that it should be understood that they were most certainly not opposed to the L.D.J. Project proceeding. Their concerns were related to the somewhat unclear nature of the E.D.C. process, and to their inability to properly participate in the Site Plan Review process for Light Industrial development.

2. (Taken Out of Order) SITE PLAN REVIEW (Tabled Item) - Proposed Fotomat Walk-In Building - North Side of Big Beaver, West of Dequindre - Section 24

Mr. Keisling explained that action on this item was tabled following consideration at the August 12 Regular Meeting, in order to enable the petitioner to arrive at a specific building configuration and thus to be able to present an accurate site improvement proposal, including landscaped islands, walks, etc. The proposal is for the construction of a Fotomat walk-in building on the site of the Golden Gate Square Shopping Center in the northwest quadrant of the Big Beaver-Dequindre intersection. The Planning Department's proposal at the August 12 meeting involved a plan which included landscaped islands on the east and west sides of the proposed building in order to effectively separate same from the adjacent parking area and drives. This plan also delineated specific parking spaces for the Fotomat building, and enabled a substantially improved site appearance, as compared to the petitioner's original proposal. The landscaped islands and the sidewalks surrounding the building would further assure that the facility could not be used for drive-up service.

Mr. Keisling then reviewed the evolution of plan proposals up to and including that which the petitioner had submitted on Friday, August 22, indicating a 10' x 10' building on a total site encompassing six present parking spaces (with two spaces set apart by landscaped islands in front of the building). Their present proposal also involved moving the site one parking bay nearer to Big Beaver Road, and offsetting it one space width from the entrance drive from Big Beaver. Mr. Keisling felt that, in order to effectively achieve the objectives of the proposed site improvement concept, a minimum overall site area of eight spaces was necessary. Although he preferred the previous location, set back further from Big Beaver, he recognized the property owner's concern that that location involved parking spaces which were more significant in serving the adjacent medical office building.

Mr. Gene Gaydos was present representing Fotomat. He distributed copies of a plan and elevation which had just been completed for the proposed building. The plan indicated 10' x 12' building dimensions. After discussing various elements of this proposal, including questions as to whether the building now proposed could be accommodated within the area previously indicated, the Plan Commission concluded that action on this matter should be tabled once again so that the more accurate building plans now available can be incorporated into a specific final Site Plan proposal. Mr. Storrs indicated his position that the eight parking space site, and the larger landscaped islands thus available, would be preferable to the plan most recently presented by the petitioners.

Moved by Reece

Supported by Deckert

RESOLVED, that action on Site Plan Approval, as requested for the construction of a Fotomat building not involving drive-up service on the site of the Golden Gate Square Shopping Center in the northwest quadrant of the Big Beaver-Dequindre intersection, is hereby tabled until the September 9 Regular Meeting in order to enable development of a final Site Plan acceptable to the petitioners and the Planning Department.

Yeas: All Present - (8)

Absent: Vail

MOTION CARRIED

STUDY ITEMS

1. ZONING BOARD OF APPEALS REPORT

No report due to the simultaneous Zoning Board of Appeals Meeting.

2. CURRENT DEVELOPMENT REPORT

Mr. Keisling noted that a Site Plan would soon be submitted for the proposed townhouse development in the area north of Maple Road and west of Livernois. He also noted that a Site Plan was being prepared for two restaurants on a B-3 zoned site between the Troy Hilton Inn and the storm drain/retention area to the south.

3. PROPOSED REZONING (Tabled Item) - South of Long Lake, East of I-75 - Section 16 - R-1B to RM-1

It was noted that action on this rezoning proposal was most recently tabled at the June 17 Regular Meeting in order to enable the petitioner, Mr. Carlson, to prepare drawings indicating the actual type of development which he would prefer to construct on his 34 acre parcel extending south from Long Lake Road immediately east of I-75. No materials had been submitted prior to the Special Meeting.

Mr. Carlson was present. He reviewed some of his concerns relative to the economic infeasibility of developing the subject property in accordance with its present R-1B zoning. He then explained his desire to construct single-family type units, in a form which would enable protection from the abutting freeway, and include other amenities which would appeal to the single-family buyer. He then presented a concept building plan indicating 2-3 bedroom town-house units, each including two car attached garages, with four units attached only by way of the garages. He explained that a potential development involving these units could include a public street extending south from Long Lake along I-75, with the dwelling units constructed to the east. The entry street would then also tie into the two stub streets which are proposed to be constructed extending west from the Ironwood Subdivision.

The Plan Commission then discussed several elements of Mr. Carlson's proposal with him, including the proposed density, the potential for combining this type of development on a portion of the site with conventional single-family development on the remainder, etc. Mr. Carlson indicated that his preliminary investigation indicated that a density of from four to five dwelling units per acre would be necessary in order to make a development of this type economically feasible. In addition to the garages, which he felt were an essential element of his proposal, he noted the blank walls facing the freeway, and the availability of a significant private yard area for each unit. He restated his previous concern that present ordinance provisions may not provide for the type of development proposed.

Several of the Plan Commission members indicated an interest in the type of dwelling unit and low-density configuration proposed. Mr. Carlson and Mr. Keisling were asked to further investigate such a proposal, and to investigate means by which such might be incorporated within the subject property, while maintaining the lowest density and highest level of protection from the freeway. No specific date was set for further discussion of this matter.

4. LAND USE AND ZONING STUDY - Livernois Road West Frontage, Between Wattles and Lange

Mr. Keisling explained that, following a Public Hearing at the August 12 Regular Meeting, action was tabled on a request for the rezoning of a lot having 50.75 feet of frontage on the west side of Livernois north of Wattles, from R-1B to P-1 or B-1, in order to enable paving of same as a parking area to serve the party store on the two-lot B-1 zoned parcel immediately to the south at the immediate Livernois-Wattles corner. This tabling action occurred in order to enable further study as to the effects of any rezoning action, both within the lot presently under consideration and in the remainder of the frontage block. At the August 12 meeting the Commission discussed the traffic safety benefits of the relocation to the north of the Livernois Road access drive to this site, which would be enabled through the originally requested rezoning. The petitioners then indicated that additional P-1 or B-1 rezoning would enable an even greater improvement in site access and circulation.

Mr. Keisling presented two alternative layouts for expansion of the subject party store site. One plan included use of just the single lot originally requested, and involved a single tier of parking spaces along the north edge of the expanded site. Mr. Keisling then noted that, by adding an additional 17 feet to the north-south dimension of the proposed site, a double tier of parking could be provided along the proposed relocated Livernois Road access drive. He then reviewed calculations relative to the developability of the remaining frontage, and noted that by rezoning the remaining lots from R-1B to R-1C, two conforming homesites would continue to be available under either plan.

The Commission discussed various zoning and development alternatives for this area, and noted the continuing concern for the expansion of non-residential use in the Livernois-Wattles intersection. The Chairman then requested that a Public Hearing be set in order to enable consideration of additional P-1 rezoning, while at the same time enabling consideration of R-1B to R-1C rezoning for the remaining frontage lots.

5. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Site Plan Approval for Expansion of Special Approval Uses

Mr. Keisling explained that, at the June 3, 1980 Study Meeting, in conjunction with a discussion of provisions for nursery school uses in residential districts, the Plan Commission reviewed a draft text for a series of revisions to the R-1 Districts, which are intended to be considered as a part of the overall Zoning Ordinance revision improvement program.

One of the provisions included in that proposed text, as requested by some of the Commission members, would provide for Plan Commission review and approval of plans for expansion of Special Approval uses such as churches, schools, etc. Rather than include this provision as a part of an overall ordinance amendment, the Chairman had requested that consideration be given to enactment of this specific provision as soon as possible.

The Commission discussed, with Mr. Keisling, the proposed Zoning Ordinance text amendment which could be incorporated in the present ordinance context. Mr. Keisling was asked to establish a Public Hearing regarding this matter for the next available Regular Meeting.

POTENTIAL REGULAR MEETING AGENDA ITEMS

The Plan Commission noted and discussed the following items which were tentatively scheduled for the September 9, 1980 Regular Meeting.

- 1) SPECIAL USE REQUEST - Proposed Automobile Repair Facility - North Side of Larchwood, West of John R - Section 26
- 2) PROPOSED REZONING (Tabled Item) - West Side of Livernois, North of Wattles - Section 16 - R-1B to P-1 or B-1

It was noted that action on this request should be tabled once again, in order to enable consideration in conjunction with the more extensive Public Hearing proposed in conjunction with the discussion of Item No. 4 above.

- 3) PROPOSED REZONING - West Side of John R, South of Square Lake - Section 11 - R-1C to P-1, or B-2 and R-1C to O-1

Mr. Keisling noted that the petitioner in this matter proposed to construct a medical office building on the southerly 80 feet of the B-2 zoned property in this area, and has requested R-1C to P-1 rezoning for the abutting 124 foot frontage parcel in order to provide for parking for his proposed development. The Commission briefly discussed previous rezoning proposals in this area, including the most recent proposal to rezone the noted 80 foot B-2 parcel to R-1C.

- 4) PROPOSED REZONING - West Side of Crooks, North of Big Beaver - Section 20 - R-1B to O-1

Mr. Keisling noted that this request involved the potential development of a low-intensity office project on property which extended between the P-1 zoned portion of the sites fronting on Big Beaver and Crooks Roads, and the Muer's Garden Farms Subdivision to the north and west. This property had been the subject of a lawsuit by previous potential purchasers, which had been pending since 1974 without a trial, and was recently dismissed by the Circuit Court without prejudice. The present petitioners were not involved in the previous matter.

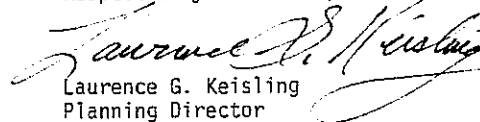
OTHER BUSINESS

1. MEETING SCHEDULE

It was determined that the Special/Study Meeting normally scheduled for September 2, 1980 would be cancelled. A Regular Meeting will therefore be held on Tuesday, September 9, 1980, and a Special/Study Meeting will be held on Tuesday, September 23, 1980.

The meeting was adjourned at 11:25 P.M.

Respectfully submitted,


Laurence G. Keisling
Planning Director

LGK/ph