

The Regular Meeting of the Troy City Planning Commission was called to order by Vice Chair Maxwell at 7:30 p.m. on December 14, 2010, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Mark Maxwell
Philip Sanzica
Robert Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann
Mark J. Vleck

Absent:

Michael W. Hutson

Also Present:

R. Brent Savidant, Acting Planning Director
Allan Motzny, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2010-12-078

Moved by: Schultz
Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2010-12-079

Moved by: Strat
Seconded by: Ullmann

RESOLVED, To approve the minutes of the October 26, 2010 Special/Study meeting as prepared.

Yes: Edmunds, Maxwell, Sanzica, Schultz, Strat, Ullmann, Vleck
Abstain: Tagle
Absent: Hutson

MOTION CARRIED

Resolution # PC-2010-12-080

Moved by: Schultz
Seconded by: Sanzica

RESOLVED, To approve the minutes of the November 23, 2010 Special/Study meeting as prepared.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

4. **PUBLIC COMMENTS** – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE REQUEST

5. **PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 384)** – Proposed LA Fitness, 1501 Maple Lane, South of Maple and West of Coolidge, Section 31, Currently Zoned M-1 (Light Industrial) District

Mr. Branigan explained the Special Use and Preliminary Site Plan application for LA Fitness is before the Commission again because of a GIS error that occurred with the public hearing notification at the November meeting. The action taken at the November meeting is void and the item is before the Commission for reconsideration. Mr. Branigan assured the Commission that the public hearing notification for the December meeting has fully complied with the Michigan Zoning Enabling Act.

Mr. Branigan presented a summary of the proposed Special Use and Preliminary Site Plan application and addressed the following:

- Site description and surrounding zoning.
- Current zoning (M-1 Light Industrial) and Master Plan designation (Transit Center Land Use).
- Site access and circulation, specifically to the north and east.
 - Right turn deceleration lane on Maple Road – Recommendation of Orchard, Hiltz & McCliment (OHM) and City Engineer (for Final Site Plan).
 - Cross Access Easements to Doyle Drive (private drive) and self-storage facility to the south.
- Parking.
 - Calculations and proposed reduction.
 - Parking Analysis prepared by Professional Engineering Associates (PEA) and OHM.
 - Trip Generation and Turn Lane Evaluation prepared by PEA.

- Landscaping.
- Elevation and Lighting (Photometric Plan required at Final Site Plan).
- Special Use Approval standards.

Mr. Branigan supported the application as submitted. He recommended the Planning Commission grant the required parking modification and approval of the Preliminary Site Plan and Special Use application conditioned on the cross access easement to Doyle Drive, as noted on the Resolution prepared by City staff.

James Butler of Professional Engineering Associates, 2430 Rochester Court, Troy, was present to represent the petitioner. He said they have no objection to the draft Resolution prepared by City staff and confirmed there are no changes to the Site Plan application from the November meeting. Mr. Butler said he is not aware whether the applicant addressed a cross access easement with the owner of Doyle Drive.

Mr. Strat commended the applicant on incorporating bio-swales and addressed the incorporation of bio-swales in future projects.

PUBLIC HEARING OPENED

John Rohrbeck of 2440 Yorkshire, Birmingham, was present. Mr. Rohrbeck posed questions relating to the building setback, hours of operation, height of building, lighting, and site location access as relates to Edenborough.

Eric Bean, present on behalf of the petitioner, addressed the hours of operation. He stated the facility would most likely be open from 6 am to 10:30 pm and assured that the hours of operation would meet City requirements.

Mr. Branigan replied to the questions posed by Mr. Rohrbeck as follows:

- Front yard setback is 216 feet.
- Building height is 3 stories, 40 feet maximum.
- Photometric plan required at final site plan approval; lighting to meet all City requirements.
- Facility entrance is east of Edenborough.

Chris Corden of Grand/Sakwa Properties, 28470 Thirteen Mile, Farmington Hills, was present. Mr. Corden said Grand/Sakwa informed the applicant that they would not agree to a cross access easement to Doyle Drive because of concerns with increased traffic. He indicated traffic studies prepared for the proposed LA Fitness did not calculate the increase traffic that the future Birmingham/Troy Transit Center would generate. Mr. Corden also stated that Grand/Sakwa Properties own the self-storage facility to the south.

PUBLIC HEARING CLOSED

Vice Chair Maxwell announced the Board is in receipt of two communications.

- The Conrad's of 2252 Yorkshire, Birmingham, expressed support of the proposed application.
- Ken Gorski representing Pembroke Manor Association, Birmingham, expressed concerns with traffic and lighting.

There was discussion relating to the designations on the site plan for cross access easements to Doyle Drive (to show potential future access) and the self-storage facility to the south.

Resolution # PC-2010-12-081

Moved by: Schultz

Seconded by: Ullmann

RESOLVED, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed LA Fitness and warehouse space to 419 when a total of 970 spaces are required on the site based on off-street parking space requirements, as per Article XL. This 551-space reduction is justified through a comparison of parking spaces provided for similar uses in the area, as outlined in the Parking Analysis provided by PEA and a report prepared by OHM.

BE IT FURTHER RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the LA Fitness indoor commercial recreation facility, located on the south side of Maple and west of Coolidge (1501 Maple Lane), Section 31, within the M-1 zoning district, be granted, subject to the following:

1. In the event the applicant is unsuccessful in acquiring a cross access easement to Doyle Drive, the applicant may proceed, subject to administrative approval, provided all Traffic Engineering concerns are addressed prior to Final Site Plan Approval.
2. That the cross access easement is shown to the east on the site plan and shall be granted to the City of Troy.

Yes: All present (8)

Absent: Hutson

MOTION CARRIED

OTHER BUSINESS**6. APPROVAL OF 2011 PLANNING COMMISSION MEETING SCHEDULE**

Mr. Savidant introduced the item.

Resolution # PC-2010-12-082

Moved by: Schultz
Seconded by: Edmunds

RESOLVED, That the Troy City Planning Commission hereby establishes the following schedule for their meetings during the calendar year 2011:

1. Regular Meetings will be held on the second Tuesday of each month, as necessary, with the exception of November 8.
2. Special/Study Meetings will be held on the fourth Tuesday of each month, as necessary, with the exception of February 22 and December 27.
3. If additional Special/Study Meetings become necessary, alternate Special/Study Meeting dates may be set at the discretion of the Commission.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED**7. PUBLIC COMMENTS – Items on Current Agenda**

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENTS

Mr. Branigan gave an update and status report on the Rewrite of the Zoning Ordinance. He informed the Board that he would be giving a presentation on the Big Beaver Design Guidelines at the December 15, 2010 Downtown Development Authority (DDA) meeting.

Mr. Strat addressed the new SketchUp software.

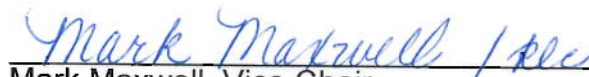
Mr. Vleck announced his term expires at the end of the year. He said he would not be seeking another term because of personal and business reasons. Mr. Vleck thanked everyone for the wonderful experience.

Members applauded Mr. Vleck and thanked him for his years of service.

Everyone expressed happy holiday wishes.

The Regular Meeting of the Planning Commission adjourned at 8:16 p.m.

Respectfully submitted,



Mark Maxwell, Vice Chair



Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2010 PC Minutes\Final\12-14-10 Regular Meeting_Final.doc