

MINUTES OF REGULAR MEETING  
TROY TOWNSHIP ZONING BOARD  
TROY TOWN HALL

May 13, 1952

Meeting called to order at 7:50 P.M. by Chairman MacLennan.

Present: Cischke, Duncan, Lance, MacLennan and Smith.

This being a time established for a Public Hearing in the matter of the request of Mr. James Tracey to rezone Lots 1 to 5 inclusive and Lots 84 to 88 inclusive of Cloverdale Farms Subdivision from residential to commercial B-2, Mr. Tracey was present as were also several interested nearby residents. Mr. Tracey explained that he desired to offer the above lands situated at the corners of Colbrook and Rochester Roads for sale and that he has a prospective purchaser for one of the corners. The purchaser would plan to construct a garage for the purpose of steering and axle repairing to automobiles. These parcels of land are each 100' x 100' and as such, Mr. Tracey contends they are not suitable for residential construction. Mr. Tracey claims to own Lots 20 through 23 to the West of one of these parcels. Objectors to Mr. Tracey's proposal were Charles H. Steinbrecher, 3617 Rochester Road, Elbert R. May, 3616 Rochester Road, William Ballard, and Oakley Knight, owner of Lots 82 and 83. Unopposed to the change is Mr. A. N. Dean, who registered his opinion by letter. Mr. Beaubien, owner of Lots 6 and 7 was represented by his father who stated that he would not oppose a change to B-1 zoning.

Agenda Item #3 - Several owners in the vicinity of Lot 33 of Supervisor's Plat #10 were in attendance pursuant to the request of Mr. J. Lawson Lockhart to reconsider zoning change made October 9th, 1951 on said Lot 33. Several of these people claimed that they had not received notice of the October Public Hearing on this matter and also claimed that the township maps of the area were in error and that they were closer to the subject premises than the maps would indicate. The matter was assigned by the chairman to Board Members Smith and Lance to investigate complaints and action formerly taken and report to this Board at next meeting.

Agenda Item #1 - Mr. Davis was present with a plat of "Davis Park", a re-plat of Lots 1 to 15 inclusive and part of Lots 68 and 69 of Northford Park, a subdivision of part of the N.W. 1/4 of Sec. 34, being property on the East side of Livernois Road between Elmsford and Elmwood Streets. Mr. Davis explained the desire of the proprietors in this plat to relocate the alley.

Agenda Item #4 - Mrs. Joseph C. Colling of 16701 Dolphin Avenue, Detroit 19, Michigan was present and submitted her request in writing for approval to construct a home on a site of approximately one acre in Section 19 Troy Township. Mrs. Colling explained that they were negotiating with a Mr. Beyster, owner of the land, for the purchase thereof and that the area would be approximately 300' on Wattles Road with a depth of approximately 150', that they desired to construct a three bedroom home thereon with attached garage for their own occupancy.

Agenda Item #5 - Mr. Garner Miller was not present.

Agenda Item #6 - Messrs. James Taylor and Roger Blackwood were present to discuss the subdivision of 106 acres in part of the East 1/2 of Fractional Section 6.

They presented a rough draft embracing 83 residential lots and streets. Discussion with these gentlemen included drainage, septic tank and well matters, as well as the recommendation of this Board that the number of lots be reduced to a maximum of 60. Messrs. Blackwood and Taylor will return at a later date with topographical surveys and further proposals.

Agenda Item #1 - Motion by Smith, support Cischke that the Board approve Davis Park Sub. as submitted.

Yeas: Cischke, Duncan, Lance, MacLennan, Smith.  
Noes: None

Agenda Item #2 - Motion by Lance, support Cischke. Request of James Tracey be denied.

Yeas: Cischke, Duncan, Lance, MacLennan, Smith.  
Noes: None

Agenda Item #4 - Motion by Duncan, support Smith. Request of Joseph Colling to construct a home of at least 1200 square feet on a parcel of land of 300' on Wattles Road by 150' deep be approved provided the Zoning Appeal Board concurs in variance of Paragraph 6.1 paragraph E Ordinance 22.

Yeas: Cischke, Duncan, Lance, MacLennan, Smith.  
Noes: None

Agenda Item #7 - Motion by MacLennan, support by Cischke that the Zoning Board approve vacating of the alley behind Lots 59 to 68 inclusive and Lots 69 to 78 inclusive of Summit Park Subdivision and as described in petition of property owners, with land so covered, to remain subject to a Public Utilities Easement.

Yeas: Duncan, Cischke, Lance, MacLennan, Smith.  
Noes: None

It was decided to call a meeting of this Board on Monday, May 26th, 1952 at 7:30 P.M. for consideration of general matters. It is desired that the Zoning Appeal Board Members be in attendance and that the Township Board be represented. No public hearings shall be scheduled.

Meeting adjourned at 11:15 P.M.

*A. G. Lance,*  
*Secretary*