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## **PLANNING COMMISSION MEETING AGENDA REGULAR MEETING**

Tom Krent, Chairman, David Lambert, Vice Chairman  
Carlton Faison, Michael W. Hutson, Lakshmi Malalahalli,  
Marianna Perakis, Sadek Rahman, Jerry Rauch and John J. Tagle

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**January 11, 2022**

**7:00 P.M.**

**Council Chambers**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES  
A – October 26, 2021 (includes revisions proposed by Planning Commission member Rauch, modifying previously submitted minutes)  
B – December 14, 2021
4. PUBLIC COMMENT – For Items Not on the Agenda

### **SPECIAL USE APPROVALS**

5. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2021-026) - Proposed Biggby Coffee Drive Through Window Addition, North side of Long Lake, east of Rochester (1057 E. Long Lake, Suite A), Section 11, Currently Zoned NN (Neighborhood Node “L”) District
6. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2021-024) - Proposed Red Wagon Fuel Station, West side of Livernois, north of Maple (1613 and 1631 Livernois), Section 28, Currently Zoned MR (Maple Road) District

### **OTHER ITEMS**

7. POTENTIAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION – Concept plan discussion, South side of Long Lake, west of Rochester (PIN 88-20-15-201-046 and 88-20-15-201-033), Section 15, Currently Zoned RT (One Family Attached) District and R-1C (One Family Detached) District
8. ELECTION OF OFFICERS
9. PLANNING COMMISSION ANNUAL REPORT FOR 2021
10. PUBLIC COMMENTS – For Items on the Agenda
11. PLANNING COMMISSION COMMENT

12. ADJOURN

**NOTICE:** *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

**Modifications proposed by Planning Commission member Rauch are underlined to provide clarity.**

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on October 26, 2021, in the Council Chamber of the Troy City Hall. Chair Krent presented opening remarks relative to the role of the Planning Commission and procedure of tonight’s meeting.

1. ROLL CALL

Present:

- Carlton M. Faison
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- Sadek Rahman
- Jerry Rauch
- John J. Tagle

Also Present:

- R. Brent Savidant, Community Development Director
- Ben Carlisle, Carlisle Wortman Associates
- Allan Motzny, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2021-10-074**

Moved by: Faison  
Support by: Rauch

**RESOLVED**, To approve the Agenda as prepared.

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2021-10-075**

Moved by: Lambert  
Support by: Tagle

**RESOLVED**, To approve the minutes of the October 12, 2021, Regular meeting as submitted with one typographical error that has been corrected.

Yes: All present (9)

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**ZONING ORDINANCE TEXT AMENDMENT**

5. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 256)  
 – Residential Uses in BB Zoning District

Mr. Savidant said the intent of the proposed Zoning Ordinance Text Amendment is to provide flexibility for developers when renovating existing multi-story buildings and constructing new multi-story buildings in the Big Beaver zoning district. He said the amendment would permit some residential use in appropriate locations on the first floor for sites located on Big Beaver and arterials, which presently residential uses are permitted only on upper floors.

PUBLIC HEARING OPENED

There was no one present to speak.

PUBLIC HEARING CLOSED

Ms. Perakis expressed opposition to the proposed text amendment. She said it is clearly a contradiction to the Master Plan, that she sees no unique circumstances that would warrant a rezoning, that we are not permitted to rezone property simply to make a more valuable use, and we are not permitted to rezone property to reassure a developer is able to maximize their profits. Ms. Perakis said she had hoped the developer who initiated the email message was present to address the Board.

Mr. Rauch said he supports the proposed text amendment with a Special Use requirement. He does not think one solution fits all. Mr. Rauch asked what would happen to parking lots if residential is developed. He addressed office vacancy, walkability in downtown area and potential opportunity for developers.

Mr. Savidant said it would be a simple change to the proposed text amendment to change the first floor lodging to a Special Use requirement. He said a Special Use application would add an additional layer to the application process and Special Use standards would apply. He said it could be a better step in direction for the developer. Mr. Savidant said approval of a Special Use by the Planning Commission would be subjective.

There was discussion on:

- Potential of residential development attracting more commercial development.
- Viable walkability throughout City.

- Existing buildings with residential on first floor; relationship to Big Beaver.
- Consensus to revise amendment to require Special Use application.

**Resolution # PC-2021-10-076**

Moved by: Lambert  
 Support by: Hutson

**RESOLVED**, To recommend that Chapter 39 of the Code of the City of Troy be amended to revise Table 5.04.C-1, Line 2 for Residential Lodging, to amend that “P” be changed to “S” for the items that are listed on the line and the footnote to be revised as well.

Yes: All present (9)

**MOTION CARRIED**

**PRELIMINARY SITE PLAN REVIEWS**

6. PRELIMINARY SITE PLAN REVIEW - (SP JPLN2021-019) – Proposed Motor City Church, East side of Livernois, North of Big Beaver (3668 Livernois), Section 22, Currently Zoned R-1C (One Family Residential) District

Mr. Tagle asked to recuse himself from this item because his architectural firm is involved in the project.

(Mr. Tagle exited meeting at 7:25 p.m.)

Mr. Carlisle gave a review of the Preliminary Site Plan application for Motor City Church. He identified the “dome” area and “school” area, noting the school would turn into the church. He identified the site and building changes proposed, noting there are no significant changes to the site and building arrangement. Mr. Carlisle addressed the proposed demolition of the “dome” church and Special Use that applies to the entire site. He said the landscaping is compliant apart from the required number of interior trees within the parking lot. He reported the applicant is asking the Planning Commission to consider a parking lot landscaping deviation. Mr. Carlisle recommended approval of the application with the condition to provide required bicycle parking.

Discussion among Board and administration:

- Proposed split of properties as relates to parking.
- Condition approval on property split.
- Current use of “dome” church.
- Explanation of Special Use as relates to proposed and future development.
- Condition approval on existing “dome” church does not function as church.
- Height and width of Livernois elevation.

Present were Rachel Pisani, representative of Motor City Church, and Project Architect Michele Sargeant of John Tagle Associates.

Ms. Pisani said the property was acquired from Zion Christian Church in October 2019. She gave a brief history of the Motor City Church since its launch on March 15, 2020. She addressed its online services through the pandemic, its involvement in community projects and its commitment to the community. Ms. Pisani said Motor City Church wants to update the building to make it more attractive and inviting. She addressed the use of the chapel, growth in congregation, offering of multiple services and parking sufficiency. Ms. Pisani said their intent is to sell the property to the north for future development. She said Motor City Church would open other campuses should the congregation grow beyond its current capacity to keep the small community church feel. Ms. Pisani addressed present uses of the buildings, the new playground and demolition of the “dome” church building.

There was discussion on:

- Ownership of property.
- Size of congregation; growth potential.
- Vision of property to north for future development.
- Current and future uses of buildings.
- Parking lot improvements.
- Size of property; 22 acres total, 8 acres for proposed development.
- Potential change of use in future; review by Planning Commission.

Mr. Carlisle explained how the underlining zoning and Special Use for a place of worship relates to the entire property, the proposed development before the Board and future development or redevelopment of the remaining property.

Mr. Savidant stated the sanctuary area of the “dome” cannot be used as a church, but a classroom can be used as an ancillary use.

Ms. Sargeant clarified Motor City Church is currently using the “dome” building until the proposed new building is built out. She gave dimensions of the proposed entry addition as 24 feet in height and an estimated 30 feet in width, and confirmed the rendering is a view from Livernois. Ms. Sargeant addressed landscaping of the existing parking lot. She said the intent is for a tree-lined entrance, a landscaped area in the front and in the center with sidewalks and walkways throughout an improved parking lot.

After a lengthy discussion on landscaping the parking lot, there was consensus by the Planning Commission and the applicant to break up the parking lot into six islands and provide 12 additional trees within the parking lot.

**Resolution # PC-2021-10-077**

Moved by: Rauch  
Support by: Lambert

**RESOLVED**, The Planning Commission recommends that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Motor City Church, East side of Livernois, North of Big Beaver (3668 Livernois), Section

22, Currently Zoned R-1C (One Family Residential) District, be **GRANTED**, subject to the following conditions:

1. Provide two (2) bicycle racks.
2. Six islands with 12 trees be provided in the parking lot.
3. That the present use of the sanctuary be discontinued at the time of completion of the new building and the new building takes over that use as a sanctuary.

Discussion on the motion on the floor.

Mr. Lambert acknowledged that adding trees in the interior parking lot not only improves safety but also helps to dissipate heat from the asphalt.

Vote on the motion on the floor.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Perakis, Rahman, Rauch  
 (Tagle recused)

**MOTION CARRIED**

(Mr. Tagle returned to meeting at 8:15 p.m.)

7. PRELIMINARY SITE PLAN REVIEW (JPLN 2021-0013) – Proposed Center Court at Butterfield 48-unit Townhome Development, North side of Butterfield, South of Big Beaver, West of Crooks (Parcels 88-20-29-226-021, -022, -023), Section 29, Currently Zoned MF (Multiple Family Residential) District

Mr. Carlisle reviewed the changes to the Preliminary Site Plan application for Center Court at Butterfield since last reviewed by the Planning Commission at their October 12, 2021 meeting. He indicated the changes relate to an overall net loss of four (4) units, a larger recreational area in the center of the site, an increase in recreation space and decrease in building coverage. Mr. Carlisle said the applicant added windows to both the side elevation and the front door entrance based on Planning Commission comments. He indicated no changes were made to the guest parking spaces initially addressed in his report. Mr. Carlisle said the application meets all requirements of the multiple family residential district and recommended approval with conditions to revise guest parking spaces and to address elevations and materials as directed by the Planning Commission.

Discussion among Board and administration:

- Pedestrian crosswalk at entrance; layout in angle and termination.
- Non-symmetry of buildings to accommodate fire apparatus.
- Open space / recreation space.
  - Definitions.
  - Interpretation / intent of Zoning Ordinance.
- Various municipality calculations on open space, occupancy, price points.
- Sidewalks; location, conflict with seating areas and material.

Mr. Carlisle read the definition of open space noting that sidewalks would be counted as open space. He said the proposed sidewalk/pathway constitutes recreation space but there is no definition of recreation space.

Erion Nikolla of Eureka Building Company addressed reducing the units by four (4) to provide for more recreation space, a bigger playground and additional family activities. Mr. Nikolla indicated he is open to making a sidewalk track on the perimeter of the property and of a different material such as black tar or pavers. He said glass was added to the center door of the entrances and windows to the side elevations.

There was discussion on:

- Side elevations; prominence of windows.
- Landscaping; push back landscaping in middle.
- Location of sidewalks.
  - Jogging/walking path around property perimeter.
  - Material of path.
- Guest parking.
  - No requirement to provide.
  - Elimination of some spaces to ease reversing out.
  - Adding landscaping along side of building.
- Widening sidewalk to seven (7) feet.
- Entrance doors; provide overhang for protection from inclement weather.

**Resolution # PC-2021-10-078**

Moved by: Lambert  
Support by: Faison

**RESOLVED**, The Planning Commission recommends that Preliminary Site Plan approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Center Court at Butterfield 48-unit Townhome Development, North side of Butterfield, South of Big Beaver, West of Crooks (Parcels 88-20-29-226-021, -022, -023), Section 29, Currently Zoned MF (Multiple Family Residential) District, be **GRANTED**, subject to the following:

1. Revise the guest parking spaces to reduce the number of spaces to allow landscape buffers between the vehicles and those guest parking spaces.
2. Revise the perimeter walkway so that it would be extended out farther to avoid the seating areas around the corners of the site and to use enhanced concrete.
3. Widen the sidewalk to seven (7) feet.
4. Push back landscaping to expand the open space.
5. Revise pedestrian crosswalk layout at the front of the building to make it more logical and safer.

Yes: All present (9)

**MOTION CARRIED**



## CONDITIONAL REZONING

8. CONDITIONAL REZONING - (CR JPLN2021-001) – Proposed Pine View Condominiums, West side of Dequindre, North of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J”) and EP (Environmental Protection) to NN (Neighborhood Node “J”)

Chair Krent announced the applicant has requested to give a statement prior to the presentation of the application by staff.

Applicant Gary Abitheira asked that Commissioner Rauch recuse himself from this item due to a conflict of interest. Mr. Abitheira acknowledged a letter from his attorney that Commissioner Rauch has entered into a lawsuit against developer Sam Stafa relating to a Neighborhood Node development near the home of Commissioner Rauch. Mr. Abitheira believes that Commissioner Rauch has a conflict of interest with all Neighborhood Node developments.

Mr. Rauch said he does not understand how he could have a conflict of interest on the application before the Board this evening. He said the lawsuit to which the applicant is referring relates to potential flooding on his property as a result of a Neighborhood Node development near his home.

Mr. Motzny referenced material he researched on conflicts of interest from the Troy Board and Committee Appointee Code of Ethics, State Law with regard to Public Officers, Planning Commission Bylaws, Parliamentary Procedure and the Michigan Planning Enabling Act.

Mr. Motzny concluded that a Board member himself/herself must disclose a potential conflict of interest. If the member does not believe there is a conflict, the Board cannot compel that member not to vote. If the member discloses a potential conflict of interest, the remaining members can conduct a vote whether the member should be disqualified.

Mr. Rauch said the lawsuit to which the applicant refers relates to the Neighborhood Node located at Crooks and Wattles and the potential flooding onto his property. Mr. Rauch said any decision on the application before the Commission this evening would have no impact on his property. He declared no conflict of interest on the application before the Board this evening.

After a brief discussion, it was the consensus of the Board to move forward because there was no conflict of interest disclosed by Mr. Rauch.

Mr. Savidant reported there are no changes to the Conditional Rezoning application since it was last reviewed by the Planning Commission at its August 24, 2021 meeting, with exception of clarification on the height of the 3-story building at 35 feet, 4 inches. Mr. Savidant reminded the Board of the two failed Resolutions with a 4-4 vote, one for approval and one for denial. He said the application and public hearing was scheduled at the September 27, 2021 City Council meeting but the applicant pulled the item prior

to City Council consideration and asked to come back to the Planning Commission for reconsideration.

Mr. Tagle asked the Planning Consultant to give a brief review of the application because he was absent from the August meeting.

Mr. Carlisle addressed the 40-foot wide strip of EP zoning and referenced the action taken by the Planning Commission at their November 19, 2020 meeting to postpone the item to allow the applicant to submit a conditional rezoning application to rezone the EP portion so it could be used for guest parking.

Mr. Carlisle said the southern portion of the property is a by-right development. He noted of significant importance are the applicant's voluntary conditions numbered 1, 4, 7 and 8. Mr. Carlisle addressed the landscaping, required screening at the southern edge of the property, the engineering department pedestrian connection improvements, shared access to the site with Taco Bell, maximum height not to exceed 35 feet, and design and site plan standards.

Mr. Carlisle referenced the failed Resolutions at the August 24, 2021 Planning Commission meeting and the applicant's request to be considered again by Planning Commission.

Mr. Carlisle recommended that the Planning Commission recommend to the City Council to grant the Conditional Rezoning and Preliminary Site Plan application with the conditions as identified in his most recent report dated October 19, 2021. He asked the Planning Commission to consider the applicant's request to use a fence in lieu of the required landscape screening.

There was discussion on:

- Crash data provided in the agenda packet.
- Anticipated traffic impact, as relates to office and residential.
- Traffic backup mentioned during public comment.
  - No information to support.
  - Queuing for drive through resulting in backup; no issues reported to police.
- Building orientation as relates to design standards.
  - Memorandum prepared and provided by Zoning Administrator relating to building orientation.
  - Role of Zoning Administrator to interpret the Zoning Ordinance.
  - Site Type B, Building Form C, permitted use.
- Confirmation that application meets open space requirement (15%).
- Master Plan survey results with respect to desirable residential.
- Transition and compatibility of development.
- Ownership of access (easement).

Mr. Abitheira addressed previous actions taken by Planning Commission on the shared entrance with Taco Bell. He addressed Taco Bell hours of operation, timing of accidents, curb cuts, queuing of drive-through traffic, housing that attracts young professionals and the initial request by a former Planning Commission member to eliminate the EP zoning district. Mr. Abitheira distributed to the Board a map/site plan of the Taco Bell property and his property in 2007, at which time the subject property was zoned O-1. He addressed ingress/egress of the properties and traffic.

Mr. Savidant addressed his memorandum and interpretation of the Zoning Ordinance on building orientation.

Chair Krent opened the floor for public comment.

There was no one present who wished to speak.

Chair Krent closed the floor for public comment.

An email message from Laura and Mike Lipinski, 4233 Carson, Troy, in opposition of the proposed application was provided to the Board prior to the beginning of tonight's meeting.

Mr. Tagle brought it to the attention of the Board and audience that the Lipinski's do not live near the proposed application and the development would have no impact on their property.

Mr. Carlisle said clearly there is a disagreement with the interpretation of the Zoning Ordinance by the Zoning Administrator and him on the issue of building entrance frontage. He addressed transition, urban characteristics and compatibility on the subject site and its surrounding properties, noting it could be determined more urban than not. Mr. Carlisle said townhomes or lower-scaled density multi-family residential has been traditionally an appropriate transition buffer from single family to commercial, one story or multi-story commercial.

Mr. Carlisle said the proposed use is an appropriate transitional use from adjacent single family and commercial that fronts on Dequindre and Long Lake. He said based on the intent of the Neighborhood Node, this Neighborhood Node might not be the vision the City wants to achieve there so it is difficult to compare with what is there now. The intent was for multi-family and other mixed use types of products.

Mr. Carlisle said results from the Master Plan survey indicated residents do not want more townhomes but he would like to make it clear to the Planning Commission that townhomes are a permitted and by-right building form in this district; and the application meets the standards of a Neighborhood Node for a by-right development. He said discussion this evening is whether to conditionally rezone the EP part of the site plan to Neighborhood Node. He said if the applicant removed the EP request from the application and came in with a by-right development where there is no proposed development on the EP portion, the recommendation would be for approval because it

is a transitional land use and product supported by the Zoning Ordinance for that particular site.

Mr. Rauch said he does not think townhomes in this instance are transitional versus single family. He says when the Planning Consultant states that a development is a by-right development, it feels like he is being bullied to do whatever the recommendation is from the Planning Consultant.

Mr. Rauch expressed his opinion that the proposal does not comply with the zoning ordinance or what the citizens of Troy are looking for as:

- Section 5.03 B. 1. c (Building Form C) states “this category is primarily designed for attached residential or live-work residential units. Townhouses and urban-style residential developments that are compatible with higher-density urban character are the primary buildings permitted under this building form.”
- Form A is least intensive Form C is the most intensive form compatible with urban style higher density.
- This NN:B is for “traditional smaller scale employment based mixed use... less intensive smaller scale developments”.
- Page 84 of the Master Plan displayed provides a photo of an urban environment with townhouses, in downtown Ann Arbor, with a high rise (over four story) building in the background.
- The Zoning Map was shown with Urban Zoning District UR down by 14.5 mile and John R in an area with light industrial, office and Oakland mall - This is what Troy calls Urban district
- Master Plan page 67 which describes “Transitional density - The Missing Middle Market offers an opportunity to create housing at densities which fall between traditional single family and multiple family.” which included duplex, four plex attached residential.
- The subject area has single story buildings on its perimeter and in the middle three-story buildings are proposed, which are not transitional.
- Lastly, Mr. Rauch referenced the recent Survey results suggesting that residents oppose this type of development.
- Based on all of the foregoing, I believe the proposal doesn’t comply with the zoning ordinance or what the citizens of Troy are looking for.

Mr. Savidant again addressed traffic data provided and the approval in 2006 of the relationship between the subject property and Taco Bell. He said office would be another transitional use and stated office would generate more traffic than multiple

family residential. Mr. Savidant addressed the development rights of the property owner and said he does not think it is fair or proper to deny an application based on traffic or existing conditions that have been in place for the past 15 years.

Mr. Savidant stated there is a wide range of different uses that are permitted by right in Neighborhood Nodes, including townhomes and other forms of residential, office and commercial.

Mr. Abitheira requested to construct a 6-foot high decorative fence on the south side of the property in lieu of the required landscaping. He shared that the property is very tight and it would be somewhat of a challenge to landscape.

Mr. Abitheira said he owns the cross access easement property at the Taco Bell entrance up to Dequindre Road and the title work process will verify that.

**Resolution # PC-2021-10-079**

Moved by: Tagle  
 Support by: Faison

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the NN “J” and EP to NN “J” Conditional Rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 2.389 acres in size, be **GRANTED**, for the following reasons:

1. The request complies with the Master Plan.
2. The EP district does not include any significant natural features.
3. The rezoning would permit greater flexibility in use and development of the property.
4. The conditions offered by the applicant reasonably protect the adjacent properties.
5. The rezoning would be compatible with surrounding zoning and land use.
6. The site can be adequately served with municipal water and sewer.

**BE IT FURTHER RESOLVED**, That the Planning Commission recommends the following site plan design considerations:

1. Submit photometric plans and fixture details prior to Final approval.
2. Address Engineering Department comments related to pedestrian connection prior to Final approval.
3. Provide site landscaping calculation.
4. Indicate siding material.
5. Provide conditional rezoning agreement prior to City Council consideration.
6. That the barrier on the south property line be a fence in lieu of landscaping.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Rahman, Tagle  
 No: Perakis, Rauch

**MOTION CARRIED**

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## OTHER ITEMS

9. PUBLIC COMMENTS – For Items on the Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

Mr. Tagle stated for the record in all his years on the Commission he has never felt bullied by the Planning Consultant, and he thought the comment inappropriate.

Mr. Faison said the conversation about transition was interesting. He said he accepted both the applicant's comments about the ranch being able to redevelop into something taller and Mr. Carlisle's comments about the projects on the corner not necessarily being what the Board would like the node to be and what the node could be. He said he thinks it might be more appropriate to look at what could be there.

Mr. Faison addressed the issue of the entrances on the street. He said he has read the language several times and the memorandum prepared by staff. He said he sees the logic of the approach taken in the interpretation of the Zoning Ordinance by the administration. Mr. Faison questioned if the matter should be discussed during a meeting or if each member individually should decide.

Mr. Lambert informed the Board that at last evening's meeting, City Council voted to name the park next to the skate park the *Jeanne Stine Community Park*.

Ms. Perakis said she appreciated Mr. Faison's comments on transition. Ms. Perakis shared favorable comments on the Citizens Planner course she is taking and looks forward to getting her certification in a week.

Mr. Rauch formally requested his communication on the Zoning Ordinance interpretation for primary building entrances in Neighborhood Nodes and the proposed text amendment be placed on an agenda for discussion.

Mr. Rauch addressed his comment on bullying. He said it appears that if there are objections to an application, the members often hear from the staff or the consultant that the application is a by-right development. He wished that Ms. Dufrane were in attendance this evening to provide an explanation on the subjectivity of the Zoning Ordinance relating to transition, compatibility, open space and recreation space. He considers those items to be subjective. Mr. Rauch said some of the answers to questions have been along the lines that an application is allowed within the form based district and the Board should approve. He said it completely takes the subjectivity out of a determination. Mr. Rauch addressed changes in the density of residential developments within the last five years, noting the survey shows that residents are not happy.

Ms. Malalahalli asked that the Board be provided a clear understanding of the open space requirements and how open space is defined.

Chair Krent asked that the Board be advised of a better definition of recreation space.

Mr. Savidant asked that there be a formal resolution to place Mr. Rauch's communication on an agenda. Mr. Savidant said he does not think it is appropriate that the Zoning Administrator, which he serves as and as a representative of the City Manager, is put in a position to debate or defend an interpretation of the Zoning Ordinance. He said he is not sure if that was the intent of Mr. Rauch but that he hesitates to go down that path. Mr. Savidant asked to confer with the City Attorney prior to placing the item on an agenda for discussion.

Chair Krent stated he never felt bullied by Mr. Carlisle, he appreciates Mr. Carlisle's excellent perspective on the Zoning Ordinance and Master Plan and that he conducts himself in a professional manner to get things done. Chair Krent addressed the upcoming Michigan Association of Planners Conference that again is a virtual event this year. He encouraged Board members to participate.

Mr. Savidant said the beauty of remote sessions at the Michigan Association of Planners Conference is that one can view all the sessions offered.

Mr. Rauch said he would hold off on a formal resolution so that the administration can confer with the City Attorney.

11. ADJOURN

The Regular meeting of the Planning Commission adjourned at 10:45 p.m.

Respectfully submitted,

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Tom Krent, Chair

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Kathy L. Czarnecki, Recording Secretary

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on December 14, 2021, in the Council Chamber of the Troy City Hall. Chair Krent presented opening remarks relative to the role of the Planning Commission and procedure of tonight’s meeting.

1. ROLL CALL

Present:

- Carlton M. Faison
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- Sadek Rahman
- Jerry Rauch

Absent:

- John J. Tagle

Also Present:

- R. Brent Savidant, Community Development Director
- Ben Carlisle, Carlisle Wortman Associates
- Julie Quinlan Dufrane, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2021-12-074**

- Moved by: Faison
- Support by: Lambert

**RESOLVED**, To approve the Agenda as prepared.

- Yes: All present (8)
- Absent: Tagle

**MOTION CARRIED**

3. APPROVAL OF MINUTES – October 26, 2021

Mr. Rauch said he has an issue with the draft minutes and that they are incomplete because they do not contain concerns and objections made by him and others to the recommendation by the administration of a 3-story townhome development. He specifically noted on page 8 of the minutes, at the 2 hour and 44-minute portion of the meeting and an approximate 10-minute discussion, the draft minutes do not incorporate his comments and specific citations to the Master Plan and Zoning Ordinance that support his objections.



**Resolution # PC-2021-12-075**

Moved by: Lambert

Support by: Rahman

**RESOLVED**, To postpone action on the October 26, 2021 draft minutes until the next meeting so that Mr. Rauch can provide a bullet point summary of the items he would like included in the minutes.

Yes: All present (8)

Absent: Tagle

**MOTION CARRIED**

4. **PUBLIC COMMENT** – For Items Not on the Agenda

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN REVIEW**

5. **PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0020)** – Proposed Adler Cove (One Family Residential Cluster), South side of Long Lake, East of John R (Parcels 88-20-13-100-012, 88-20-13-100-014 and 88-20-13-100-025), Currently Zoned R-1C (One Family Residential) Zoning District

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed Adler Cove cluster development option. He reported the applicant is seeking five additional units above the parallel plan density and proposes to provide 38% of the total site as open space. Mr. Carlisle addressed the wetlands, floodplain and tree preservation. He reported the applicant received confirmation from FEMA that the application is reflective of the current conditions of the floodplain and there would be no development within the floodplain. Mr. Carlisle addressed access to the site, lot sizes, housing types, Open Space requirements and Cluster standards.

Mr. Carlisle addressed the applicant’s request for relief of the required perimeter setbacks for the proposed decks on units 14 through 18. He gave an explanation clarifying that due to the additional buffer required in a cluster option, the decks are further away from the northern property line with a cluster layout than a conventional layout and displayed graphics for a visual view. As well, Mr. Carlisle displayed graphics showing the layout of the development with a conventional application versus a cluster development option.

Mr. Carlisle said the Planning Commission shall determine if requirements are met to qualify for a cluster development option, if the required standards have been met and if the additional number of units is commensurate with open space being preserved. He cited considerations for Planning Commission this evening are the applicant’s request to seek relief on the encroachment of the decks and to indicate building materials. Mr. Carlisle said the Planning Commission could postpone the item to make further

refinements to the application or forward with a recommendation to City Council for their consideration.

There was discussion on:

- Applicant's request for relief of setback requirements for decks.
  - Action by Zoning Board of Appeals (ZBA) not required.
  - Cluster provision allows Planning Commission to make recommendation to City Council on request for relief.
  - Differences in setback requirements; conventional development versus cluster option.
  - If encroachment permitted, approval could be conditioned that applicant use permeable paving surface for less impact on absorption of rainwater.
  - Previously approved cluster development (Park View on Beach) as relates to individual homeowners going before ZBA to seek relief of setback requirements to construct decks.
- Collar of open space on periphery of property; as relates to width, vegetation, screening of adjacent properties.
- Planning Consultant recited section of Zoning Ordinance that allows consideration of setback requirements within open space.
- Open space accessibility to homes.
- In theory, applicant can build within floodplain and wetlands, with fill and grade and permission by FEMA.

Ms. Dufrane assured Board members that approval of relief of setback requirements for the proposed decks on units 14 through 18 can be accomplished legally through the cluster application; the request does not have to go through ZBA.

Present were Planner Jim Eppink of J. Eppink Partners Inc., property owner Joseph Maniaci of Mondrian Properties and Civil Engineer John Thompson of Professional Engineering Associates.

Mr. Eppink reviewed the property location and project description. He addressed the wetlands, floodplain, existing Gibson drain and updated maps from FEMA. He noted the western edge of the parcels favor the open space. Mr. Eppink addressed differences of the development if the parcels were planned conventionally or with a cluster option. He indicated that 16 units could be constructed under the conventional plan, not 15 as noted in the Planning Consultant report.

Mr. Eppink addressed the applicant's history in preserving open space by utilizing the cluster option for developments in Troy. He addressed housing types, the request of relief of setback requirements for the proposed decks and the values of a cluster development.

There was discussion on:

- Site amenities; existing trails, no plans to add or enhance trails.
- Home variety; no prescribed number of styles, any style can be built on any lot, 2<sup>nd</sup> floor loft and 1<sup>st</sup> floor master bedroom options available for ranches.
- Detention basin; naturally landscaped, properly engineered.
- Price range of homes.
- Consideration to designate in Zoning Ordinance requirements on housing types, specify percentage of each style.
- Intent of cluster option.
- Adjacent home east of development; cluster option provides screening with existing vegetation and undergrowth that conventional plan does not.
- Sustainable elements of housing.
- Building materials; brick, hardie board siding, more information from applicant prior to City Council consideration.
- Open space under homeowners' ownership; passive/recreational, use by middle school for exploration, safety, maintenance.
- Tree preservation as relates to conventional or cluster development.
- Walkability of site; sidewalks within development and along Long Lake, existing trails and pocket parks.

Mr. Maniaci said there is no specific price range of homes at this time. He said prices would be driven by the market at the time construction commences and he would build all ranch style homes should that be what home buyers desire.

Mr. Maniaci said the application before the Board this evening proposes to construct decks and seek relief of any setback requirements to alleviate any potential issues in the future. He explained when the Parkview on Beach cluster development application came before the Board, he did not have the foresight to include the construction of decks on each unit. Mr. Maniaci said years passed and homeowners wanted to construct decks on their homes. He said the homeowners were required to seek relief of the setback requirements from the ZBA, ZBA denied their requests and a lawsuit followed.

#### PUBLIC HEARING OPENED

- David and Lynn Irwin, 2180 E. Long Lake, Troy; voiced concerns with the proximity of the development to their home, pedestrian traffic, water runoff, liability of retention pond and loss of privacy.
- Renee Sarcina, 4735 Stoddard Drive, Troy; stated opposition, read a letter she sent to the Planning Commission and City Council dated December 12; comments related to green space and wildlife preservation, residents desire for no more residential development, potential flooding and water runoff. Ms. Sarcina specifically addressed transparency by the City and its posted sign "Open Space Preservation Development" on the subject site. She said the sign led her to believe development on the site was a continuation of trails and paths and she followed through with a

phone call to the phone number posted on the sign. Ms. Sarcina suggested public hearings not be time-limited and offer residents a question-and-answer format.

- Pietro Sarcina, 4735 Stoddard Drive, Troy; said residents do not want more residential development, suggested City revise the Master Plan to reflect what residents want, voiced concerns with additional traffic, asked if there would be deceleration and acceleration lanes. He said existing trees on the subject site are in good condition.
- Mykola Murskyj, 5115 Saffron, Troy; shared childhood memories of playing in open space that now is residential developments, applauded cluster option development, addressed presentation of application as relates to only two options to develop property, responsibility of public servants to applicants and residents.

### PUBLIC HEARING CLOSED

Mr. Savidant informed the audience that stormwater management is reviewed by the Engineering department during the final site plan approval process and there are Zoning Ordinance regulations in place to assure there is no negative impact of water runoff on neighboring properties.

Mr. Savidant responded to comments about the posted signs on proposed developments and the contact number provided for further information. He said the phone number is the general Planning Department number and all voicemail messages are automatically converted to email messages to staff should a department staff member not be available to answer the call. Mr. Savidant assured that 100% of phone calls are returned to callers who leave messages.

Mr. Savidant reviewed what State law requires for public hearing notices and additional steps the City takes to inform residents of proposed developments. He said the language on the signs posted for proposed cluster developments has been crafted over the years to incorporate language suggested by a former member of City Council. Mr. Savidant said the City administration strives for transparency, responds to phone calls and email messages and provides any information it has on file upon request. He said he directs residents to the appropriate department for answers should he not know an answer. Mr. Savidant suggested implementing a QR code on posted signs might be advantageous to those with a smartphone.

Mr. Savidant replied to some comments made during the public hearing. He advised the family with the pond that there would be no liability on their part because of trespassing laws. He reported the City engineering department upon its initial review of the application made no recommendation for deceleration/acceleration lanes. He noted the applicant would be required to install deceleration/acceleration lanes should Engineering deem warranted during its final site plan review.

Mr. Lambert admitted he was the one who suggested language on the signs posted for cluster developments and acknowledged the language should be clarified so that it is understood cluster development is a residential project. Mr. Lambert addressed Planning Commission's limitations to meet requirements of the Zoning Ordinance in its consideration of a traditional site plan or cluster option development.

Mr. Carlisle said it would be beneficial if Planning Commission addressed the building materials in its recommendation to City Council.

Comments from across the Board were shared with the audience on transparency and engagement and participation on the part of the residents.

**Resolution # PC-2021-12-076**

Moved by: Hutson

Support by: Rauch

**RESOLVED**, The Planning Commission hereby recommends to the City Council that the proposed Adler Cove Site Condominium (One Family Residential Cluster), 20 units/lots, South side of Long Lake, East of John R (Parcels 88-20-13-100-012, 88-20-13-100-014 and 88-20-13-100-025), Section 13, approximately 10 acres in size, Currently Zoned R-1C (One Family Residential) District, be approved for the following reasons:

1. The cluster development better protects the sites natural resources than if the site were not developed as a cluster.
2. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
3. The cluster development is compatible with adjacent properties.
4. The site can be adequately served with municipal water and sewer.
5. The cluster development preserves 38% open space, to remain open space in perpetuity.

**Discussion on the motion on the floor.**

Ms. Dufrane asked that the recommendation address the applicant's request for relief of setback requirements on the decks.

There was discussion on:

- Whether the motion specifically should reflect the relief of setback requirements or if the request of relief is inclusive of the site plan application.
- Whether the motion should specifically identify the number of homes affected by the setback requirements or should there be a blanket relief for all units.

Moved by: Hutson  
 Support by: Rauch

To **AMEND** my Resolution specifically approving the intrusion of the projected four decks on lots as approved.

Vote on the motion on the floor as amended.

Yes: All present (8)  
 Absent: Tagle

**MOTION CARRIED**

**OTHER ITEMS**

6. CITY OF TROY MASTER PLAN – Summary of Neighborhood Node Walks and Talks

Mr. Carlisle reviewed the memorandum he prepared incorporating his notes on the six walking tours of selected neighborhood nodes. He initiated discussion among the members to share their major takeaways and/or observations from the walking tours, what if any notes were missing from his memorandum and what observations and/or suggestions members think should be incorporated into the Master Plan update.

General comments shared, some relating to:

- Elimination of some nodes.
- Proximity of nodes to roads; noise, buffer, safety, future widening.
- Interior paths; surface material.
- Difference of *feel*, viewpoint from inside development and standing outside.
- All nodes will be reviewed; not just those toured.
- Knowledge gained by “walking the walk”.
- Limit building height to two stories.
- Consideration of form of townhome development as planned unit and/or mixed-use.
- *Gateways to Troy*; refine, improve, incentivize developers.
- Engagement tools; forums, developers, university students.
- Census data, incorporate new data; determine age group, gain or loss.

Next steps:

- Extend invitation to City Council to tour several Neighborhood Nodes.
- Joint meeting with City Council and Planning Commission.
- Create a steering committee.
- Census update (January or February).
- Schedule Special meetings, if necessary.

7. MISCELLANEOUS BUSINESS – Meeting Schedule for 2022

There was discussion to eliminate the November 8 date on the schedule because it is Election Day.

**Resolution # PC-2021-12-077**

Moved by: Lambert

Support by: Perakis

**RESOLVED**, To approve the proposed 2022 Planning Commission Regular meeting dates with one amendment, to delete November 8 from the schedule.

Yes: All present (8)

Absent: Tagle

**MOTION CARRIED**

8. PUBLIC COMMENTS – For Items on the Agenda

Mykola Murskyj, 5115 Saffron, Troy; applauded administration for Neighborhood Nodes *Walks and Talks*, extended apology to Chair for earlier comments during Public Hearing.

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to:

Mr. Rauch addressed language for development signs, responsibility of residents to view City notifications of proposed developments and getting agenda packets in advance of the Friday before a meeting to provide both members and residents an opportunity to visit sites and seek information.

Ms. Malalahalli shared there were comments on “Nextdoor” relating to tonight’s agenda item. She indicated information on City happenings is getting out there to the public.

Ms. Perakis said she would be very interested in participating on a steering committee.

Mr. Rahman thanked City Manager Miller for the book recommendation *Thirteen Ways to Kill Your Community*. He said it was an excellent read.

Mr. Lambert thanked the Mayor and City Council for the reappointments of himself and members Tagle and Hutson to the Planning Commission.

Ms. Dufrane reminded Board members that as of December 31, 2021 members can no longer attend Board meetings remotely unless they are on active military duty. She also gave an update on legal matters.

Across the board, members thanked the administration for conducting Neighborhood Node Walks and Talks and wished all a happy holiday season.

10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:54 p.m.

Respectfully submitted,

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Tom Krent, Chair

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Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2021/Jun through Dec 2021/2021 12 14 Regular Meeting\\_Draft.doc](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2021/Jun%20through%20Dec%202021/2021%2012%2014%20Regular%20Meeting_Draft.doc)



DATE: January 7, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2021-026) - Proposed Biggby Coffee Drive Through Window Addition, North side of Long Lake, east of Rochester (1057 E. Long Lake, Suite A), Section 11, Currently Zoned NN (Neighborhood Node “L”) District

The petitioner Biggby Coffee submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application to add a drive through window addition to an existing Biggby Coffee. The existing coffee shop is in an end cap space in an existing retail center.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the application. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and recommends approval of the project, as noted.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

G:\SPECIAL USE\SU JPLN2021-0026 BIGGBY COFFEE DRIVE UP WINDOW ADDITION\PC Memo 01 11 2022.docx

**PROPOSED RESOLUTION**

PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2021-026) - Proposed Biggby Coffee Drive Through Window Addition, North side of Long Lake, east of Rochester (1057 E. Long Lake, Suite A), Section 11, Currently Zoned NN (Neighborhood Node “L”) District

**Resolution # PC-2022-01-**

Moved by:

Seconded by:

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Biggby Coffee Drive Through Window Addition, North side of Long Lake, east of Rochester (1057 E. Long Lake, Suite A), Section 11, Currently Zoned NN (Neighborhood Node “L”) District, be (granted, subject to the following conditions):

1. Remove parking bumper blocks
2. Provide transparency calculation
3. Include loading space or seek waiver from Planning Commission
4. If new lighting is proposed, the applicant shall submit a photometric plan.

\_\_\_\_\_ ) or

(denied, for the following reasons: \_\_\_\_\_) or

(postponed, for the following reasons: \_\_\_\_\_)

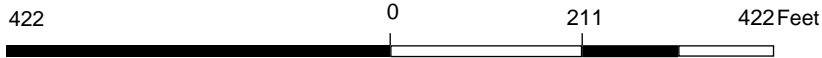
Yes:

No:

Absent:

**MOTION CARRIED / FAILED**





Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



## Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

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Date: December 7, 2021

# Preliminary Site Plan and Special Use Review For City of Troy, Michigan

<b>Project Name:</b>	Biggby Coffee-Drive up window
<b>Applicant:</b>	Sandy Green, Biggby Coffee
<b>Plan Date:</b>	November 15, 2021
<b>Location:</b>	1057 Long Lake
<b>Zoning:</b>	NN, Neighborhood Node
<b>Action Requested:</b>	Site Plan and Special Use Approval

### PROJECT AND SITE DESCRIPTION

The applicant is proposing to add a drive-through to an existing Biggby Coffee at 1057 Long Lake Road. Other site improvements include 60-sq/ft addition to front (long lake) and side elevation (west) to accommodate the drive-through window, new dumpster screening, and rearrangement of parking areas and speed humps between the rear building and the western property line.

The site is located in NN, Neighborhood Node zoning district. Drive-through uses are a special use.

Bigby Coffee-Drive up window  
December 7, 2021

Location of Subject Property:

1057 Long Lake Road



Proposed Uses of Subject Parcel:

Conversion of existing Bigby coffee shop to add a Drive-through

Current Zoning:

The property is currently zoned NN, Neighborhood Node

Surrounding Property Details

Direction	Zoning	Use
North	R-1C, One Family Residential	Single-Family Residential
South	NN, Neighborhood Node	Commercial
East	R-1C, One Family Residential	Single-Family Residential
West	NN, Neighborhood Node	Commercial

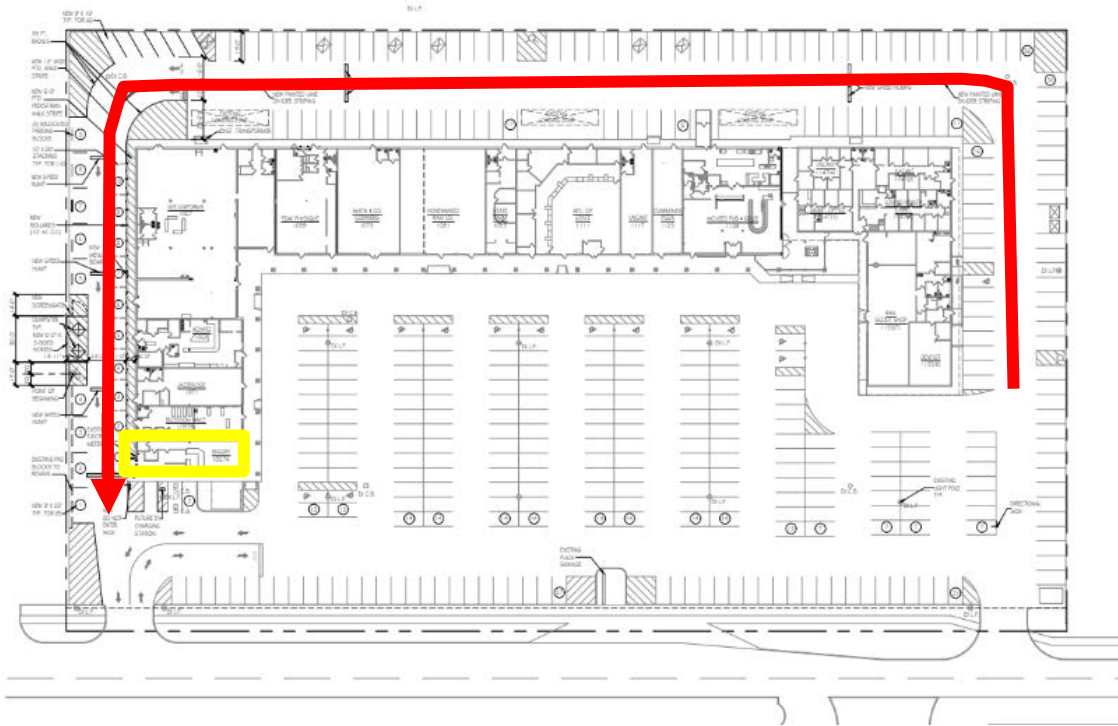
## SITE ARRANGEMENT

The existing building arrangement will not change. Site improvements include:

- Reconfiguration of parking along the western property line
- Speed humps for traffic calming
- New dumpster screening

## CIRCULATION

Circulation for the drive-through use will require users to travel around the entire complex to access the stacking lane and drive-through window, which is located between the rear of the complex and the western property line.



The site circulation plan has been reviewed by the City's Traffic Consultant, OHM. Their review concludes:

*This looks to be a rather benign modification to the site. Changing the angle parking to parallel behind the store fronts is a reasonable way to get the widths needed for the dedicated drive through lane.*

- *I am happy to see that the existing sidewalk behind the stores will be set aside with a row of bollards, but less thrilled that this walk will no longer be connected to the*

*sidewalks on the south side and front of the stores because of the new vestibule / doorway for Biggby.*

- *They are retaining a whole row of parking bumper blocks adjacent to the new parallel parking stalls. They no longer have any real function and just will be items for people to trip over as they enter and exit the passenger side of parked vehicles. Getting rid of them would make sense.*

***Items to be Addressed:*** *Remove parking bumper blocks*

## **IMPACT CONSIDERATIONS**

When considering the application the Planning Commission should consider potential impacts. Due to increase traffic and car idling, noise and lighting impacts upon adjacent neighbors specially to north and west should be considered.

## **PARKING**

To accommodate the drive-through use, the applicant is removing a total net number of 14 spaces. However, based on zoning parking requirements, the site still exceeds the required parking.

In addition, a loading space is required. However, the Planning Commission may waive this requirement if the applicant proves to the satisfaction of the Planning Commission that a loading space is not needed.

***Items to be Addressed:*** *Planning Commission to consider waiver to loading space requirement.*

## **ELEVATIONS AND FLOOR PLANS**

The applicant has submitted elevations and floor plans. The proposed addition is 60 sq/ft. The materials match the existing building. Applicant should provide transparency calculation to confirm transparency requirements have been met.

***Items to be Addressed:*** *Provide transparency calculation*

## **PHOTOMETRICS**

The applicant did not indicate any new lighting. If new lighting is proposed, the applicant shall submit a photometric plan.

***Items to be Addressed:*** *If new lighting is proposed, the applicant shall submit a photometric plan.*

## **DESIGN STANDARDS**



Developments within the Neighborhood Node form-based district must comply with Design Standards outlined in section 5.05.

### Building Orientation and Entrance

- a. *Primary Entrance: The primary building entrance shall be clearly identifiable and useable and located in the front façade parallel to the street. **The primary entrance is indefinable and usable from Long Lake Road.***
- b. *Recessed Doorways. Where the building entrance is located on or within five (5) feet of a lot line, doorways shall be recessed into the face of the building. **Not applicable***
- c. *Residential Dwellings. Entrances for all residential dwellings shall be clearly defined by at least one (1) of the following:*
  - I. *Projecting or recessed entrance. A recessed entrance is required if the building entrance is located on or within five (5) feet of the lot line.*
  - II. *Stoop or enclosed or covered porch.*
  - III. *Transom and/or side light window panels framing the door opening.*
  - IV. *Architectural trim or unique color treatments framing the door opening*

### **Not Applicable**

### Ground Story Activation

- a. *The first floor of any front façade facing a right-of-way shall be no less than fifty (50) percent windows and doors, and the minimum transparency for facades facing a side street, side yard, or parking area shall be no less than 30 percent of the façade. Transparency alternatives are permitted up to 80% of the 50% total along the front of buildings, and up to 100% of the sides of buildings. The minimum transparency requirement shall apply to all sides of a building that abut an open space, including a side yard, or public right-of-way. Transparency requirements shall not apply to sides which abut an alley.*

### **See elevation notes.**

### Transitional Features

- a. *Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.*

### **Transitional features are provided.**

### Site Access and Parking

- a. *Required Parking. Off-street parking shall be provided in accordance with the standards set forth in Article 13, Site Design Standards.*

**Not Applicable**

- b. *Location.*

- I. *When parking is located in a side yard (behind the front building line) but fronts on the required building line, no more than fifty (50) percent of the total site's linear feet along the required building line or one hundred (100) feet, whichever is less, shall be occupied by parking.*

**Not Applicable**

- II. *For a corner lot, shall be no more than fifty (50) percent of the site's cumulative linear feet along the required building lines or one hundred (100) feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to the intersection.*

**Not Applicable**

- III. *For a double frontage lot or a lot that has frontage on three (3) streets, the cumulative total of all frontages occupied by parking shall be no more than sixty-five (65) percent of the total site's linear feet along a required building line or one hundred and twenty-five (125) feet, whichever is less.*

**Not Applicable**

- IV. *Where off-street parking is visible from a street, it should be screened in accordance with the standards set forth in Section 13.02.C.*

**Not Applicable**

**Items to be Addressed:** *Provide transparency calculation*

### **SPECIAL USE STANDARDS**

For any special use, according to Section 9.02.D, the Planning Commission shall "...review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department's report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions."

Section 9.03 states that before approving any requests for Special Use Approval, the Planning Commission shall consider:

1. *Compatibility with Adjacent Uses.*
2. *Compatibility with the Master Plan.*
3. *Traffic Impact.*
4. *Impact on Public Services.*
5. *Compliance with Zoning Ordinance Standards.*
6. *Impact on the Overall Environment. The proposed Special Use shall no*
7. *Special Use Approval Specific Requirements.*

We support the special use and find:

1. Repurposing of a building is a best management practice, that promotes sustainability
2. The applicant is making the building more conforming with the façade improvements
3. The proposed repurposing should not require any additional public services that required for a public use.
4. The repurposing of the building would reduce environmental impact than tearing the building down and building a new one.

***Items to be addressed: None***

## **RECOMMENDATION**

We support the reinvestment in the site. We recommend preliminary site plan and special use approval with the following conditions:

1. Remove parking bumper blocks
2. Provide transparency calculation
3. Include loading space or seek waiver from Planning Commission
4. If new lighting is proposed, the applicant shall submit a photometric plan.

  
\_\_\_\_\_  
**CARLISLE/WORTMAN ASSOC., INC.**  
**Benjamin R. Carlisle, LEED AP, AICP**

# BIGGBY COFFEE

## DRIVE THRU ADDITION

LONG LAKE PLAZA  
1057 E. LONG LAKE, SUITE A  
TROY, MI 48085

### DRAWING INDEX:

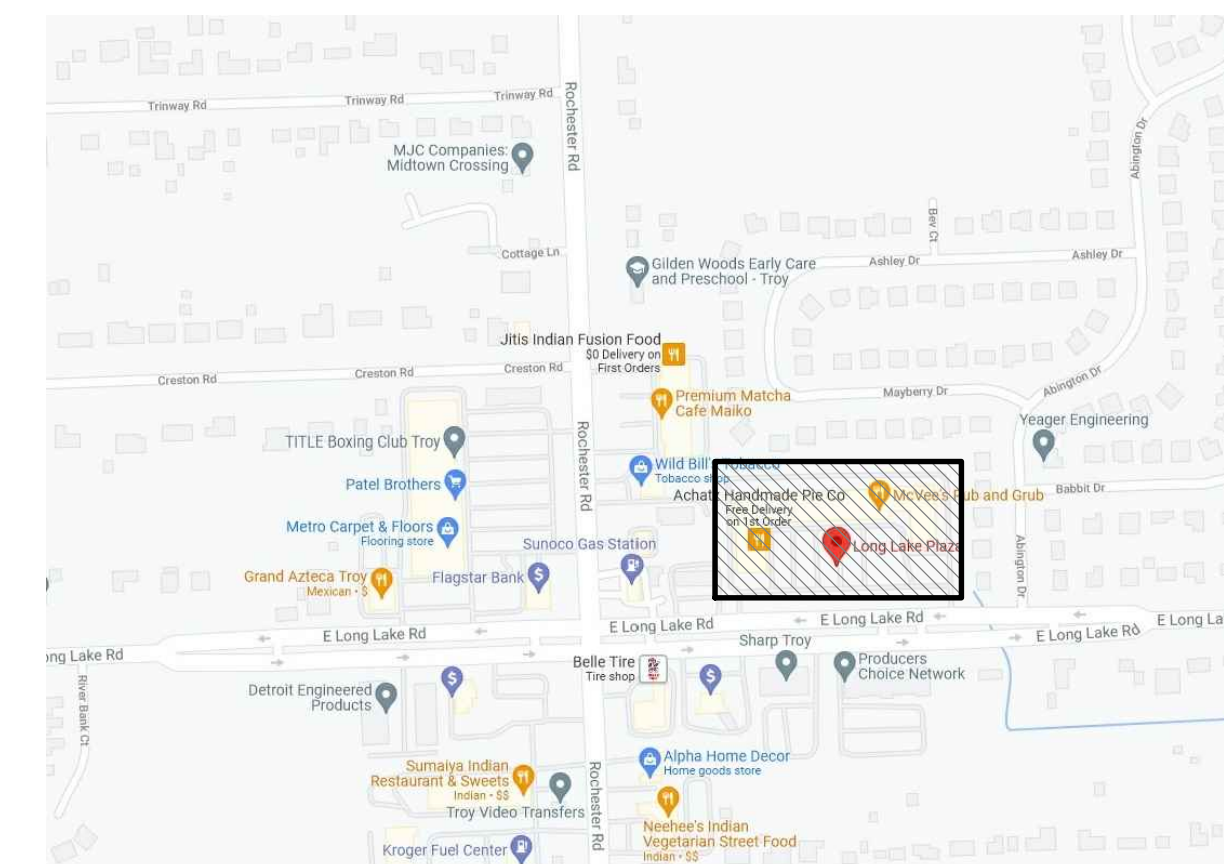
#### ARCHITECTURAL

- COVER SHEET
- MORTGAGE SURVEY
- A-060 ARCHITECTURAL SITE PLAN
- A-200 FLOOR PLANS AND EXTERIOR ELEVATIONS



JOHN TAGLE ASSOCIATES, INC.  
ARCHITECTS & PLANNERS

309 N Main Street, Suite 213  
Royal Oak, Michigan 48067  
Tel: 248-542-0400  
Fax: 248-641-0401  
Web: www.jtai.net

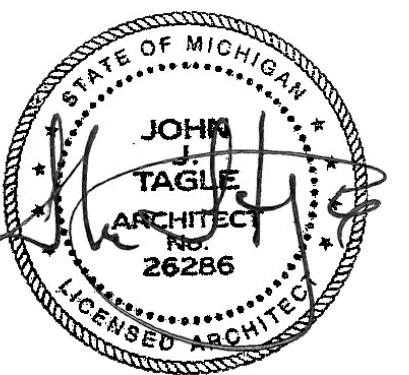


LOCATION MAP

NOT TO SCALE



NORTH



JTAI JOB NO.  
**21.16**  
SPECIAL USE  
APPLICATION  
11/15/21

# MORTGAGE SURVEY

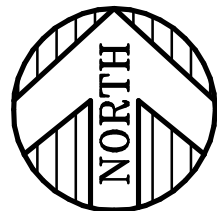
PRELIMINARY

Certified to: LEVEL ONE BANK & FIRST AMERICAN TITLE COMPANY

## Property Description:

Land situated in the City of Troy, County of Oakland, State of Michigan, described as follows: Part of the Southwest 1/4 of Section 11, Town 2 North, Range 11 East, described as follows: Commencing at the Southwest corner of Section 11; thence due East 350 feet along the South line of said Section to the Point of Beginning; thence North 00 degrees 18 minutes 00 seconds West, 450 feet; thence due East 650 feet; thence South 00 degrees 18 minutes 00 seconds East, 450 feet to a point on the South line of Section 11; thence due West 650 feet along said South line to the Point of Beginning. EXCEPT the South 60 feet of said Parcel conveyed to the City of Troy by Quit Claim Deed recorded in Liber 6183, Page 664 and Liber 6044, Page 476, Oakland County Records.

Note: The property description is as furnished by client.



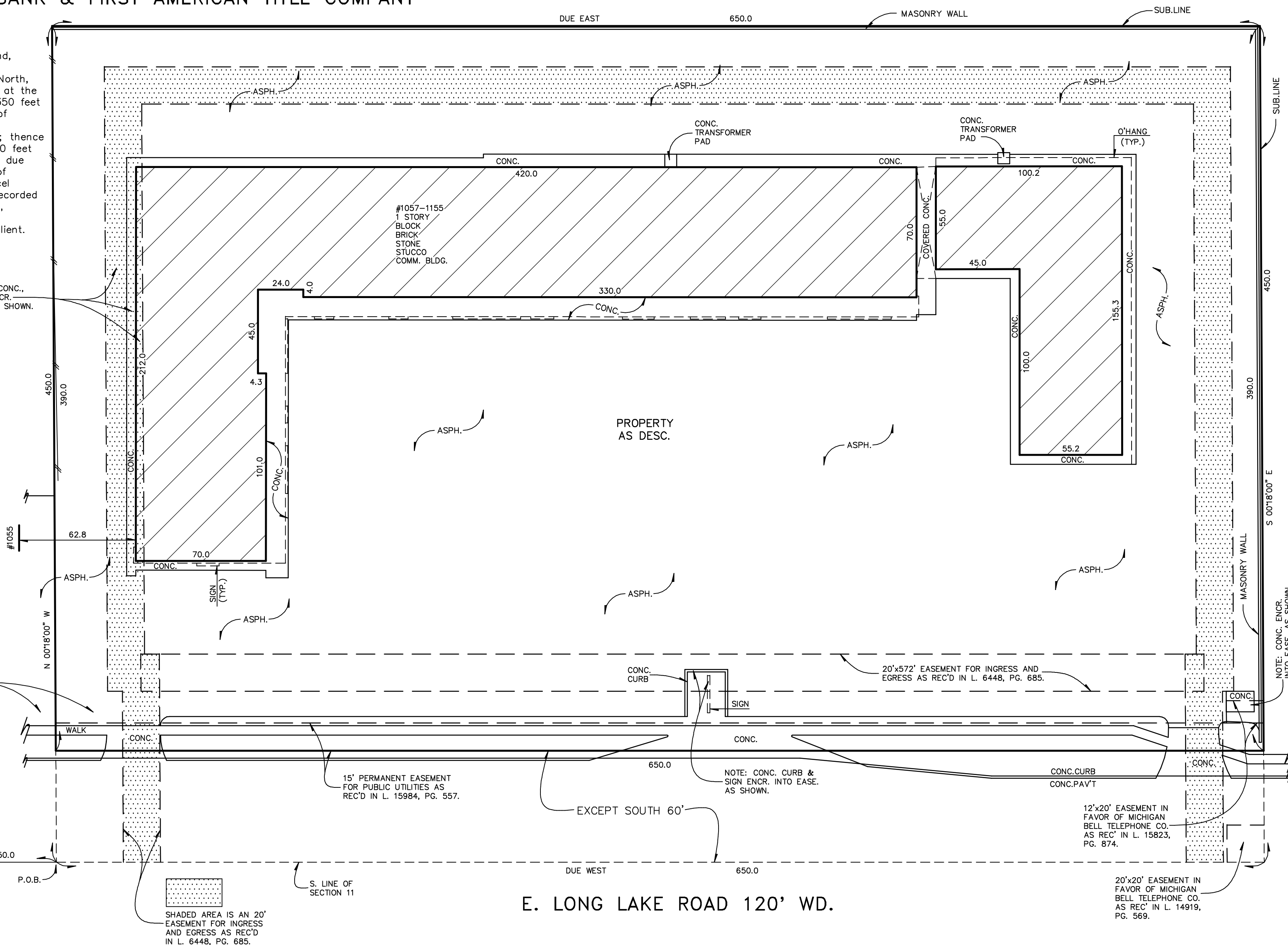
NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND FENCE LOCATIONS.

DUE TO THE ILLEGIBILITY OF EXHIBIT "A" AS REC'D IN L. 6421, PG. 529, AN EASEMENT IN FAVOR OF CONSUMERS POWER CO. WAS NOT SHOWN ON THIS SURVEY.

NOTE: ASPH. CROSSES PROPERTY LINE AS SHOWN.

S.W. CORNER SECTION 11 T.2N., R.11E.

PRELIMINARY



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagee, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

**KEM-TEC** Professional Engineers & Surveyors

<b>Eastpointe</b> (800) 295.7222 FAX: (586) 772.4048	<b>Detroit</b> (313) 758.0677 FAX: (586) 772.4048	<b>Ann Arbor</b> (734) 994.0888 FAX: (734) 994.0887	<b>Grand Blanc</b> (888) 694.0001 FAX: (616) 694.9855
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[www.kemtecsurvey.com](http://www.kemtecsurvey.com)

PREPARED FOR: LEVEL ONE BANK & FIRST AMERICAN TITLE COMPANY	
DATE: 07-22-09	JOB #: 09-03503
SCALE: 1"=40'	REV.: 07/29/09 - ADD EASES.
DRW. BY: LAO	REV.:

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

PARKING DATA	
EXISTING TOTAL PARKING SPACES	= 391 SPACES
REQUIRED PARKING: COMMERCIAL/RETAIL CENTERS <50,000 S.F. 34,515 G.F.A. / 250	= 138 SPACES
STANDARD RESTAURANT McVEE'S PUB: 210 SEATS / 2	= 105 SPACES
FAST FOOD RESTAURANTS BIGGBY COFFEE: 1,330 N.F.A. / 70 ACHATZ PIZ: 2,030 N.F.A. / 70	= 19 SPACES = 29 SPACES
OFFICE OR PROFESSIONAL 3,340 G.F.A. / 300	= 11 SPACES
OFFICE/MEDICAL 1,365 G.F.A. / 200 (DENTIST) 1,590 G.F.A. / 200 (CHIROPRACTOR)	= 7 SPACES = 8 SPACES
TOTAL REQUIRED	= 317 SPACES
PROPOSED TOTAL PARKING SPACES	= 377 SPACES
REQUIRED BARRIER FREE SPACES @ 3:17	= 8 SPACES
EXISTING BARRIER FREE SPACES	= 15 SPACES

SITE LIGHTING INFORMATION	
EXISTING SITE LIGHTING TO REMAIN. NO NEW SITE LIGHTING PROPOSED. NEW LIGHT FIXTURE UNDER PROPOSED AWNING AT DRIVE THRU WINDOW. REFER TO A-200 EXTERIOR ELEVATIONS FOR LOCATION.	

PROJECT:  
**BIGGBY COFFEE**

DRIVE-UP WINDOW ADDITION

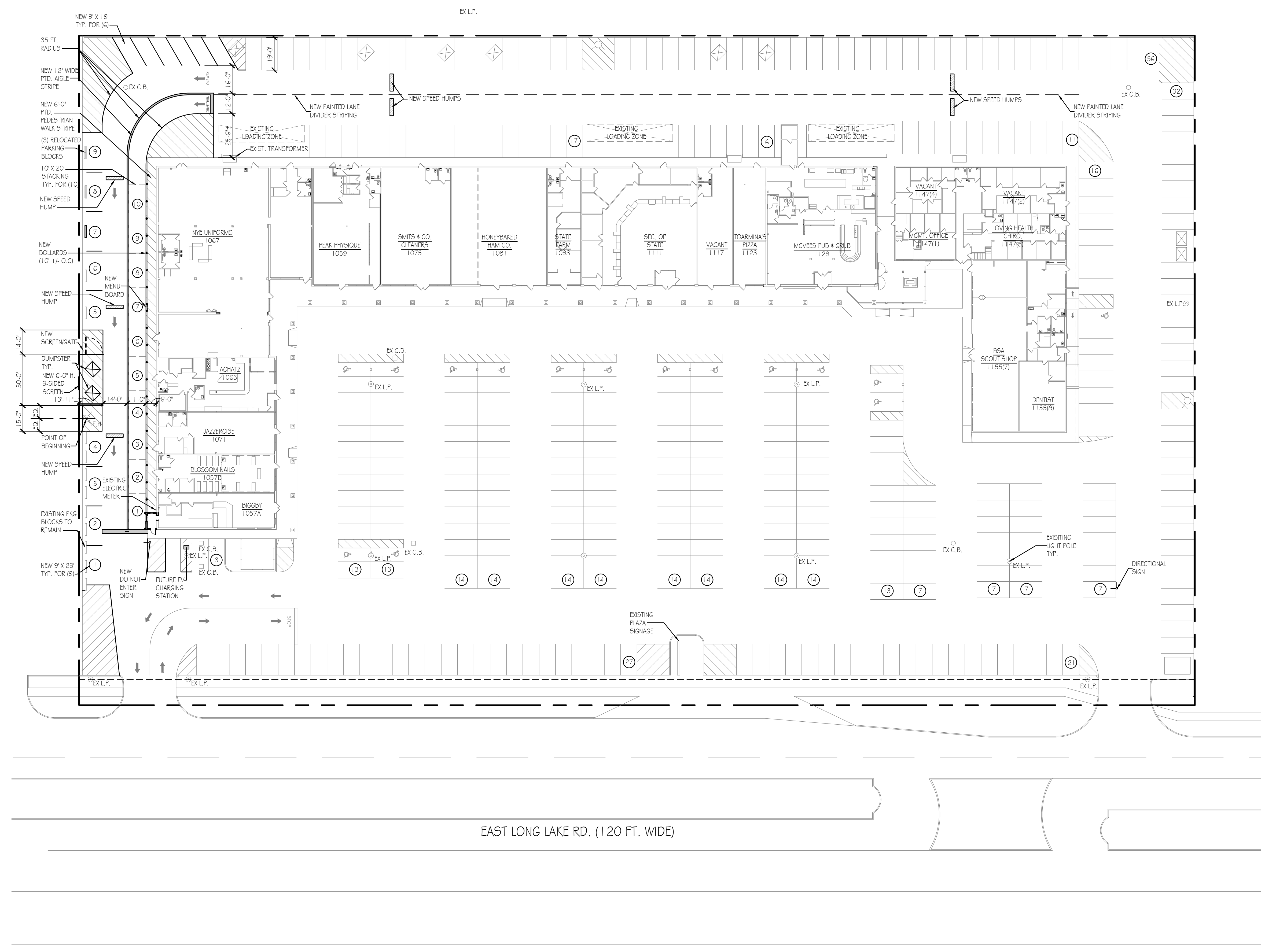
LONG LAKE PLAZA  
1057 LONG LAKE SUITE A  
TROY, MI 48085

SHEET:  
**ARCHITECTURAL SITE PLAN**

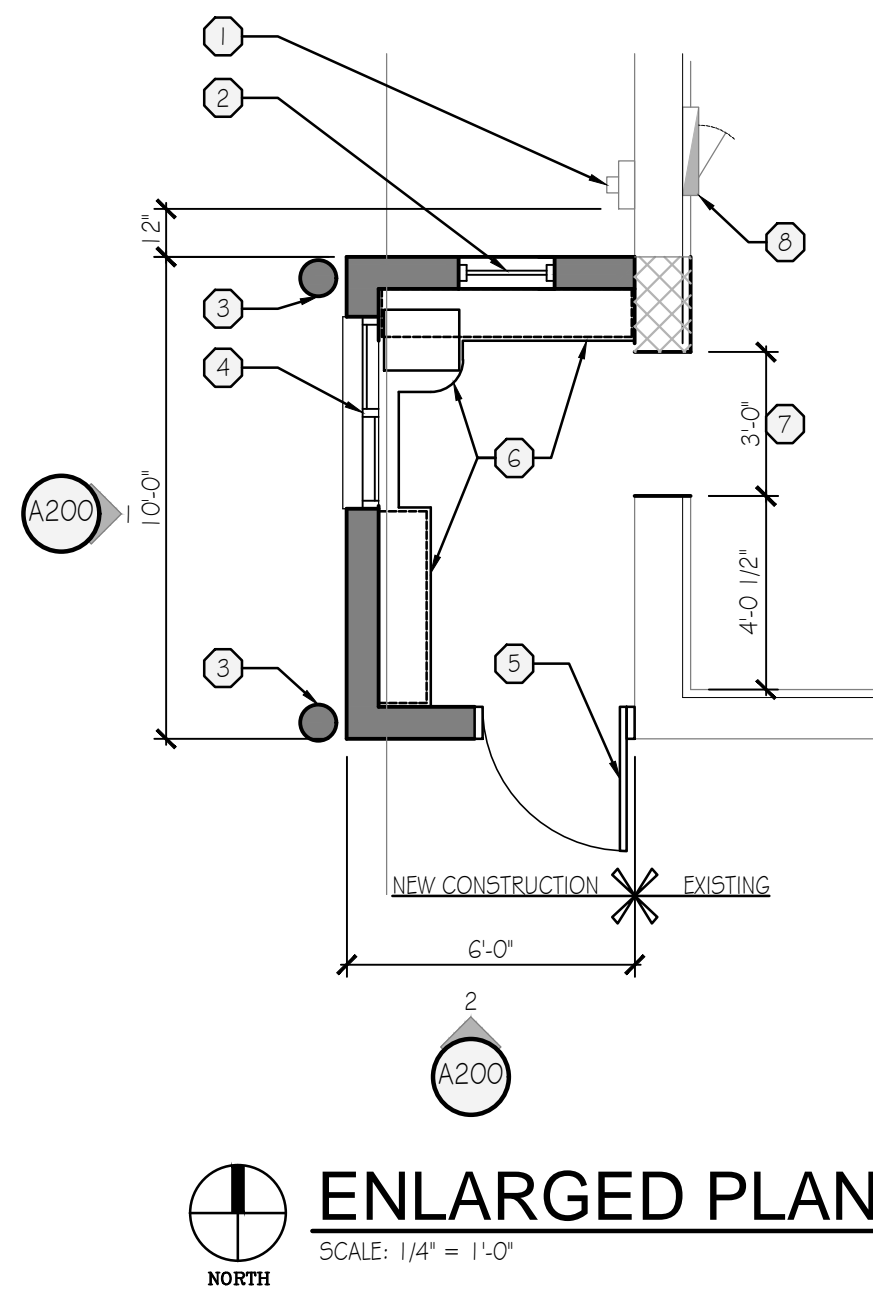
ISSUE / REVISION:	
OWNER REVIEW	07/01/21
CITY REVIEW	08/17/21
TENANT / LAND. REVIEW	09/20/21
TENANT / LAND. REVIEW	10/14/21
TENANT / LAND. REVIEW	10/15/21
TENANT / LAND. REVIEW	11/11/21
S.U.A. SUBMITTAL	11/15/21

DRAWN BY:  
NT  
REVIEWED BY:  
JT / MS

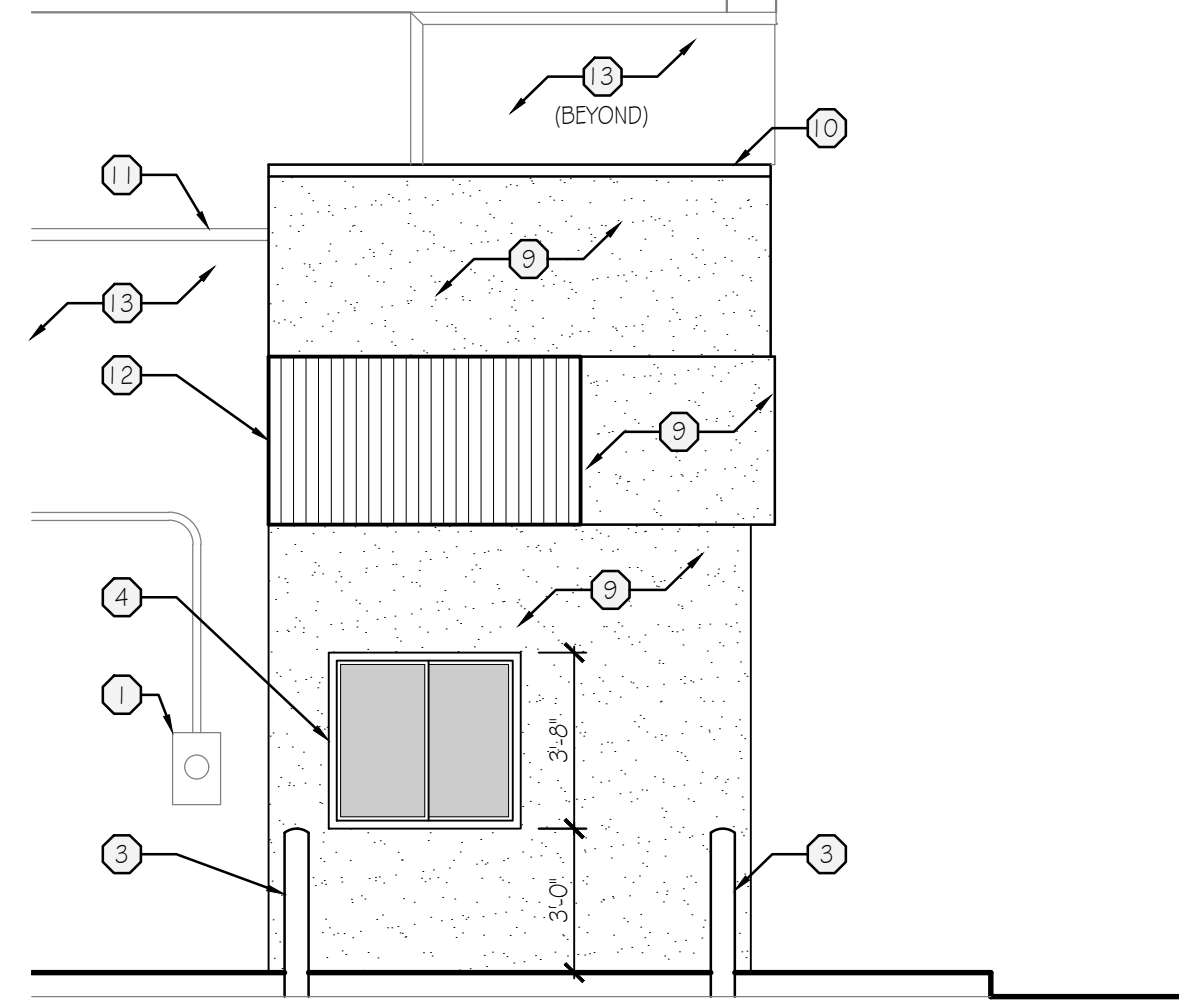
JTAI FILE NO.	21.16
DRAWING NO.	<b>A-060</b>



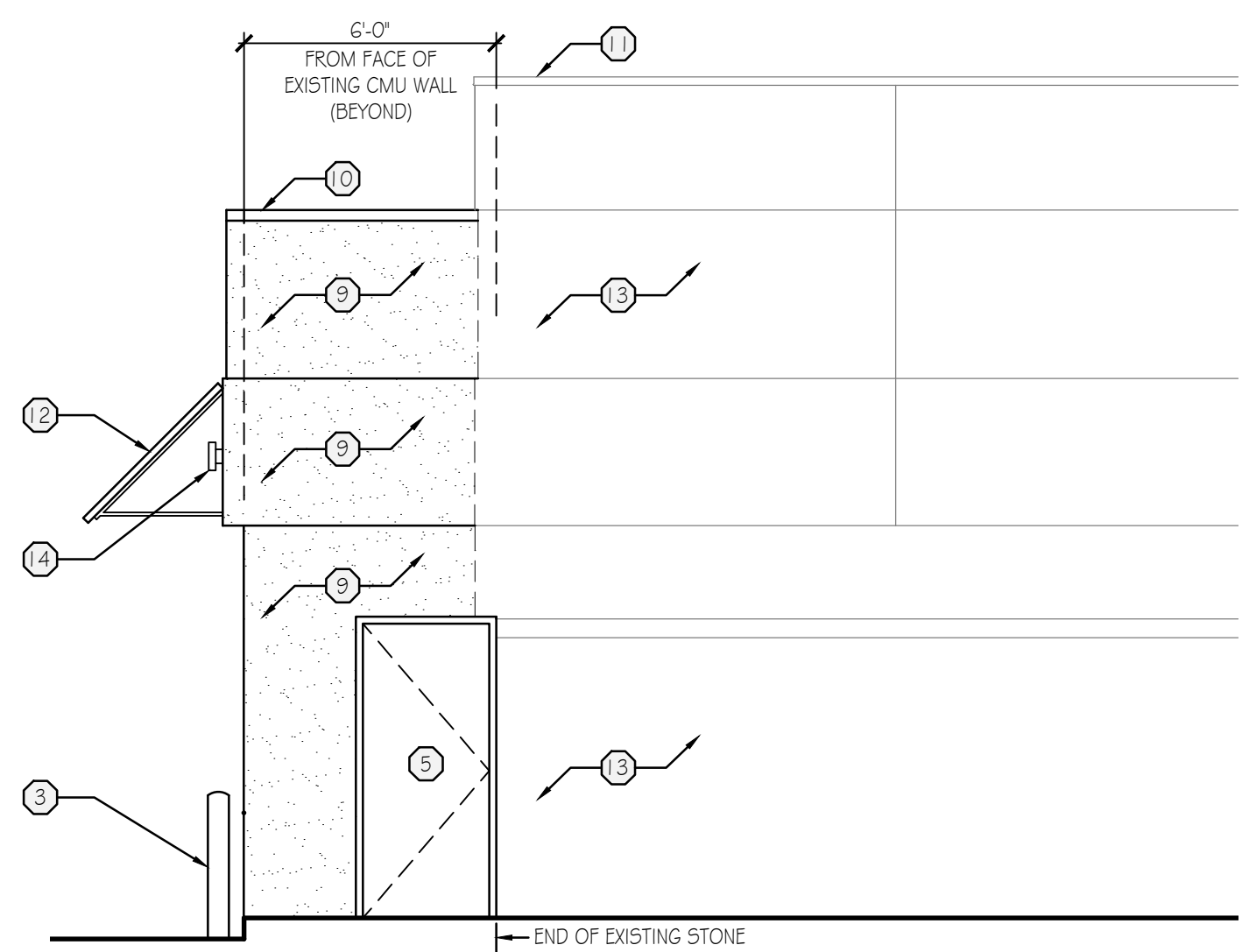
A:\2021\21.16 - 101 Biggby Drive-up Window Addition\21.16-101 Biggby Drive-up Window Addition.dwg, 11/15/2021 4:53:10 PM



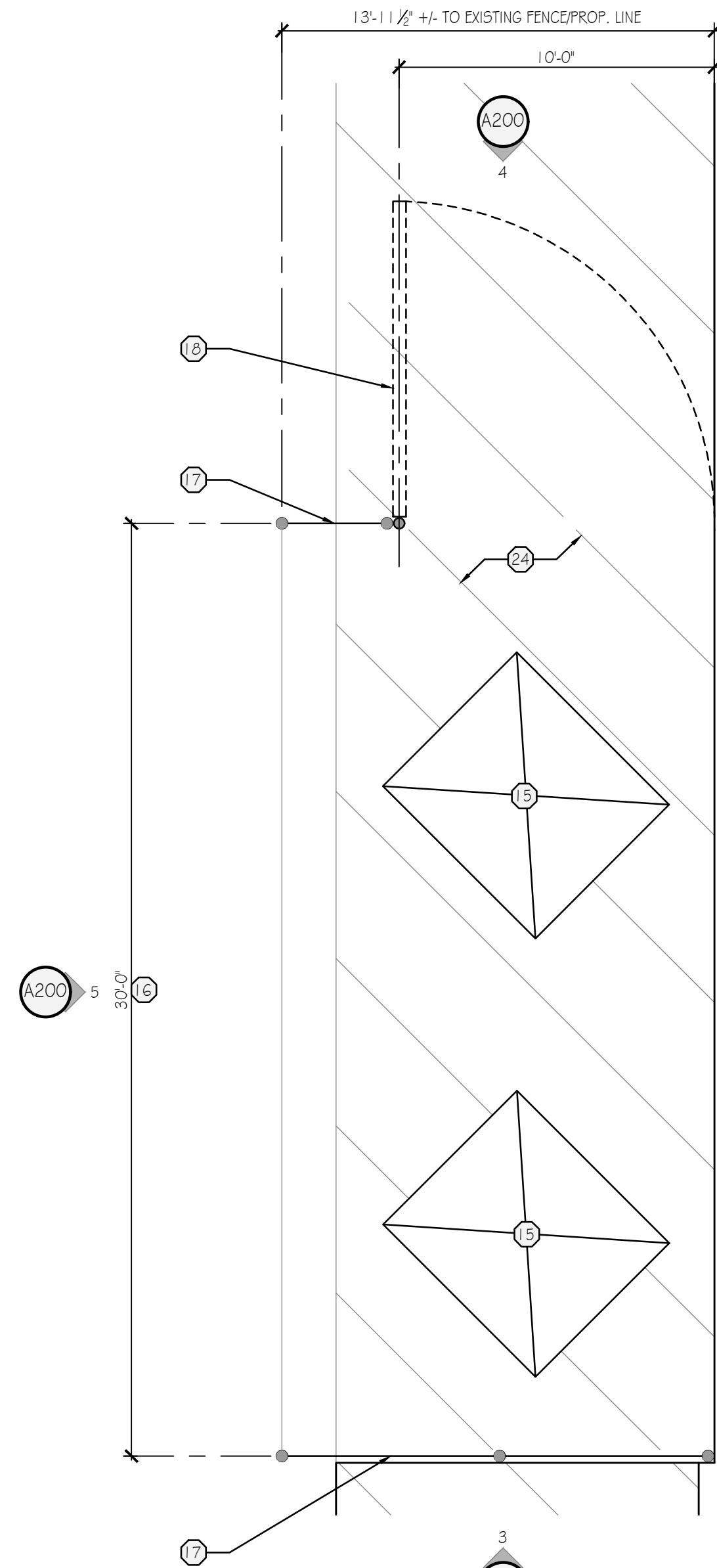
**ENLARGED PLAN**  
SCALE: 1/4" = 1'-0"



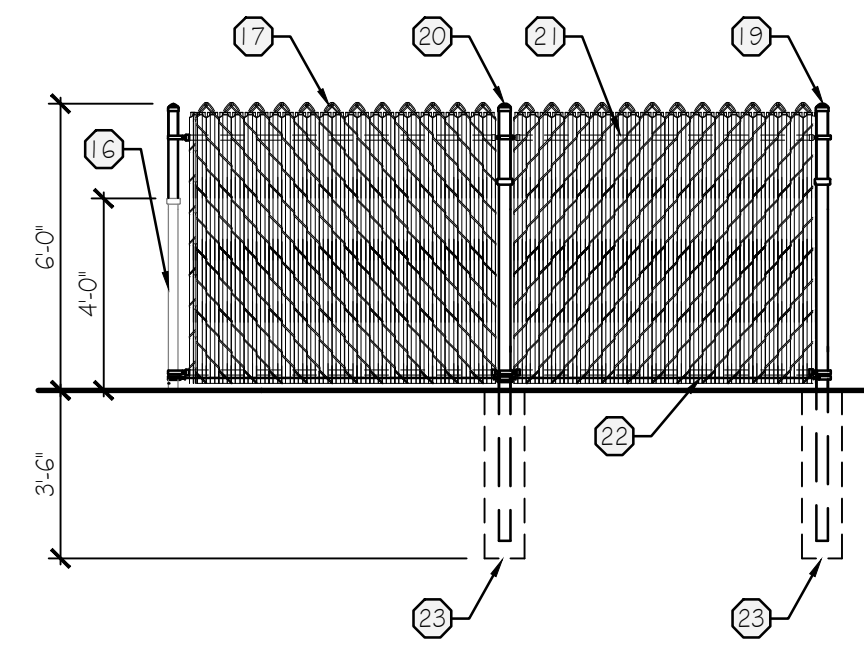
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



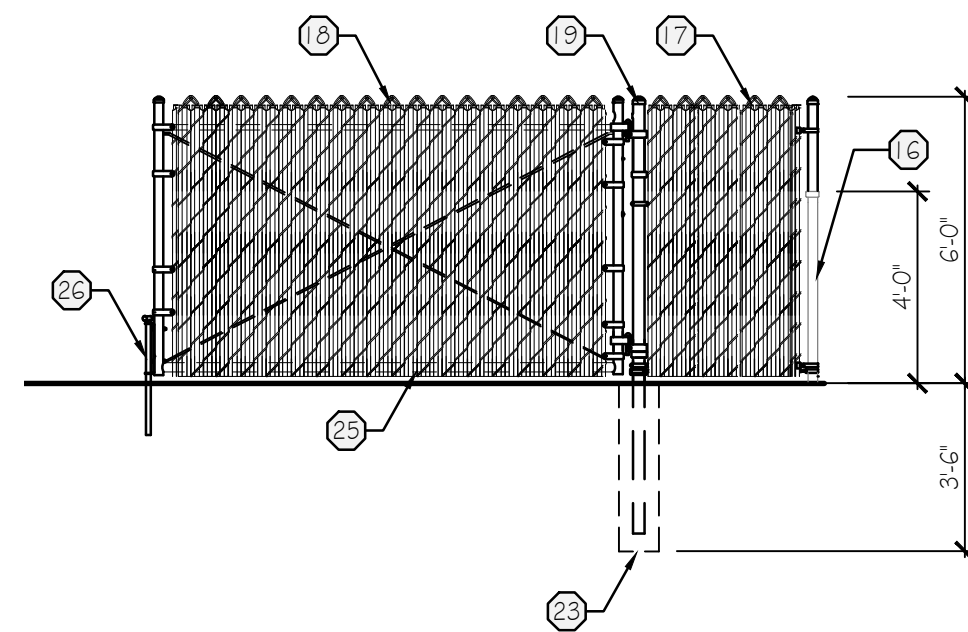
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



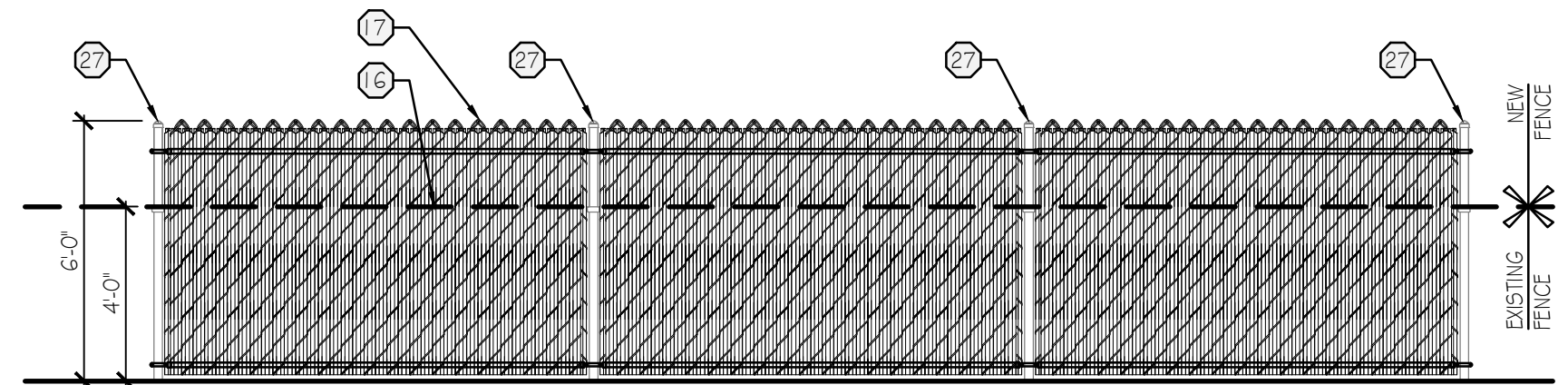
**ENLARGED PLAN**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**KEY NOTE LEGEND:**

- 1 EXISTING METER TO REMAIN.
- 2 NEW 2'-0" x 3'-8" INSULATED VIEWING WINDOW. FINISH/COLOR TO MATCH EXISTING BUILDING STANDARD STOREFRONT.
- 3 6" STEEL, CONCRETE FILLED BOLLARD AT EACH END OF DRIVE THRU. ANCHOR MIN. 42" BELOW FINISH GRADE & EXTEND UP 42" ABOVE FINISH GRADE. PAINT TO MATCH BUILDING STANDARD.
- 4 NEW 4'-0" x 3'-8" INSULATED CLEAR TEMPERED GLAZING & ALUMINUM FRAME PASS-THRU WINDOW. FINISH/COLOR TO MATCH EXISTING BUILDING STANDARD STOREFRONT.
- 5 NEW 3'-0" x 7'-0" H.M. DOOR & FRAME TO MATCH EXISTING BUILDING STANDARD.
- 6 NEW PLASTIC LAMINATE COUNTERTOP & BACKSPLASH.
- 7 REMOVE PORTION OF EXISTING WALL & INFILL PORTION OF EXISTING OPENING. INSTALL NEW LINTEL, 2" BEARING EACH END. PAINT FINISH ALL EXPOSED SURFACES.
- 8 EXISTING ELECTRICAL PANEL TO REMAIN.
- 9 NEW EIPS TO MATCH EXISTING BUILDING STANDARD.
- 10 NEW METAL COPING TO MATCH EXISTING BUILDING STANDARD.
- 11 EXISTING METAL COPING.
- 12 NEW SLOPED FABRIC CANOPY ON ALUMINUM FRAME.
- 13 EXISTING CONSTRUCTION TO REMAIN.
- 14 NEW WALL MOUNTED LIGHT FIXTURE.
- 15 EXISTING DUMPSTER LOCATIONS
- 16 EXISTING 4 FT. HIGH CHAIN LINK FENCING AT PROPERTY LINE. FENCING AT DUMPSTER LOCATION TO BE EXTENDED TO 6'-0" HEIGHT. INSTALL PVC EXTRUDED PRIVACY SLATS THROUGH CHAIN LINK.
- 17 NEW GALVANIZED STEEL COATED CHAIN LINK FENCE W/ GALVANIZED STEEL FRAMEWORK, FITTINGS AND PVC EXTRUDED PRIVACY SLATS.
- 18 NEW GALVANIZED STEEL SWING GATE W/GALVANIZED STEEL FRAMEWORK, TRUSS RODS, FITTINGS AND PVC EXTRUDED PRIVACY SLATS.
- 19 CORNER POST & CAP. EXTEND POLE INTO NEW CONCRETE FOOTING.
- 20 LINE POST & CAP. EXTEND POLE INTO NEW CONCRETE FOOTING.
- 21 TOP RAIL
- 22 TENSION WIRE
- 23 NEW 1 1/2" DIA. x 3'-6" D. CONCRETE FOOTING.
- 24 PAINTED STRIPING ON EXISTING ASPHALT.
- 25 BOTTOM RAIL
- 26 HEAVY DUTY DROP ROD ON SWING GATE. RECEIVER HOLE DRILLED INTO EXISTING ASPHALT.
- 27 CONTRACTOR TO EXTEND EXISTING OR PROVIDE NEW FENCE POSTS TO EXTEND EXISTING FENCE HEIGHT FROM 4'-0" H. TO 6'-0" H. AT TRASH ENCLOSURE.

PROJECT:

**BIGGBY COFFEE**

**DRIVE-UP WINDOW ADDITION**

**LONG LAKE PLAZA  
1057 LONG LAKE  
SUITE A  
TROY, MI 48085**

SHEET:

**ENLARGED PLANS & EXTERIOR ELEVATIONS**

ISSUE / REVISION:

TENANT / LAND REVIEW 1/11/21

S.U.A. SUBMITTAL 1/11/21

DRAWN BY:

NT

REVIEWED BY:

JT / MS

JTAI FILE NO.

21.16

DRAWING NO.

**A-200**

DATE: January 7, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2021-024) - Proposed Red Wagon Fuel Station, West side of Livernois, north of Maple (1613 and 1631 Livernois), Section 28, Currently Zoned MR (Maple Road) District

The petitioner RW Troy, LLC submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application to add gasoline pumps and canopy next to the existing Red Wagon Wine Shop.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the application. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and recommends approval of the project, as noted.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

G:\SPECIAL USE\SU JPLN2021-0024 RED WAGON FUEL STATION\PC Memo 01 11 2022.docx



**PROPOSED RESOLUTION**

PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2021-024) - Proposed Red Wagon Fuel Station, West side of Livernois, north of Maple (1613 and 1631 Livernois), Section 28, Currently Zoned MR (Maple Road) District

**Resolution # PC-2022-01-**

Moved by:

Seconded by:

**RESOLVED**, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the proposed Red Wagon Fuel Station to 44 when a total of 48 spaces are required on the site based on the off-street parking space requirements for convenience store and gas stations. This 4-space reduction maintains 36 parking spaces for the 4,455 square foot convenience store and is sufficient to meet parking demands based on existing activity; and,

**RESOLVED**, The Planning Commission hereby waives the loading space requirement; and,

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Red Wagon Fuel Station, West side of Livernois, north of Maple (1613 and 1631 Livernois), Section 28, Currently Zoned MR (Maple Road) District, be (granted, subject to the following conditions):

\_\_\_\_\_ ) or

(denied, for the following reasons: \_\_\_\_\_) or

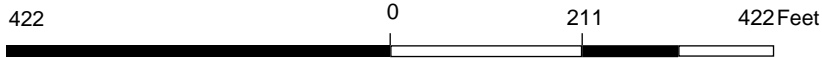
(postponed, for the following reasons: \_\_\_\_\_)

Yes:

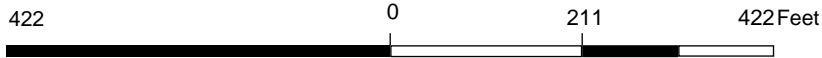
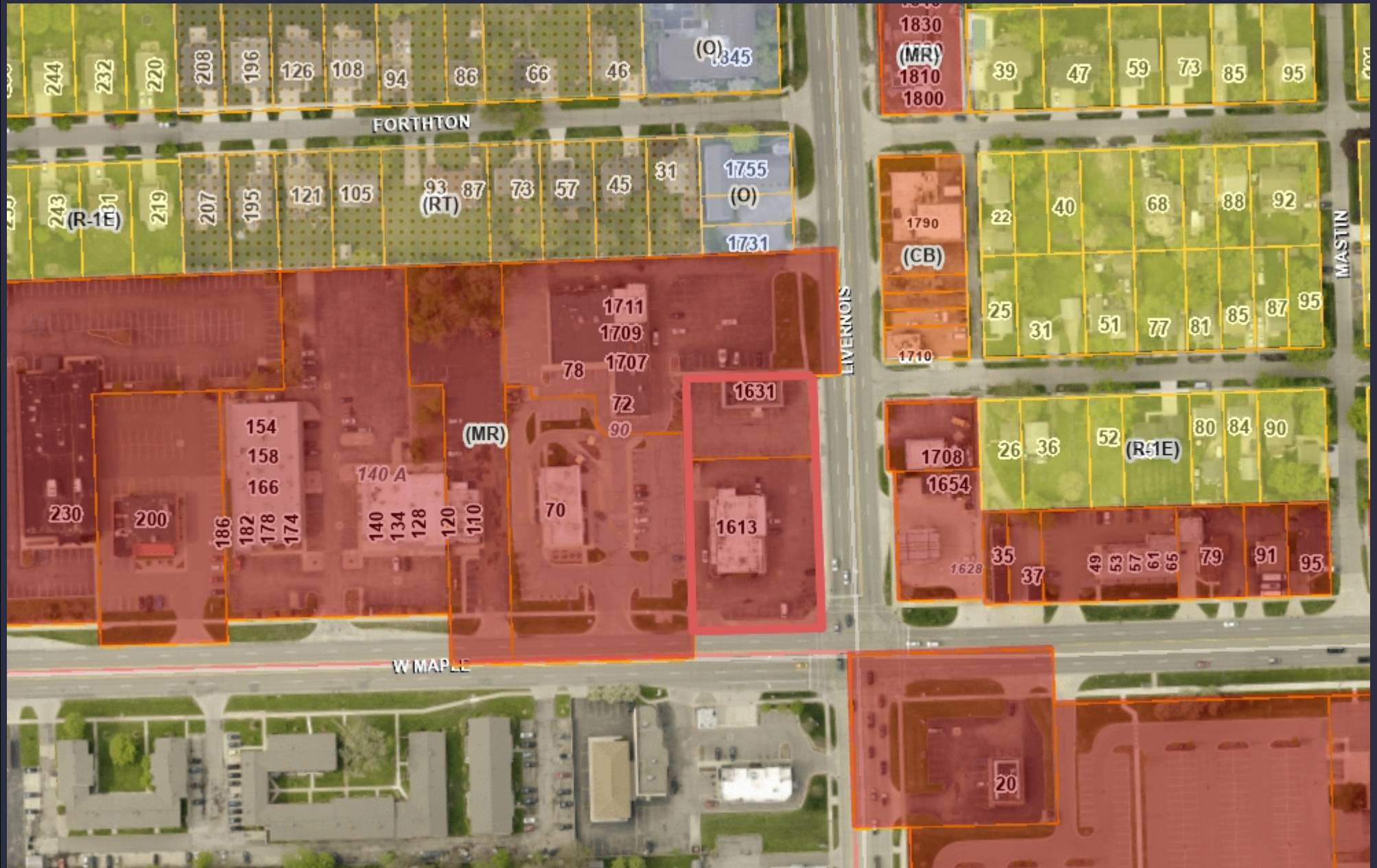
No:

Absent:

**MOTION CARRIED / FAILED**



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: December 18, 2021  
January 6, 2022

## **Preliminary Site Plan and Special Use Review For Troy, Michigan**

**Applicant:** Kenny Koza  
**Project Name:** Red Wagon  
**Plan Date:** January 4, 2022  
**Location:** 1613 Livernois Road  
**Zoning:** MR, Maple Road  
**Action Requested:** Preliminary Site Plan and Special Use Review

### **PROJECT AND SITE DESCRIPTION**

The applicant is requesting preliminary site plan and special use to add six (6) islands (12 gas pumps) and a canopy to the existing Red Wagon party store. The gas islands and canopy will be directly north of the Red Wagon store. The existing building (Troy Tile) will be removed. The applicant proposes curbing and landscaping improvements to the Red Wagon site but no other site or building improvements. The two sites will be combined, and the existing curb blocks separating the site will be removed.

The 1.00-acre site is zoned MR, Maple Road. Gas stations are a special use.

Figure 1. Location of the Subject Site

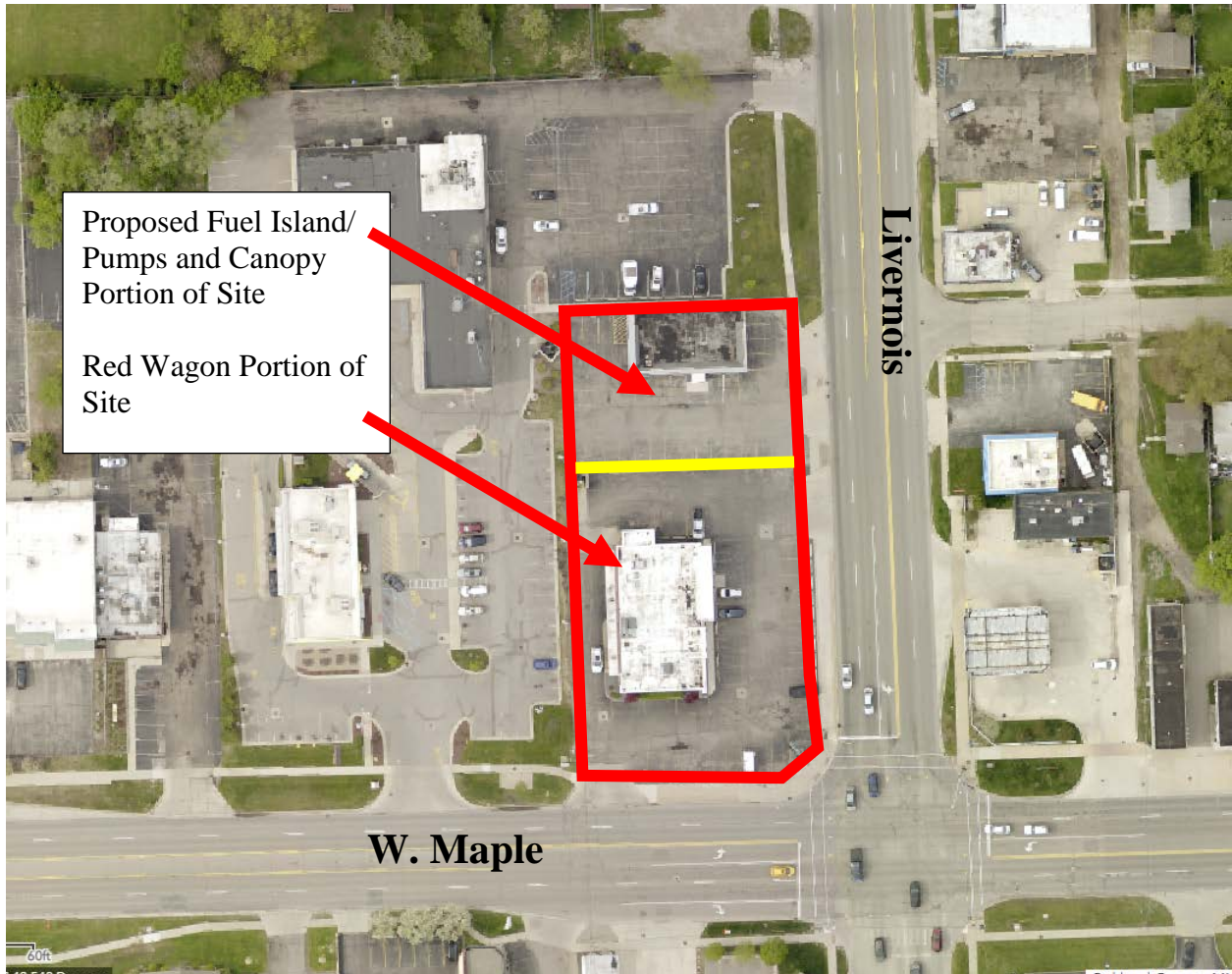


Table 1. Zoning of Adjacent Properties

	Zoning	Uses
<b>North</b>	MR, Maple Road	Parking
<b>South</b>	City of Clawson	Single-Family Residential
<b>East</b>	MR, Maple Road	Gas Station, Restaurant
<b>West</b>	MR, Maple Road	McDonalds, Commercial

NATURAL RESOURCES

The site has been graded for previous development. The site has no natural features.

**Items to be Addressed:** None.

BUILDING LOCATION AND SITE ARRANGEMENT

The six (6) pump islands (12 total pumps) and canopy are located directly north of the existing Red Wagon building. The sites will be combined. There are two points of access from Livernois (one-full access, and one right-in-right-out) and one-full point of access from Maple.

**Items to be Addressed:** None.

CANOPY

As set forth in Section 6.28.A, specific use standards for Vehicle Fueling and Multi-Use Stations, the following minimum setbacks shall apply to canopies and pump facilities.

Setback	Canopy Support	Pump Islands	Canopy Edge	Compliance
Front	35	30	25	Complies
Side	20	20	10	Complies
Rear	30	20	20	Complies

The new canopy and pump islands comply with all setback provisions. The canopy is 14-6” tall to the underside and a total of 19-6” to the peak.

As set forth in Section 6.28.B, *canopy structures shall be designed and constructed in a manner which is architecturally compatible with the principal building. The canopy structure shall be attached to and made an integral part of the principal building unless can be demonstrated that the design of the building and canopy in combination would be more functional and aesthetically pleasing if the canopy was not physically attached to the principal building.*

As required by section 6.28.B, the applicant shall explain why they are unable to attach and make canopy an integral part of the principal building, or how the design of the building and canopy in combination is more functional and aesthetically pleasing if the canopy was not physically attached to the principal building.

The applicant has provided a supplemental letter to address their rationale for not connecting the canopy. Planning Commission should consider the applicants rationale as part of their deliberation.

**Items to be Addressed:** Planning Commission to consider the applicants rationale as part of their deliberation.

**PARKING**

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Fuel Stations and convenience store: 1 space per net floor area plus two spaces per vehicle fueling station.	4,455 sq.ft / 125 + 12 spaces = 48 spaces	44 spaces
Barrier Free	2	2
Bicycle Parking	2	2
Loading	1	0
<b>Total</b>	<b>48</b>	<b>44</b>

Applicant is four (4) parking spaces deficient. Planning Commission may grant parking deviation if the applicant proves the satisfaction of the Planning Commission that the required parking by ordinance is not needed on a daily basis. The applicant is not providing any loading to the existing Red Wagon building; however, the Planning Commission may waive the loading space requirement.

**Items to be Addressed:** 1). Provide additional parking or seek deviation; and 2). Ask for waiver from loading space requirement.

**SITE ACCESS AND CIRCULATION**

There are two points of access from Livernois (one-full access, and one right-in-right-out) and one-full point of access from Maple. The applicant has revised site access based on review of the Oakland County Road Commission.

The applicant is improving the sidewalk along Livernois and adding a pedestrian path from the corner Livernois and Maple to the Red Wagon building.

**Items to be Addressed:** None.

**LANDSCAPING**

The application includes a landscape plan and calculations.

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
<u>Street Trees:</u> The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	Livornois = 297 feet = 10 trees  W. Maple= 150 feet = 5 trees	10 trees, 4 on north side of property  5 trees	Complaint, with Planning Commission approval.
<u>Site landscaping:</u> A minimum of twenty percent (15%) of the site area shall be comprised of hardscape and landscape material.	15%	20% landscaping.	Compliant
<u>Parking Lot Landscaping:</u> 1 tree for every 8 parking spaces. Trees may be located adjacent to parking lot with planning commission approval.	32 surface spaces = 4 trees	4 trees, two are adjacent to parking lot.	Complaint, with Planning Commission approval.
<u>Screening between land uses:</u> Large evergreen every 10 feet or small ever 3 feet.	Northern property requires screening	1 small evergreen every 3 feet	Complaint

**Items to be Addressed:** Seek Planning Commission approval for street trees and parking lot tree location.

## LIGHTING

The applicant has provided a lighting (photometric) plan and lighting fixture details. The applicant proposes to add under canopy lighting. Lighting complies with ordinance requirements.

**Items to be Addressed:** None

## FLOOR PLAN AND ELEVATIONS

Elevations of the canopy have been provided. As noted in pervious section, canopy structures shall be designed and constructed in a manner which is architecturally compatible with the principal building. The canopy structure shall be attached to and made an integral part of the principal building unless can be demonstrated that the design of the building and canopy in combination would be more functional and aesthetically pleasing if the canopy was not physically attached to the principal building.

The applicant shall explain why they are unable to attach and make canopy an integral part of the principal building, or how the design of the building and canopy in combination is more functional and aesthetically pleasing if the canopy was not physically attached to the principal building.



In addition, canopy material and color are not indicated.

**Items to be Addressed:** 1). *Planning Commission to consider the applicants rationale as part of their deliberation; and 2). Indicate canopy material and color.*

## SPECIAL USE STANDARDS

For any special use, according to Section 9.02.D, the Planning Commission shall “...review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department’s report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions.”

Section 9.03 states that before approving any requests for Special Use Approval, the Planning Commission shall consider:

1. *Compatibility with Adjacent Uses.*
2. *Compatibility with the Master Plan.*
3. *Traffic Impact.*
4. *Impact on Public Services.*
5. *Compliance with Zoning Ordinance Standards.*
6. *Impact on the Overall Environment. The proposed Special Use shall no*
7. *Special Use Approval Specific Requirements.*

## RECOMMENDATIONS

Planning Commission is asked to hold a public hearing and consider the following items as part of their deliberation:

1. *Consider the applicants rationale for not connecting the canopy to the building as part of your deliberation.*
2. *Provide additional parking or seek deviation.*
3. *Seek waiver from loading space requirement.*
4. *Seek Planning Commission approval for street trees and parking lot tree location.*

Based on the Planning Commission discussion, we recommend preliminary site plan and Special Use Approval with the following items to be addressed as part of the final site plan:

1. *Indicate canopy material and color.*
2. *Make any design changes as directed by the Planning Commission.*

Red Wagon  
January 6, 2022



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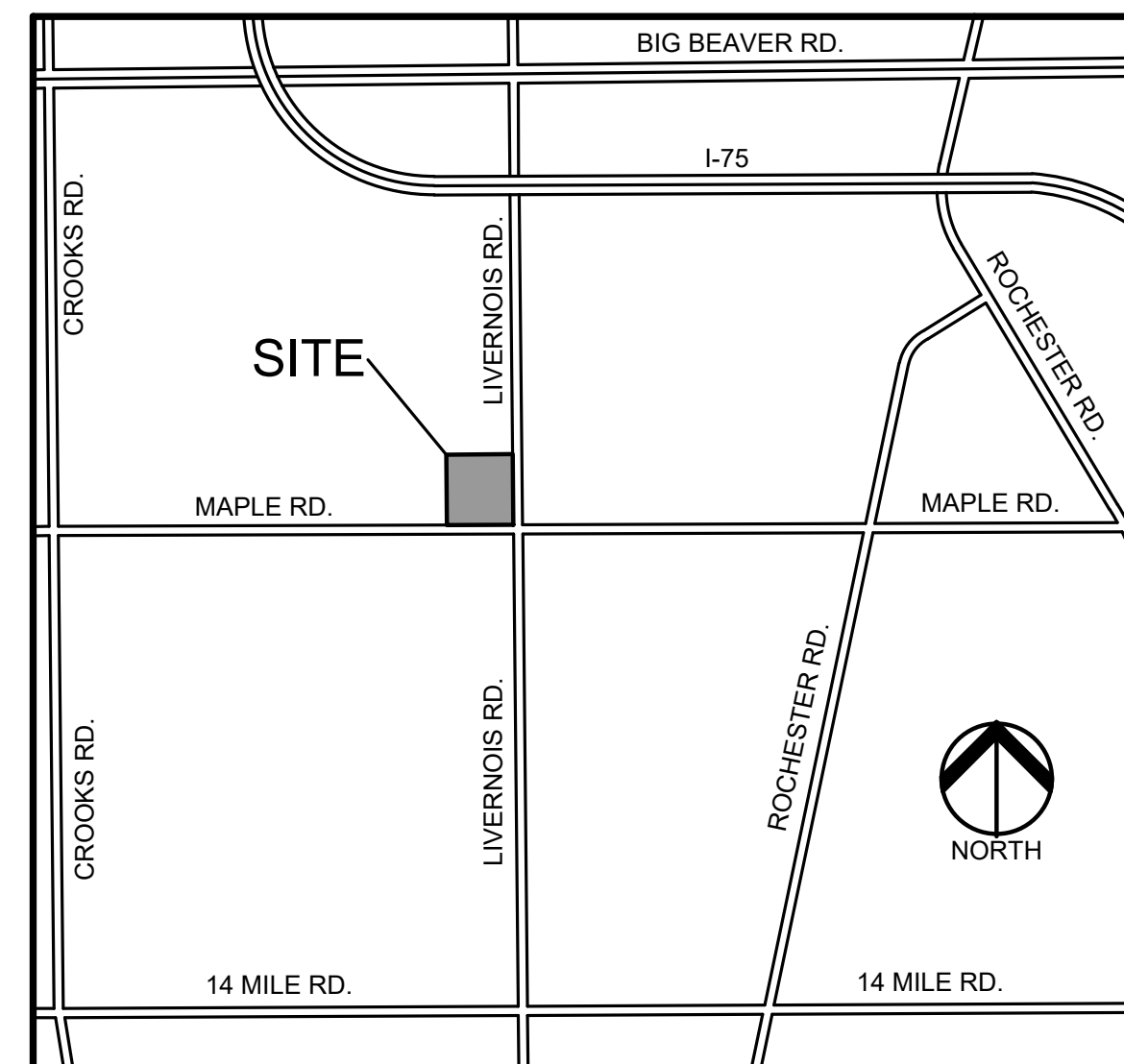
**CARLISLE/WORTMAN ASSOC., INC.**  
**Benjamin R. Carlisle, AICP, LEED AP**  
**Principal**

PRELIMINARY SITE PLANS

# 1613 LIVERNOIS

CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
11/9/2021		CITY OF TROY PRELIMINARY SITE PLAN APPROVAL



LOCATION MAP  
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-8.1	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
SL-1.0	PHOTOMETRIC PLAN
	ARCHITECTURAL DRAWINGS (GAV ASSOCIATES)
A.101	FLOOR PLAN
A.102	FLOOR PLAN
A.201	ELEVATION
A.202	ELEVATION

DESIGN TEAM

<b>OWNER</b>	<b>DEVELOPER</b>	<b>CIVIL ENGINEER</b>
GR8 DREAMS, LLC 344 ROCKWELL AVE, SUITE 203 PONTIAC, MI 48341 CONTACT: LARRY FARIDA PHONE: 248.404.9999	RW TROY, LLC 29200 NORTHWESTERN HWY, SUITE 450 SOUTHFIELD, MI 48034 CONTACT: KENNY KOZA PHONE: 248.855.2100 EXT. 127 EMAIL: KENNYKOZA@GROUP10.NET	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48063-1872 CONTACT: JAMES P. BUTLER, PE PHONE: 844.813.2949 EMAIL: JBUTLER@PEAGROUP.COM
<b>ARCHITECT</b>	<b>LANDSCAPE ARCHITECT</b>	
GAV & ASSOCIATES, INC. 24001 ORCHARD LAKE RD, SUITE 180A FARMINGTON, MI 48336 PHONE: 248.985.9101	PEA GROUP 7927 MEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM	



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	11/9/2021
REVISED PER RCOC COMMENTS	12/17/2021
REVISED PER CITY OF TROY COMMENTS	1/4/2021



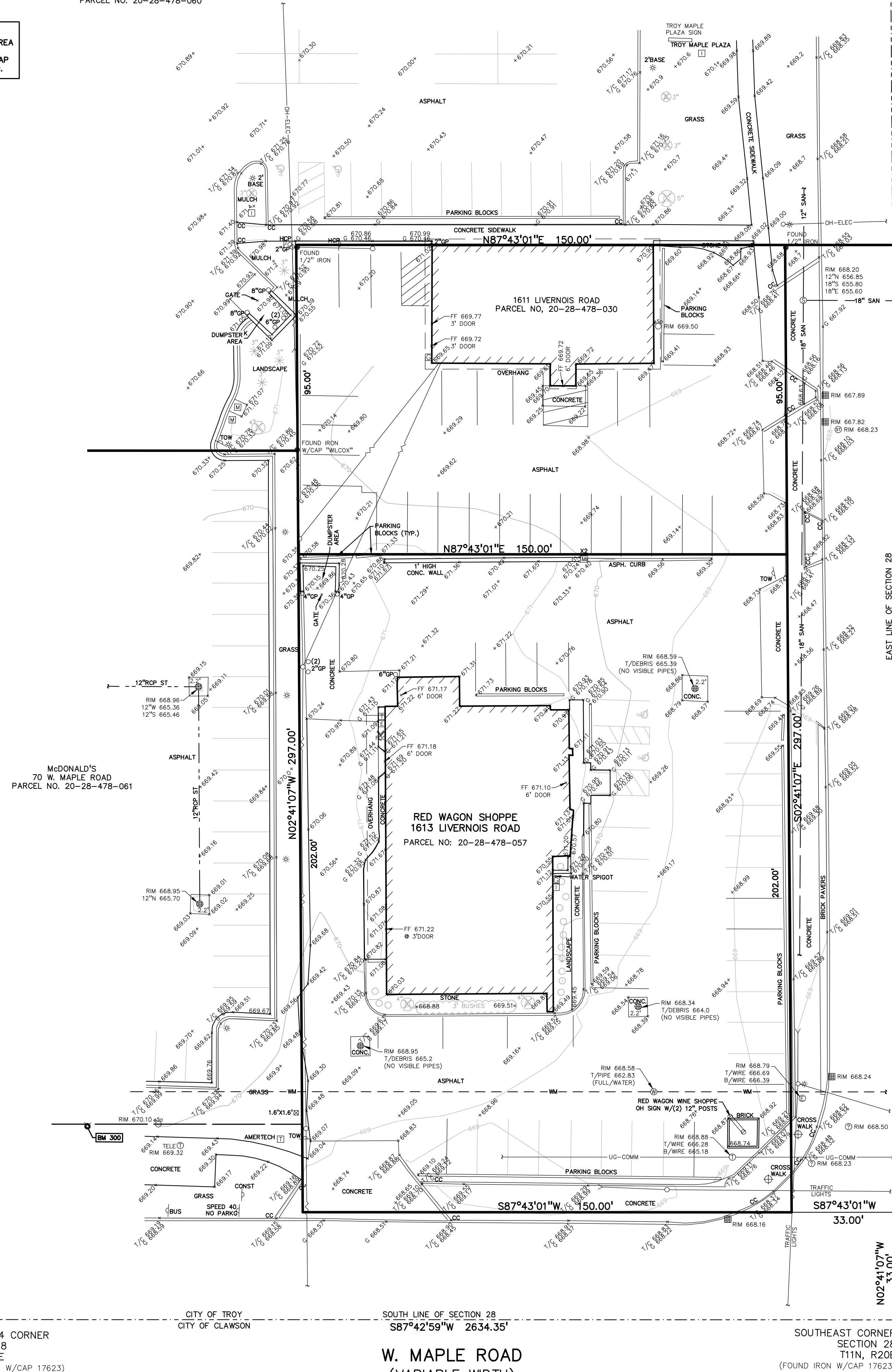
**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #300  
ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF W. MAPLE ROAD, ON THE EAST SIDE OF THE ENTRANCE DRIVE TO 70 W. MAPLE ROAD.  
ELEV. - 672.61

**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C05426, EFFECTIVE JANUARY 16, 2009.

72 W. MAPLE ROAD  
PARCEL NO. 20-28-478-060

EAST 1/4 CORNER  
SECTION 28  
T11N, R20E  
(FOUND 1/2 IRON)



McDONALD'S  
70 W. MAPLE ROAD  
PARCEL NO. 20-28-478-061

SOUTH 1/4 CORNER  
SECTION 28  
T11N, R20E  
(FOUND IRON W/CAP 17623)

SOUTH LINE OF SECTION 28  
S87°42'59"W 2634.35'

W. MAPLE ROAD  
(VARIABLE WIDTH)

SOUTHEAST CORNER  
SECTION 28  
T11N, R20E  
(FOUND IRON W/CAP 17623)

**LEGEND**

- IRON FOUND
  - ⊗ IRON SET
  - NAIL FOUND
  - ⊗ NAIL & CAP SET
  - ⊗ BRASS PLUG SET
  - ⊗ MONUMENT FOUND
  - ⊗ MONUMENT SET
  - ⊗ SEC. CORNER FOUND
  - R RECORDED
  - M MEASURED
  - C CALCULATED
- EXISTING**
- OH-ELEC- W- ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
  - UG-CATV- UG-CATV
  - UG-PHONE- UG-PHONE U.G. CABLE, PEDESTAL & MANHOLE
  - UG-ELEC- UG-ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
  - ⊗ GAS MARK. VALVE & GAS LINE MARKER
  - ⊗ WATERMAIN, HYD. GATE VALVE, TAPPING BLEWIE & VALVE
  - ⊗ SANITARY SEWER, CLEANOUT & MANHOLE
  - ⊗ STORM SEWER, CLEANOUT & MANHOLE
  - ⊗ COMBINED SEWER & MANHOLE
  - ⊗ SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
  - ⊗ POST INDICATOR VALVE
  - ⊗ WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF
  - ⊗ MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
  - ⊗ UNIDENTIFIED STRUCTURE
  - ⊗ SPOT ELEVATION
  - CONTOUR LINE
  - FENCE
  - GUARD RAIL
  - STREET LIGHT
  - SIGN
  - CONC. CONCRETE
  - ASPH. ASPHALT

**PEA GROUP**  
t. 844.813.2949  
www.peagroup.com



0 10 20 40  
SCALE: 1" = 20'



**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO QUANTITIES OR OTHER EXPRESSED OR IMPLIED WARRANTIES OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

**LEGAL DESCRIPTIONS**  
(PER THE CITY OF TROY ASSESSING)

20-28-478-057  
T02N, R11E, SEC 28 N 202 FT OF S 235 FT OF W 150 T2N, R11E, SEC 28 N 202 FT OF S 235 FT OF W 150 FT OF E 183 FT OF SE 1/4

20-28-478-060  
T2N, R11E, SEC 28 N 95 FT OF S 330 FT OF W 150 FT OF E 183 FT OF SE 1/4

**COMBINED PROPERTIES**  
(AS SURVEYED BY PEA GROUP)  
Land in the SE 1/4 of Section 28, T.02N., R.11E. City of Troy, Oakland County, Michigan described as follows:

Commencing at the SE corner of Section 28, T.02N., R.11E., thence N02°41'07"W, 33.00 feet along the east line of said Section 28; thence S87°43'01"W, 33.00 feet to the POINT OF BEGINNING; thence S87°43'01"W, 150.00 feet along the north 33-foot right-of-way line of Maple Road (width varies); thence N02°41'07"W, 297.00 feet; thence N87°43'01"E, 150.00 feet to the west 33-foot right-of-way line of Livernois Road (width varies); thence along said west line S02°41'07"E, 297.00 feet to the POINT OF BEGINNING. Containing 0.70± acres

LIVERNOIS ROAD  
(VARIABLE WIDTH)

CLIENT  
**RW TROY, LLC**  
29200 NORTHWESTERN HWY., SUITE 450  
SOUTHFIELD, MICHIGAN 48034

PROJECT TITLE  
**RED WAGON**  
1613 LIVERNOIS RD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

REVISIONS  
REVISED PER RCOC 12/17/21  
REVISED PER CITY OF TROY 1/4/22

ORIGINAL ISSUE DATE:  
NOVEMBER 3, 2021  
DRAWING TITLE  
**TOPOGRAPHIC SURVEY**

PEA JOB NO. 2021-0438  
P.M. JPB  
DN. AJM  
DES. LGD  
DRAWING NUMBER:

NOT FOR CONSTRUCTION

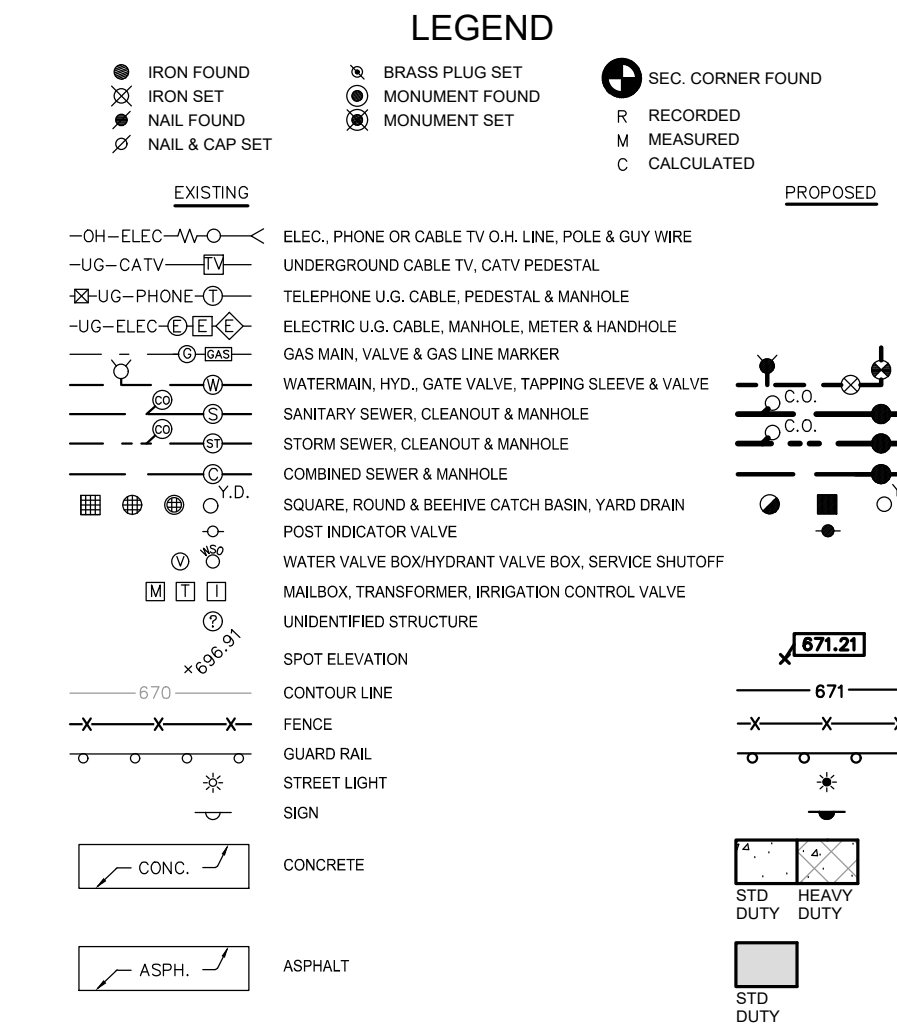
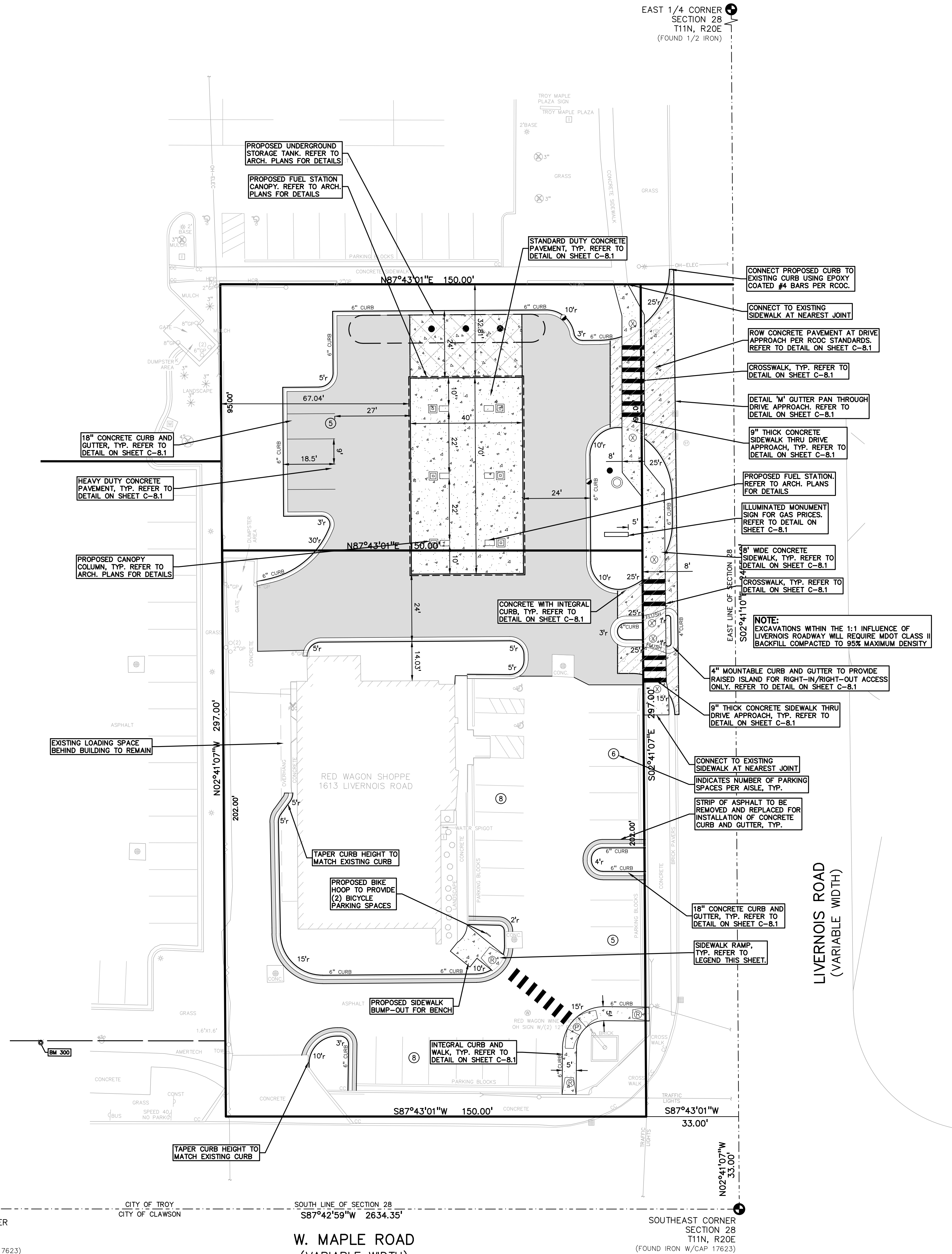
C-1.0

**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #300  
ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF W. MAPLE ROAD, ON THE EAST SIDE OF THE ENTRANCE DRIVE TO 70 W. MAPLE ROAD.  
ELEV. - 672.61

**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C05426, EFFECTIVE JANUARY 16, 2009.

EAST 1/4 CORNER  
SECTION 28  
T11N, R20E  
(FOUND 1/2 IRON)



**SITE DATA TABLE:**

SITE AREA: 1.02 ACRES NET AND GROSS  
ZONING: MR - MAPLE ROAD DISTRICT  
PROPOSED USE: VEHICLE FUELING/MULTI-USE STATION (4,455 SF NET)

**BUILDING INFORMATION:**  
EXISTING BUILDING HEIGHT = 23'-0"  
EXISTING BUILDING FOOTPRINT AREA = 4,953 SQ.FT.

FUELING STATION SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT:	25'	59.46'
SIDE:	10'	18.31'
REAR:	20'	65.54'

**PARKING CALCULATIONS:**  
VEHICLE FUELING/MULTI USE = 1 SPACE PER 125 S.F. OF NET FLOOR AREA PLUS 2 SPACES PER FUELING STATION  
TOTAL PARKING REQUIRED = 4,455/125 + 6 STATIONS + 2 SPACES = 48 SPACES  
PROPOSED PARKING SPACES = 32 SPACES INC. 2 H/C SPACES PLUS 2 SPACES PROVIDED AT EACH FUELING STATION  
TOTAL PROPOSED PARKING SPACES = 44 SPACES INC. 2 H/C SPACES\*

**GENERAL NOTES:**

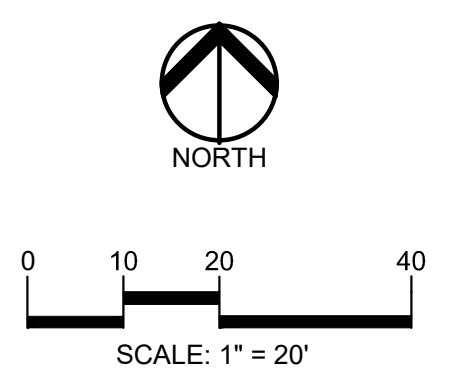
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.

**SIDEWALK RAMP LEGEND:**

- SIDEWALK RAMP 'TYPE R'
- SIDEWALK RAMP 'TYPE P'
- CURB DROP ONLY

REFER TO LATEST MDT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS



**CAUTION!**  
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CLIENT  
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PROJECT TITLE  
**RED WAGON**  
1613 LIVERNOIS RD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

**REVISIONS**

REVISED PER RCOC	12/17/21
REVISED PER CITY OF TROY	1/4/22

ORIGINAL ISSUE DATE:  
NOVEMBER 3, 2021  
DRAWING TITLE  
**PRELIMINARY SITE PLAN**

PEA JOB NO.	2021-0438
P.M.	JPB
DN.	AJM
DES.	LGD
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **C-3.0**

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**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #300  
ON A HYDRANT LOCATED ON THE NORTH SIDE OF W. MAPLE ROAD, ON THE EAST SIDE OF THE ENTRANCE DRIVE TO 70 W. MAPLE ROAD.  
ELEV. - 672.61

**FLOODPLAIN NOTE:**  
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72 W. MAPLE ROAD  
PARCEL NO. 20-28-478-060

EAST 1/4 CORNER  
SECTION 28  
T11N, R20E  
(FOUND 1/2 IRON)

McDONALD'S  
70 W. MAPLE ROAD  
PARCEL NO. 20-28-478-061

RED WAGON SHOPPE  
1613 LIVERNOIS ROAD  
PARCEL NO: 20-28-478-057

SOUTH 1/4 CORNER  
SECTION 28  
T11N, R20E  
(FOUND IRON W/CAP 17623)

W. MAPLE ROAD  
(VARIABLE WIDTH)

SOUTHEAST CORNER  
SECTION 28  
T11N, R20E  
(FOUND IRON W/CAP 17623)

**LEGEND**

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	R RECORDED
⊗ NAIL FOUND	⊗ NAIL & CAP SET	M MEASURED
⊗ NAIL & CAP SET		C CALCULATED

**EXISTING**

- OH-ELEC: WIRE
- UG-CATV: UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE: TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC: ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE
- GS: GAS MAIN, VALVE & GAS LINE MARKER
- WM: WATER MAIN, HYD., GATE VALVE, TAPPING BLEEVE & VALVE
- SS: SANITARY SEWER, CLEANOUT & MANHOLE
- CS: COMBINED SEWER & MANHOLE
- SD: SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- RV: RIGID ROOF VALVE
- WV: WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MT: MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- US: UNIDENTIFIED STRUCTURE
- SL: SPOT ELEVATION
- CL: CONTOUR LINE
- FC: FENCE
- GR: GUARD RAIL
- SL: STREET LIGHT
- SI: SIGN
- CONC: CONCRETE
- ASPH: ASPHALT

**PROPOSED**

- 310: 310 DUTY
- STD: STD DUTY

**SYMBOLS: GRADING**

PROPOSED SPOT ELEVATION:  
TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.  
ADD 600 TO ANY 4-DIGIT ELEVATION TO OBTAIN ACTUAL ELEVATION.

**ABBREVIATIONS:**  
T/C = TOP OF CURB  
C = CUTTER GRADE  
T/P = TOP OF PAVEMENT  
T/S = TOP OF SIDEWALK  
T/W = TOP OF WALL  
B/W = BOTTOM OF WALL  
F.G. = FINISH GRADE  
RIM = RIM ELEVATION

**SIDEWALK RAMP LEGEND:**

SIDEWALK RAMP 'TYPE R' ⊕  
SIDEWALK RAMP 'TYPE P' ⊕  
CURB DROP ONLY ⊕  
REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



NORTH

0 10 20 40  
SCALE: 1" = 20'

**811** Know what's below. Call before you dig.

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CLIENT  
**RW TROY, LLC**  
29200 NORTHWESTERN HWY., SUITE 450  
SOUTHFIELD, MICHIGAN 48034

PROJECT TITLE  
**RED WAGON**  
1613 LIVERNOIS RD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISED PER RCOC	12/17/21
REVISED PER CITY OF TROY	1/4/22

ORIGINAL ISSUE DATE:  
NOVEMBER 3, 2021

DRAWING TITLE  
**PRELIMINARY GRADING PLAN**

PEA JOB NO.	2021-0438
P.M.	JPB
DN.	AJM
DES.	LGD
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **C-4.0**

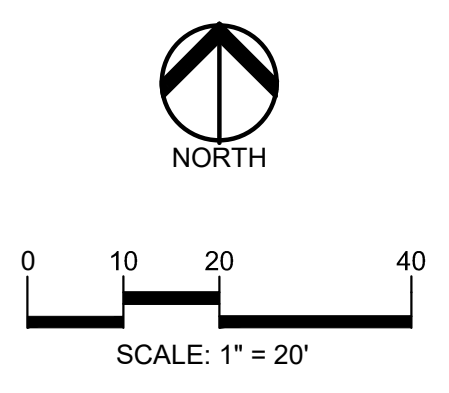
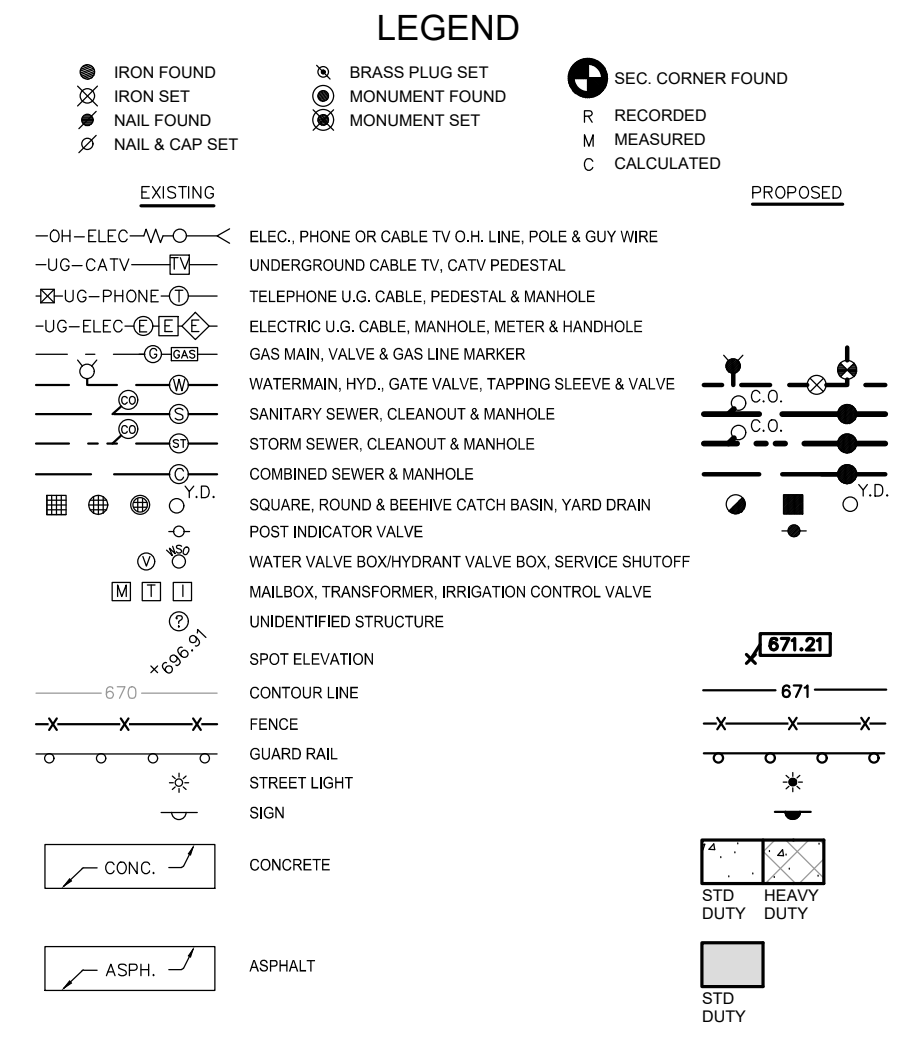
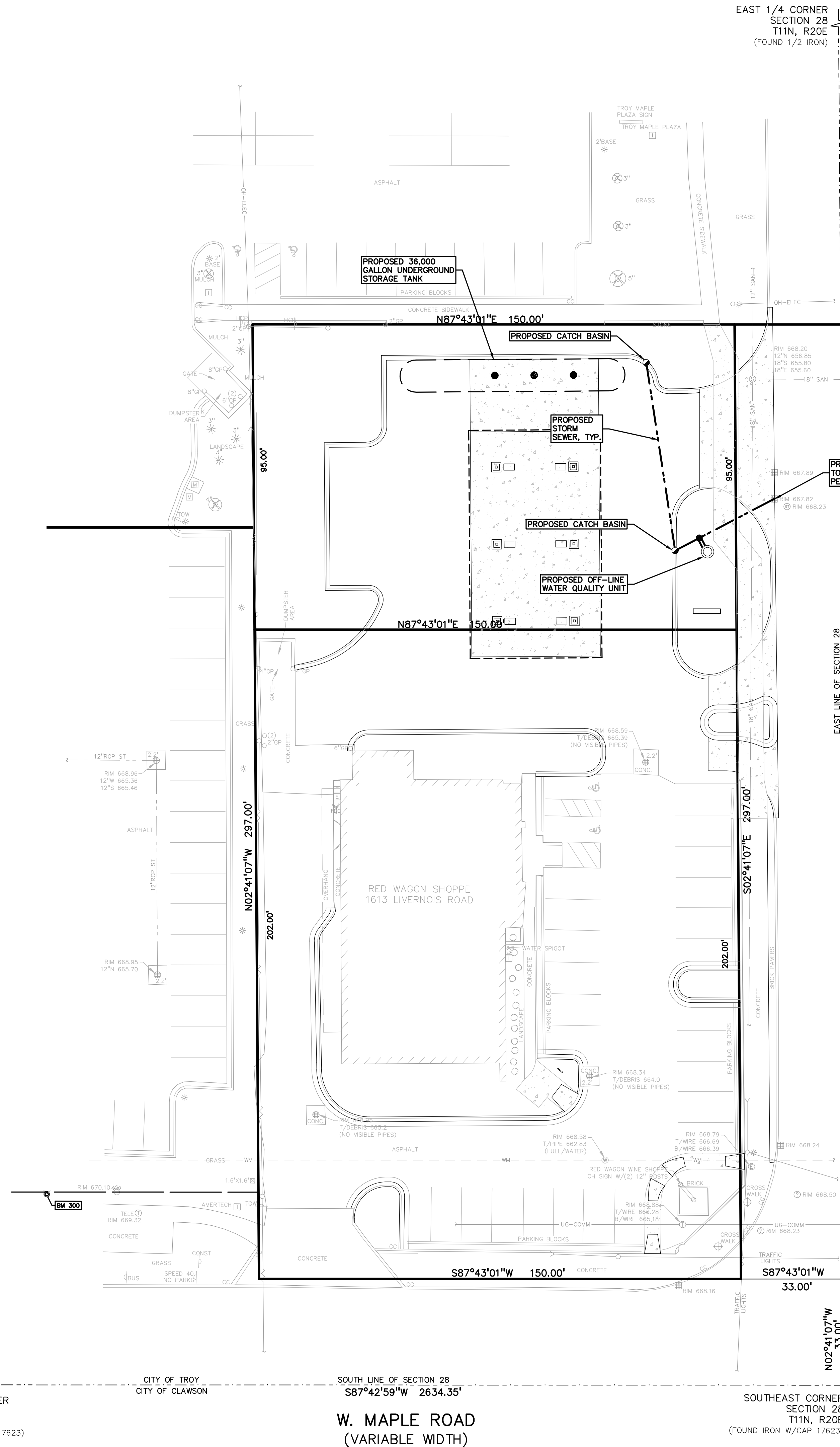
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**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #300  
ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF W. MAPLE ROAD, ON THE EAST SIDE OF THE ENTRANCE DRIVE TO 70 W. MAPLE ROAD.  
ELEV. - 672.61

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EAST 1/4 CORNER  
SECTION 28  
T11N, R20E  
(FOUND 1/2 IRON)



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**PROJECT TITLE**  
**RED WAGON**  
1613 LIVERNOIS RD  
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REVISIONS	
REVISED PER RCOC	12/17/21
REVISED PER CITY OF TROY	1/4/22

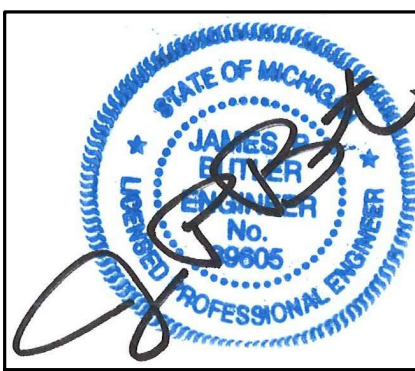
ORIGINAL ISSUE DATE:  
NOVEMBER 3, 2021

DRAWING TITLE  
**PRELIMINARY UTILITY PLAN**

PEA JOB NO.	2021-0438
P.M.	JPB
DN.	AJM
DES.	LGD
DRAWING NUMBER:	

**NOT FOR CONSTRUCTION** **C-6.0**

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SOUTHFIELD, MICHIGAN 48034

PROJECT TITLE  
**RED WAGON**  
1613 LIVERNOIS RD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

REVISIONS

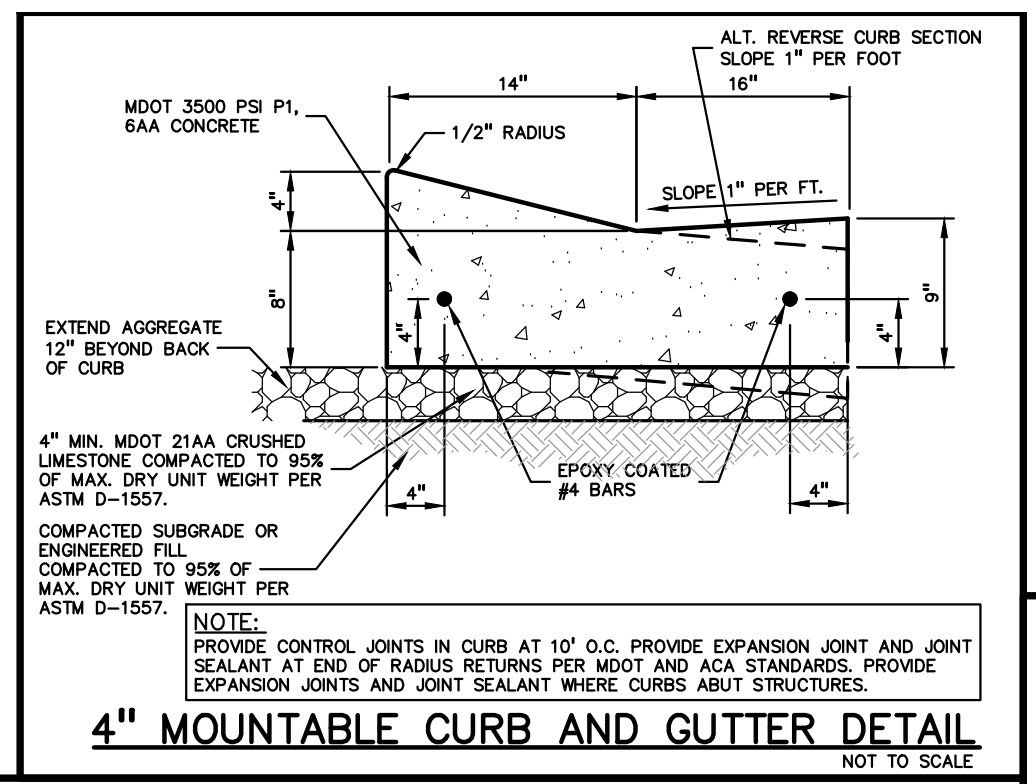
REVISED PER RCOC	12/17/21
REVISED PER CITY OF TROY	1/4/22

ORIGINAL ISSUE DATE:  
NOVEMBER 3, 2021

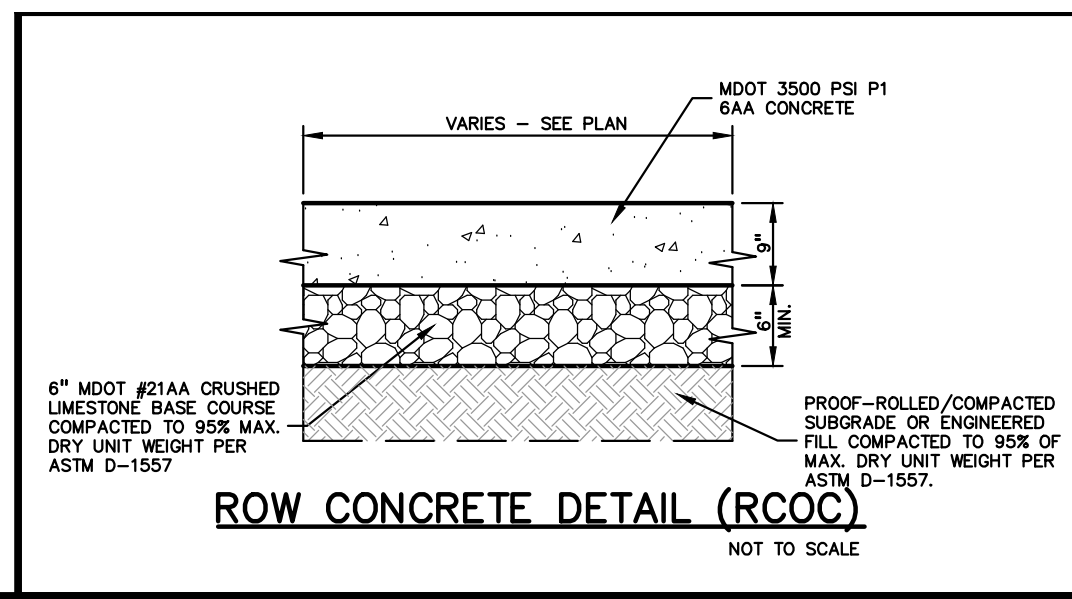
DRAWING TITLE  
**NOTES AND DETAILS**

PEA JOB NO.	2021-0438
P.M.	JPB
DN.	AJM
DES.	LGD

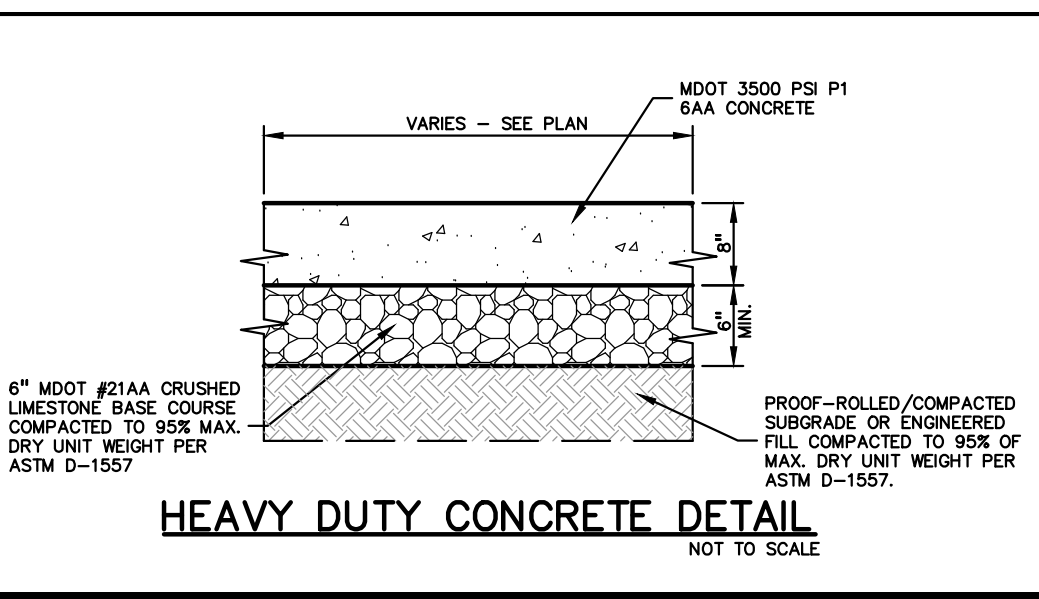
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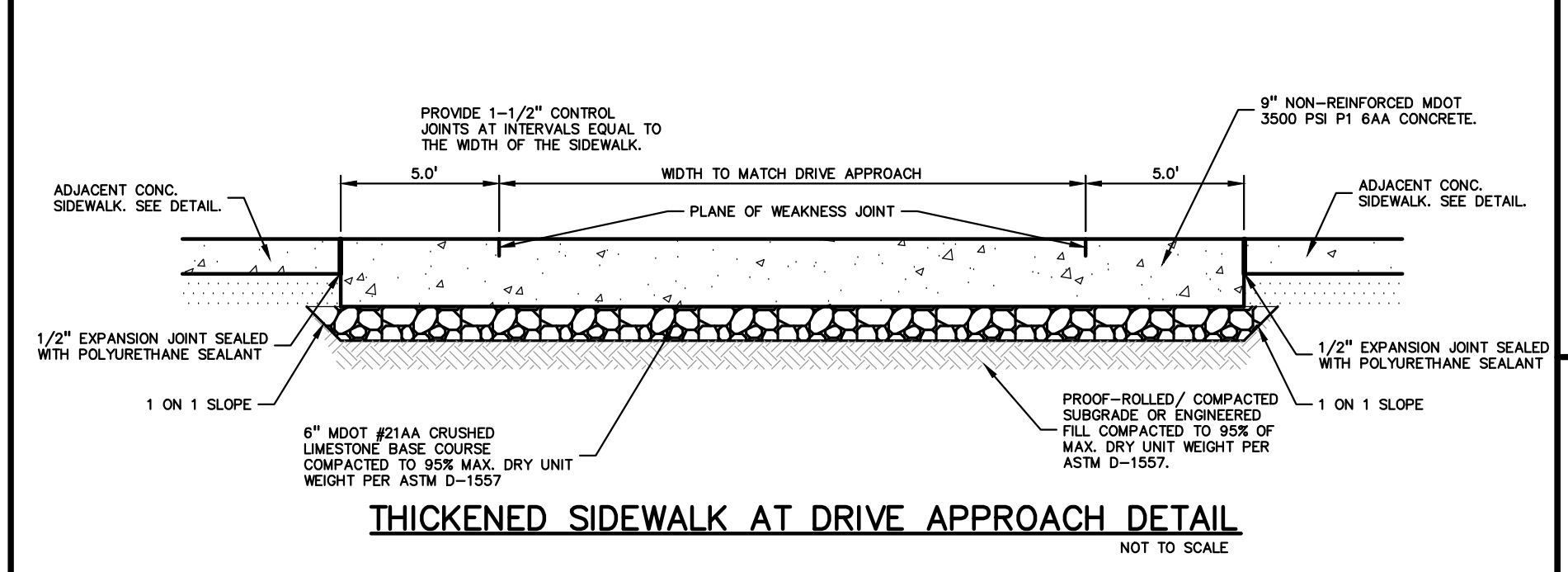
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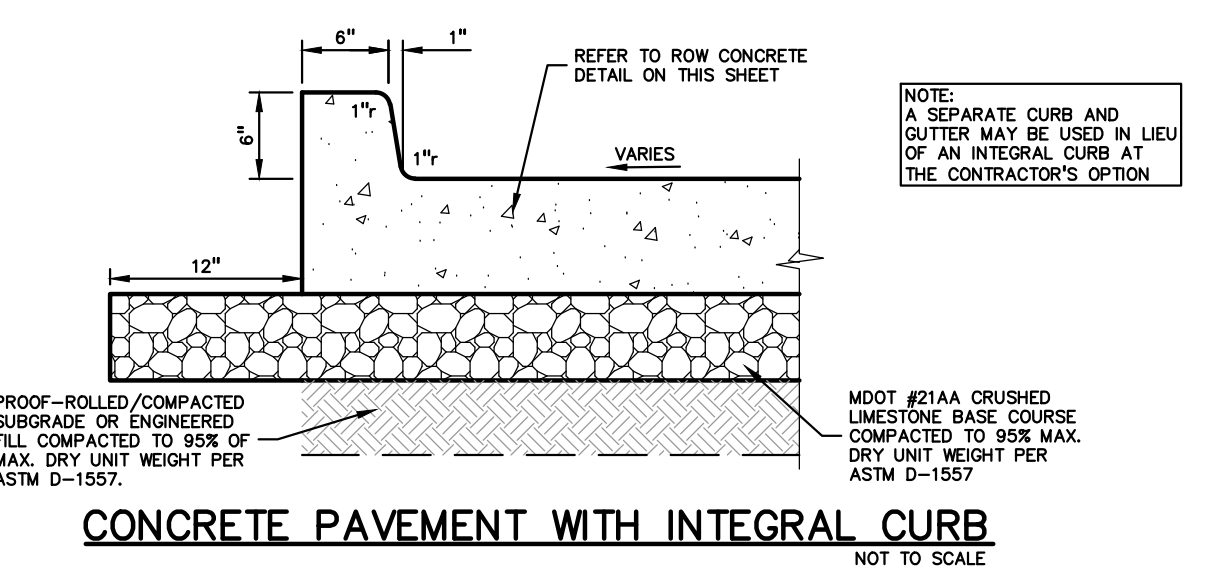
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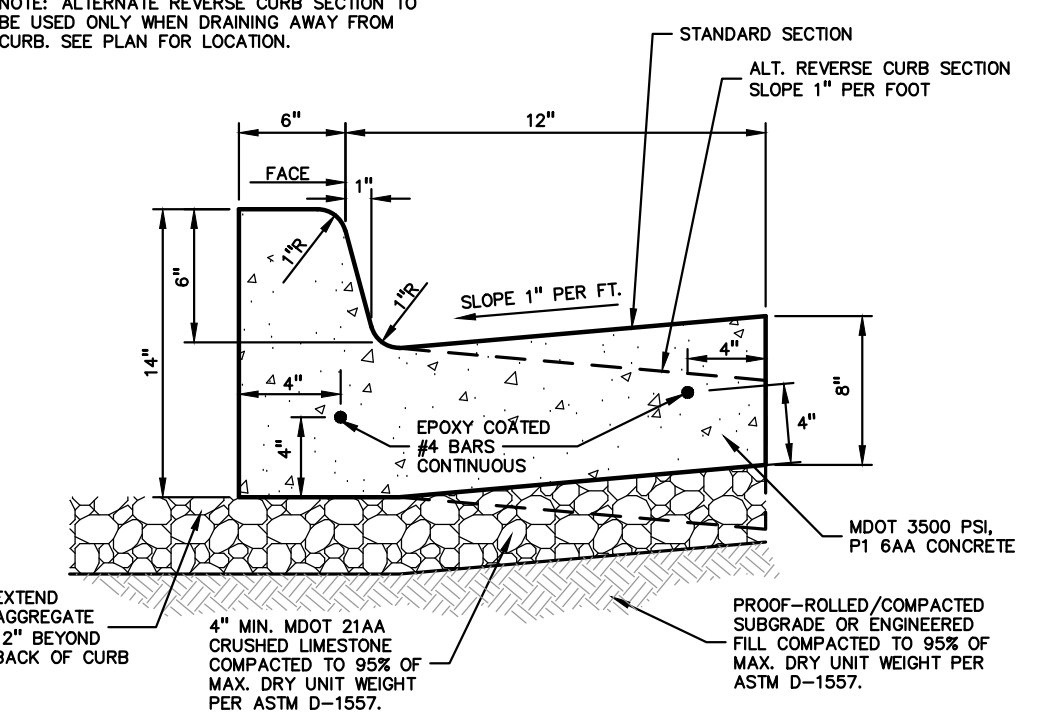
**HEAVY DUTY CONCRETE DETAIL**  
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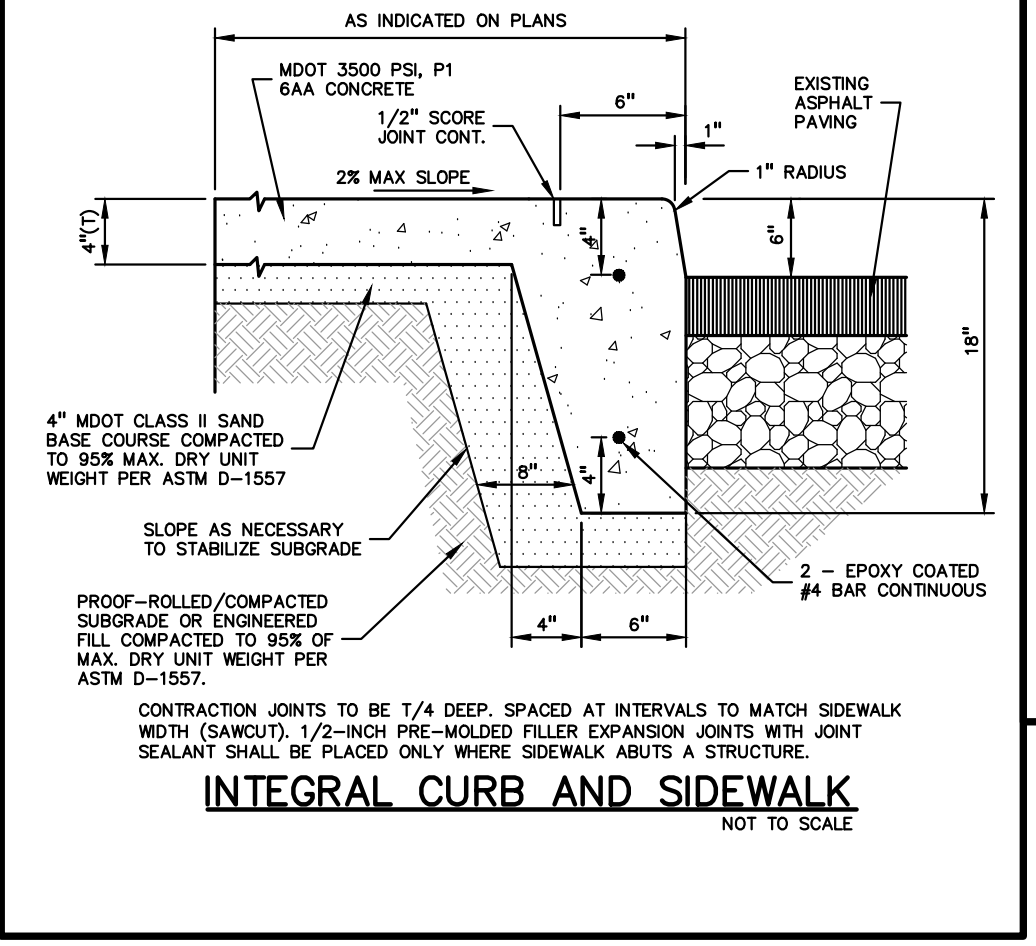
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NOT TO SCALE



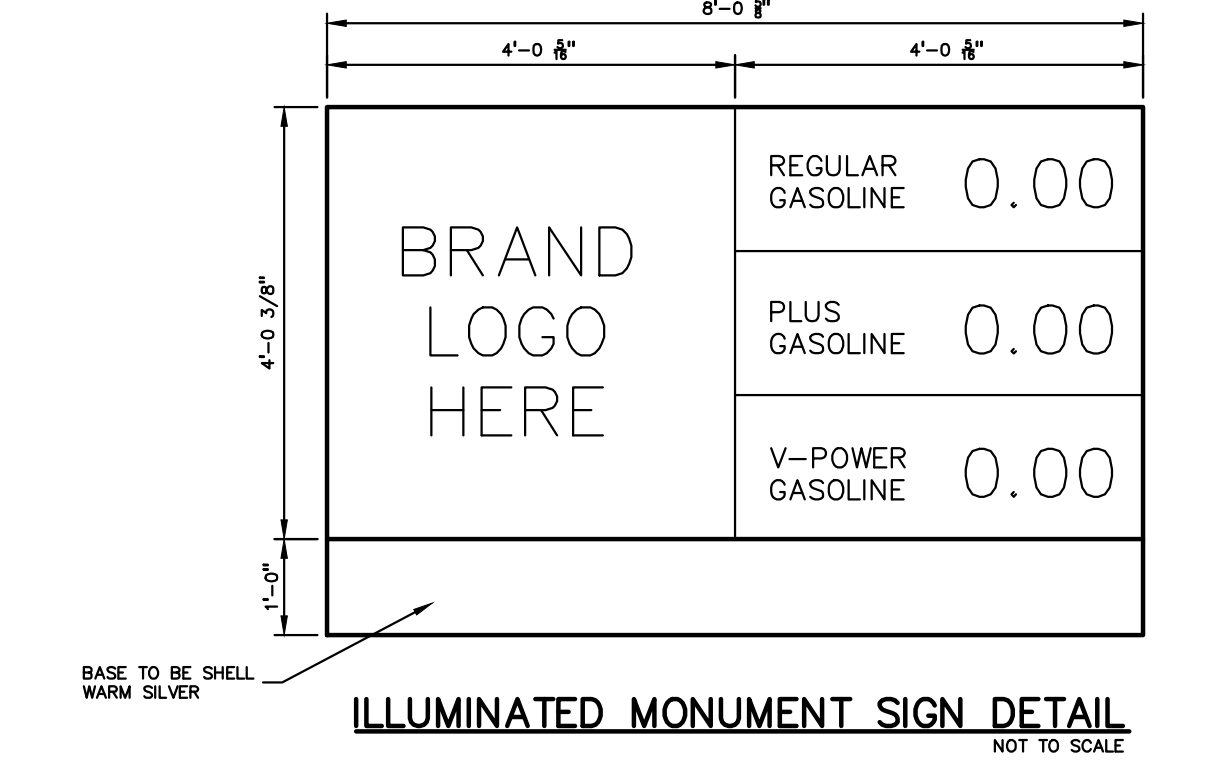
**CONCRETE PAVEMENT WITH INTEGRAL CURB**  
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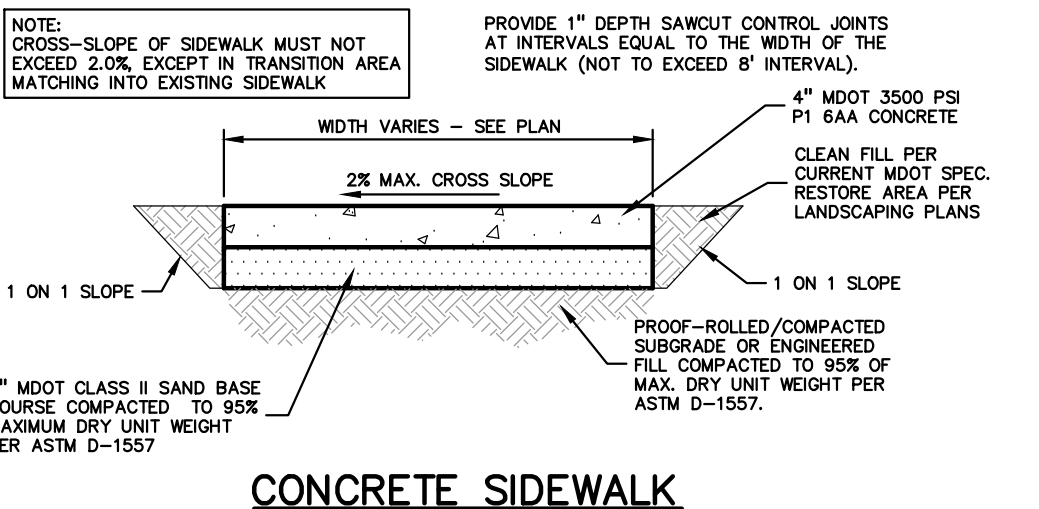
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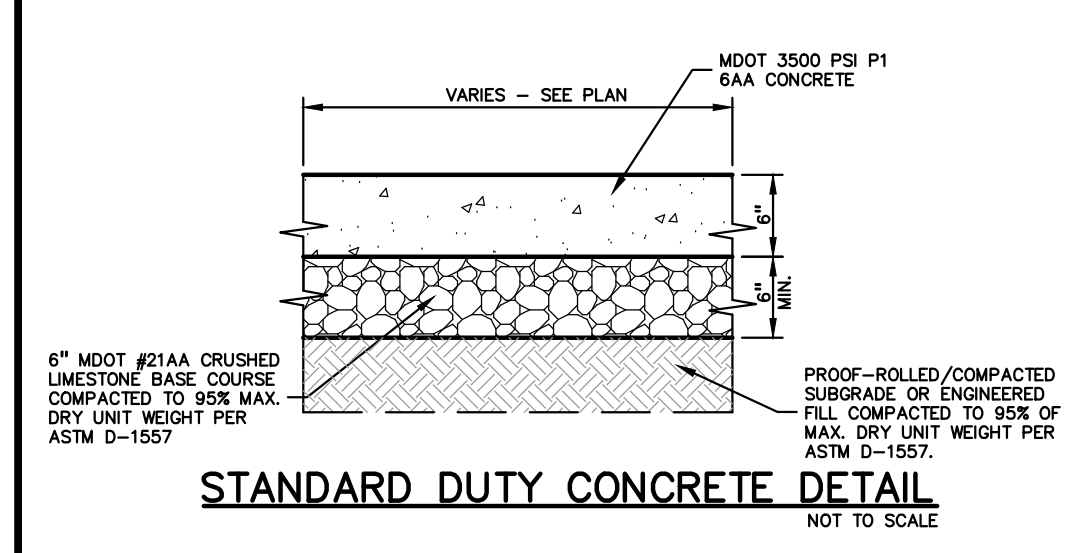
**INTEGRAL CURB AND SIDEWALK**  
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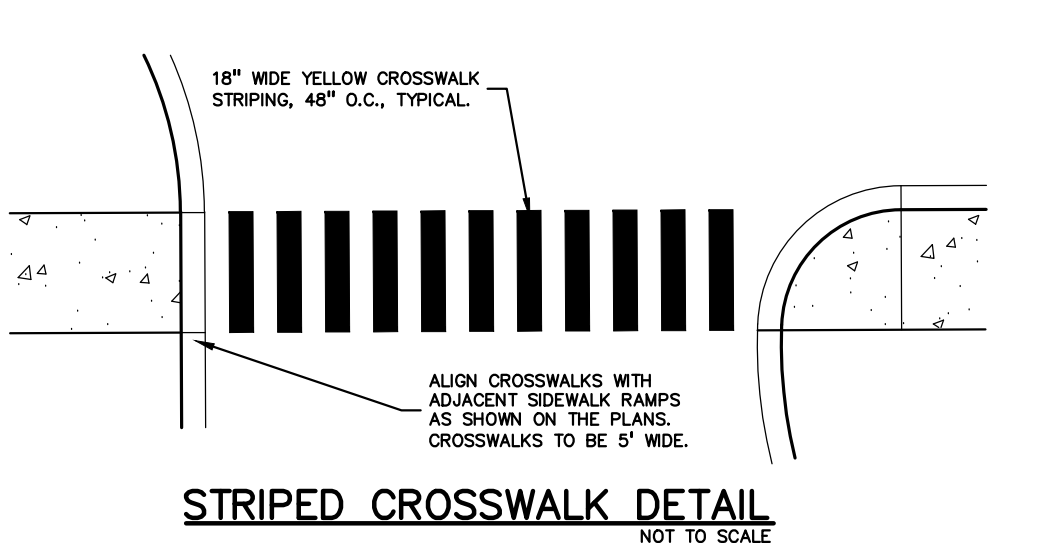
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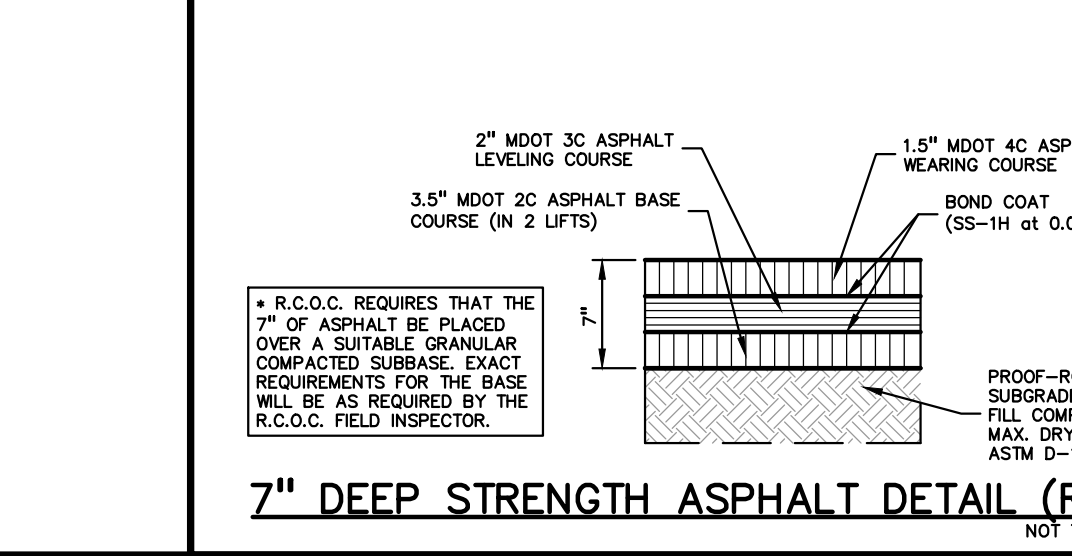
**CONCRETE SIDEWALK**  
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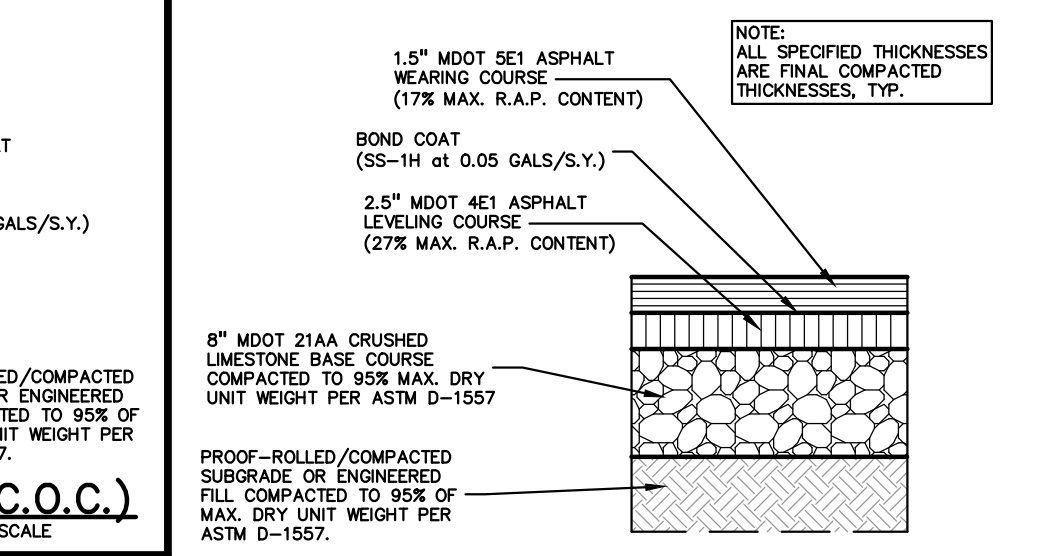
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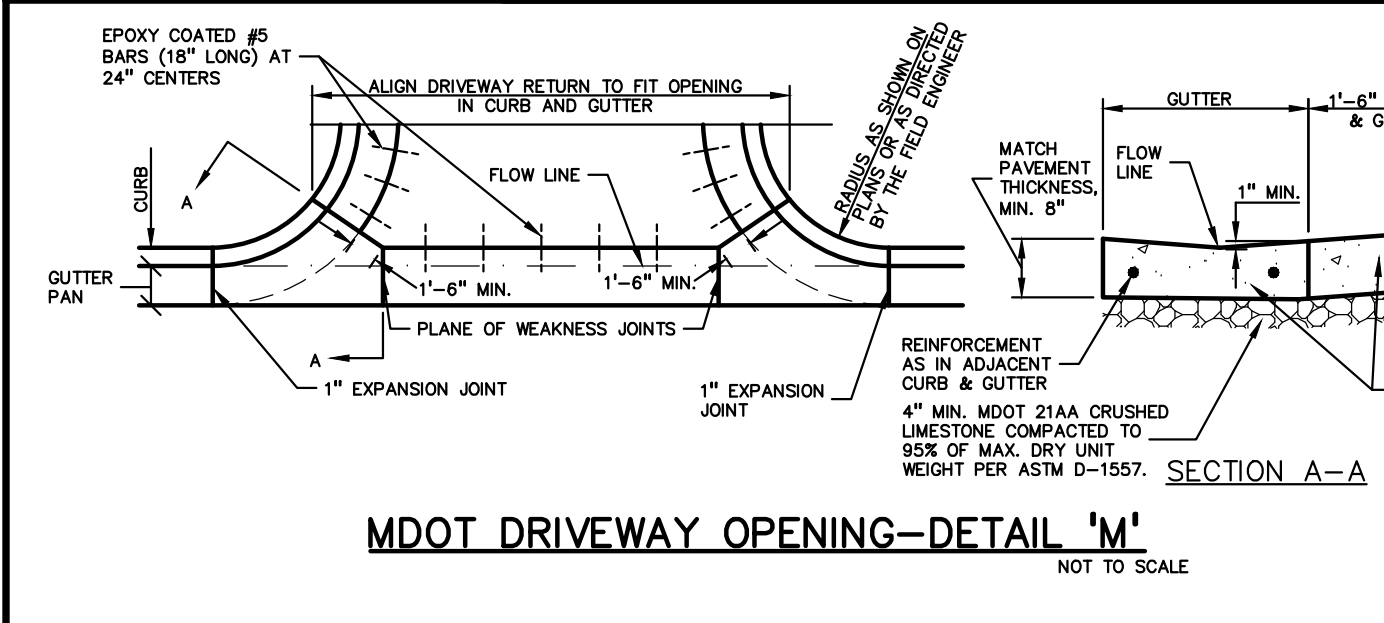
**STRIPED CROSSWALK DETAIL**  
NOT TO SCALE



**7\"/>**



**STANDARD DUTY ASPHALT DETAIL**  
NOT TO SCALE



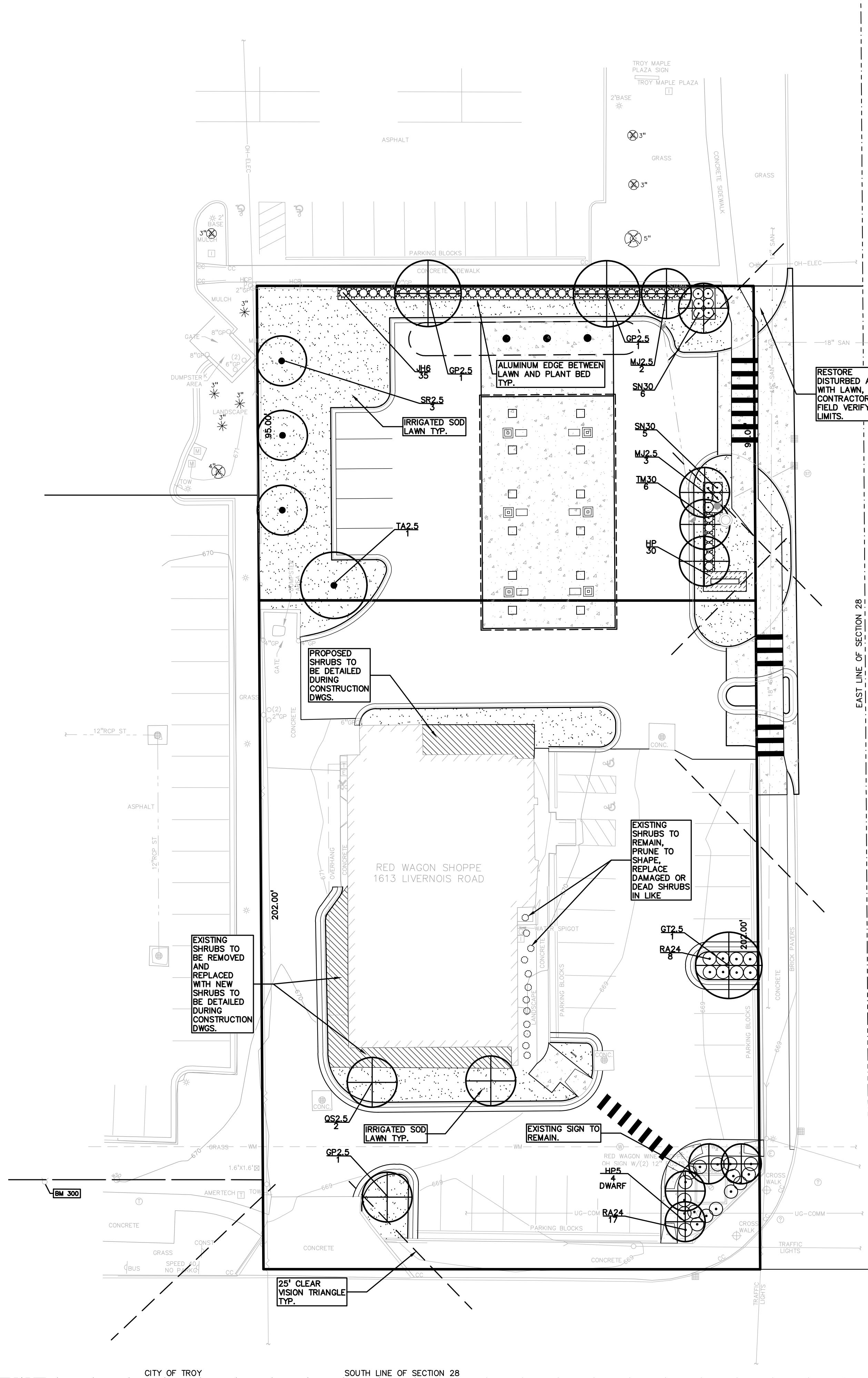
**MDOT DRIVEWAY OPENING-DETAIL 'M'**  
NOT TO SCALE

AGGREGATE BASE NOTE:  
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MOST STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 25% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MOST SPECIFICATION SECTION 902, THEN THE 25% INCREASE IN THICKNESS MAY BE REEVALUATED.

ASPHALT MATERIAL NOTES:  
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12(SPE)02. THE BINDER GRADE FOR THIS WORK, PG64-28, IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT TIER 1 OR TIER 2 REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION.



(FOUND 1/2 IRON)



SOUTH 1/4 CORNER  
SECTION 28  
T11N, R20E  
(FOUND IRON W/CAP 17623)

CITY OF TROY  
CITY OF CLAWSON  
SOUTH LINE OF SECTION 28  
S87°42'59"W 2634.35'

W. MAPLE ROAD  
(VARIABLE WIDTH)

SOUTHEAST CORNER  
SECTION 28  
T11N, R20E  
(FOUND IRON W/CAP 17623)

**LANDSCAPE CALCULATIONS:**  
PER CITY OF TROY ZONING ORDINANCE, MR-MAPLE ROAD FORMED BASE DISTRICT, VEHICLE FUELING/MULTI USE STATION

**PARKING LOT LANDSCAPING**  
REQUIRED: 1 TREE / 8 PARKING SPACES  
32 ADDITIONAL PARKING SPACES / 8 = 4 TREES  
PROVIDED: 4 PROPOSED TREES

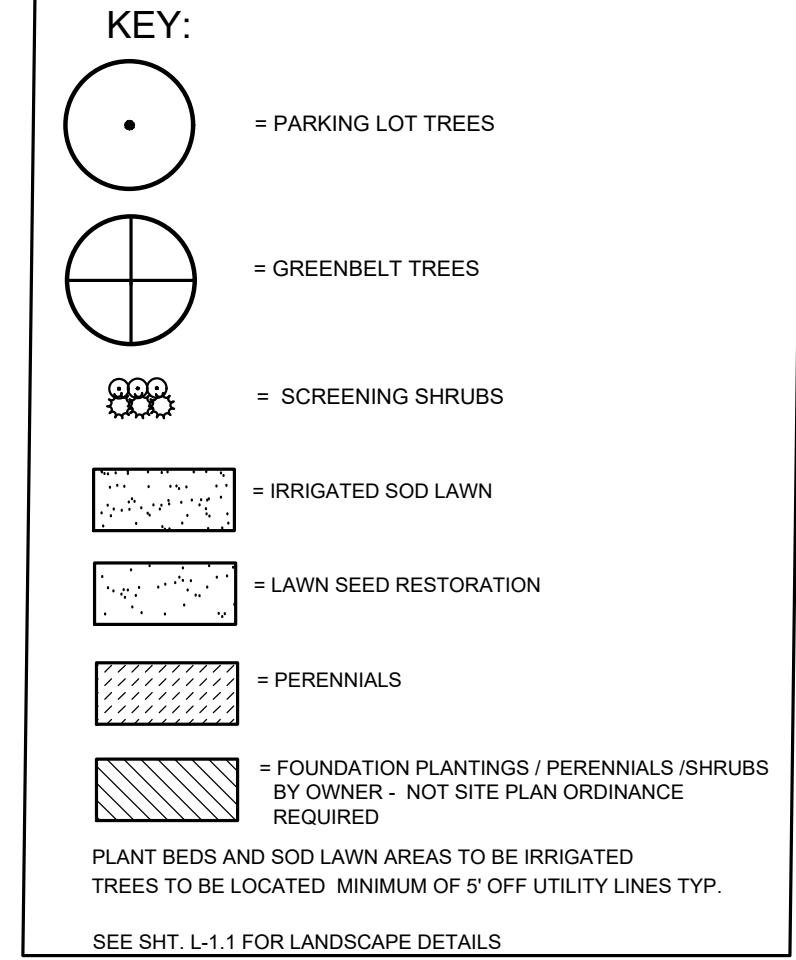
**GREENBELT**  
REQUIRED: 1 TREE / 30 LF OF FRONTAGE  
LIVERNOIS RD.: 297 LF FRONTAGE/30 = 10 TREES  
WEST MAPLE ROAD: 150 LF FRONTAGE/30 = 5 TREES  
PROVIDED: LIVERNOIS RD: 10 TREES (4 TREES, NORTH SIDE)  
WEST MAPLE ROAD: 5 TREES  
AND SHRUB HEDGE WHEN ABLE

**SCREENING BETWEEN LAND USES: NORTH P/L**  
REQUIRED: 1 NARROW EVERGREEN SHRUB FOR EVERY 3' AT NORTH P/L  
PROVIDED: 35 NARROW EVERGREEN SHRUB

**GENERAL SITE LANDSCAPE**  
REQUIRED: 20% OF SITE AREA SHALL BE LANDSCAPE MATERIAL  
44,431 SQ FT \* 20% = 8,886 SQ FT  
PROVIDED: 8,886 SQ FT OF SOFT-SCAPE

**AT GRADE EQUIPMENT SCREENING**  
REQUIRED: SCREEN EQUIPMENT WITH EVERGREEN LANDSCAPE MATERIALS, HT. MINIMUM TO EQUAL EQUIPMENT HT.  
PROVIDED: EVERGREEN/ SHRUBS AT TRANSFORMERS IF PRESENT

**TREE REPLACEMENT:**  
REQUIRED: HEALTHY 6" REG. TREE, NOT ON EXEMPT SPECIES LIST, REPLACE AT 50% OF DBH.  
LANDMARK REPLACE AT 100% OF DBH  
(2X INCH FOR INCH CREDIT FOR SAVED TREES)  
REMOVED: 0  
PROVIDED: NONE REQUIRED



- GENERAL PLANTING NOTES:**
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
  - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
  - ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
  - THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
  - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
  - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
  - ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
  - ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
  - ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
  - NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
  - ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
  - IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
  - ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
  - ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
  - SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
  - FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
  - CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
  - TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

**TREE PLANT LIST:**

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	GP2.5	Princeton Sentry Ginkgo	<i>Ginkgo biloba 'Princeton Sentry'</i> (columnar, 15'x40' ht.)	2.5" Cal.	B&B
1	GT2.5	Skyline Honeylocust	<i>Gleditsia triacanthos 'Skyline' Inermis</i>	2.5" Cal.	B&B
4	HP5	Tree Hydrangea	<i>Hydrangea 'Limelight' - Tree form, dwarf</i>	5' Ht.	B&B
5	MJ2.5	Marilee Crab	<i>Malus 'Jardin' PP14337</i> (upright, fruitless, 10' x 24' ht.)	2.5" Cal.	B&B
2	QS2.5	Streetspire Oak	<i>Quercus robur x alba 'JFS-KW1QX'</i> (columnar, 14' x 45' ht.)	2.5" Cal.	B&B
3	SR2.5	Japanese Tree Lilac	<i>Syringa reticulata 'Ivory silk'</i> (15'x 20'ht. utility tree)	2.5" Cal.	B&B
1	TA2.5	Boulevard Linden	<i>Tilia americana 'Boulevard'</i>	2.5" Cal.	B&B
19		Total Dec.			

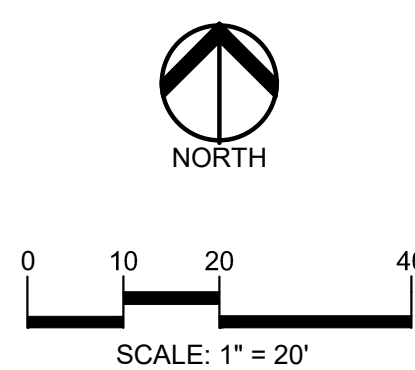
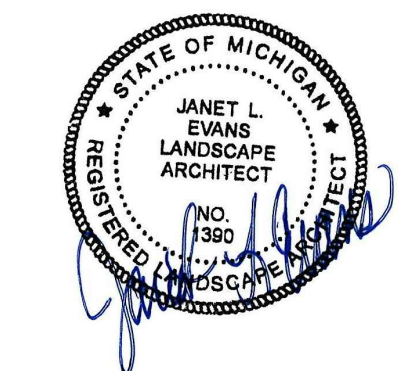
**SHRUB PLANT LIST:**

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
35	JH6	Hetz Columnar Juniper	<i>Juniperus chinensis 'Hetzi Columnaris'</i>	6'	B&B
25	RA24	Gro Low Sumac	<i>Rhus aromatica 'Gro-Low'</i>	24" Ht.	Cont.
11	SN30	Neon Flash Spirea	<i>Spiraea japonica 'Neon Flash'</i>	30" Ht.	Cont.
6	TM30	Dense Yew	<i>Taxus x media 'Densiformis'</i>	30" Ht.	Cont.
77		Total Shrubs			

**PERENNIAL PLANT LIST:**

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
30	HP	Pardon Me Daylily	<i>Hemerocallis 'Pardon Me'</i>	1 Gal.	Cont.
30		Total per.			

**PEA GROUP**  
t. 844.813.2949  
www.peagroup.com



**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT  
**RW TROY, LLC**  
29200 NORTHWESTERN HWY., SUITE 450  
SOUTHFIELD, MICHIGAN 48034

PROJECT TITLE  
**RED WAGON**  
1613 LIVERNOIS RD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

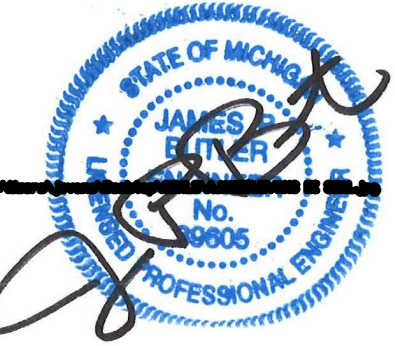
**REVISIONS**

REVISED PER	DATE
RCOC	12/17/21
CITY OF TROY	1/4/22

ORIGINAL ISSUE DATE:  
NOVEMBER 3, 2021  
DRAWING TITLE  
**LANDSCAPE PLAN**

PEA JOB NO. 2021-0438  
P.M. JPB  
DN. BG  
DES. JLE  
DRAWING NUMBER:

NOT FOR CONSTRUCTION **L-1.0**



**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY AS APPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT  
**RW TROY, LLC**  
28200 NORTHWESTERN HWY., SUITE 450  
SOUTHFIELD, MICHIGAN 48034

PROJECT TITLE  
**RED WAGON**  
1613 LIVERNOIS RD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISED PER RCOG	12/17/21
REVISED PER CITY OF TROY	1/4/22

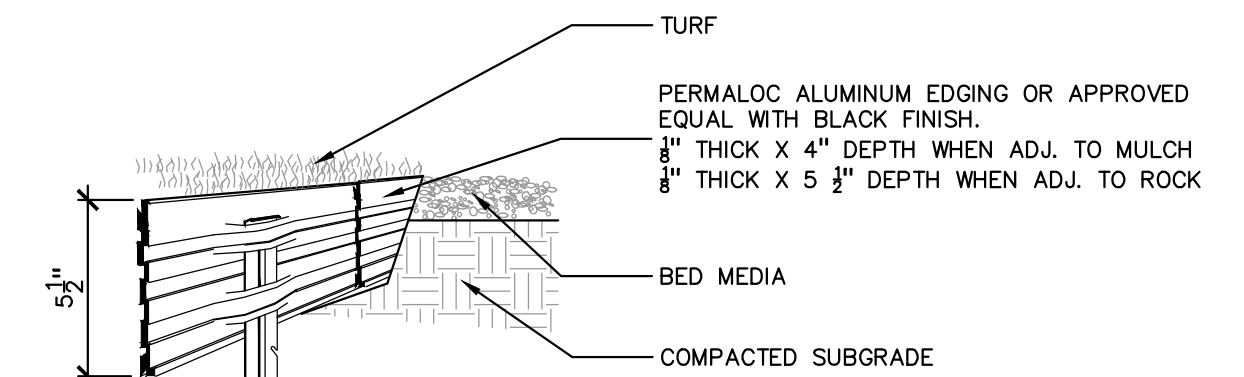
ORIGINAL ISSUE DATE:  
NOVEMBER 3, 2021

DRAWING TITLE  
**LANDSCAPE DETAILS**

PEA JOB NO. 2021-0438  
P.M. JPB  
DN. BG  
DES. JLE

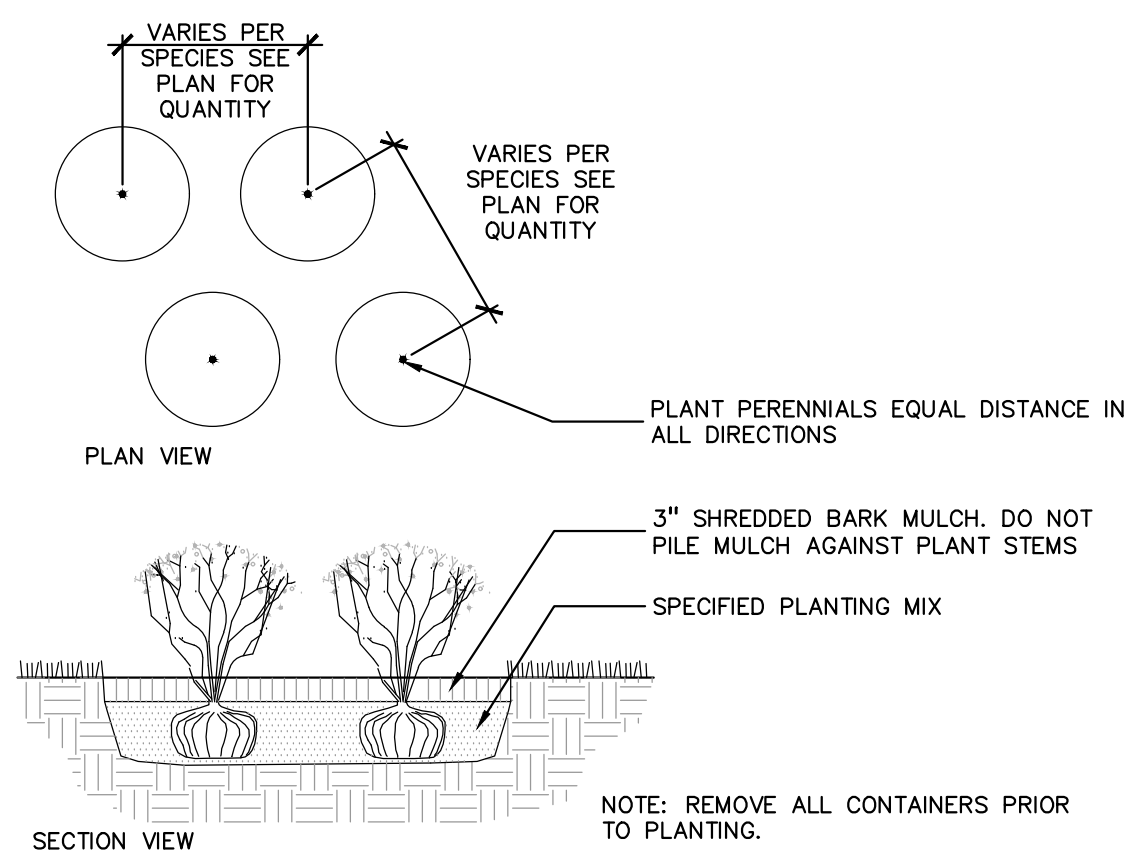
DRAWING NUMBER:

**L-1.1**

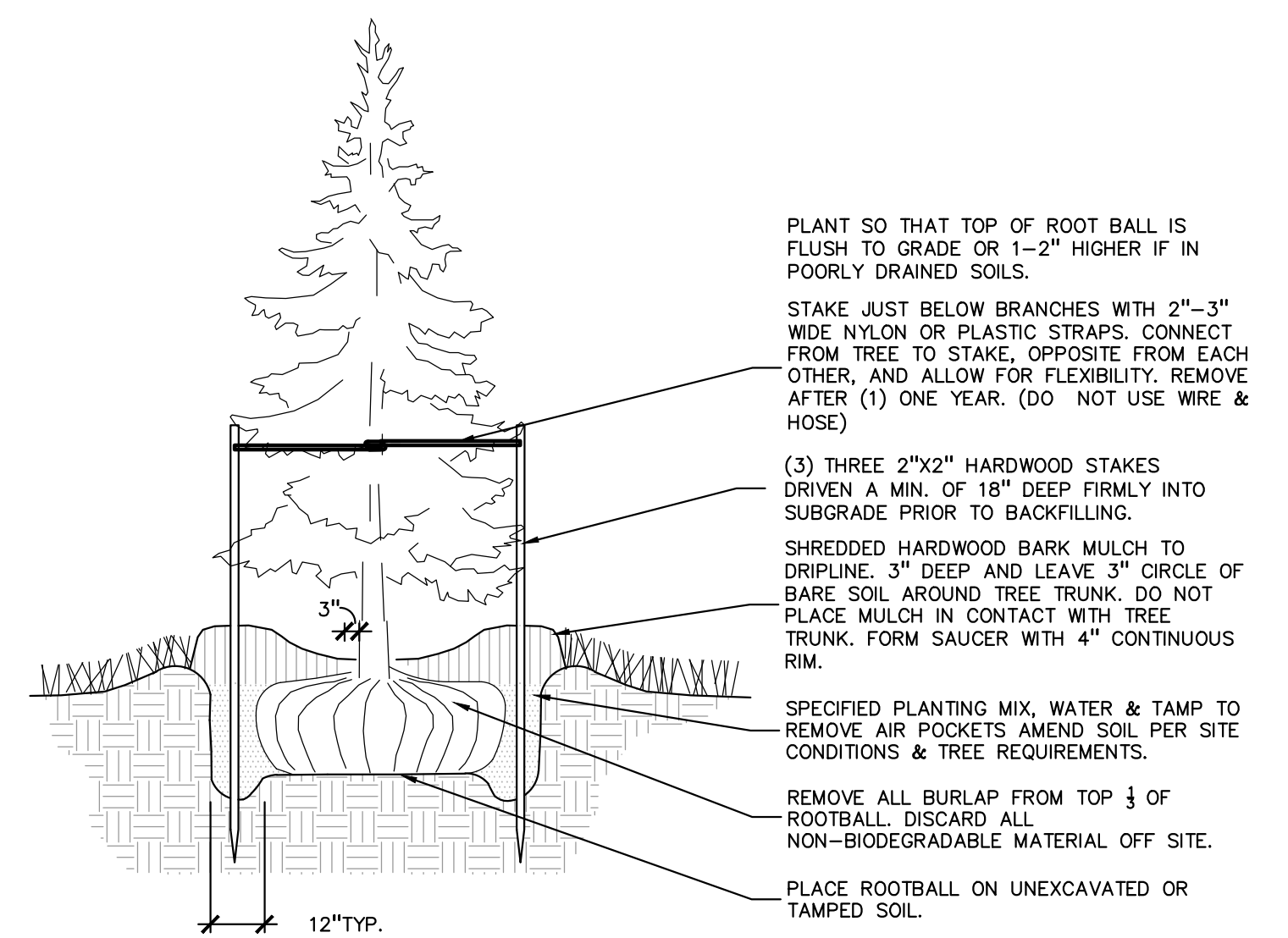


**SPECIFICATIONS FOR LANDSCAPE BED EDGING:**  
LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660.  
(8') EIGHT OR (16') SIXTEEN FOOT SECTIONS SHALL BE USED WITH ONE STAKE PER (38") THIRTY EIGHT INCHES OF EDGING.  
EDGING SHALL BE 1/2" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND 1/2" THICK X 5 1/2" DEPTH WHEN ADJ. TO ROCK, FINISH, BLACK DURAFLEX MEETS AAMA 2603  
STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING.  
EDGING SHALL HAVE A MINIMUM OF (2") TWO INCHES OF INTERLOCKING OVERLAP BETWEEN SECTIONS.  
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 1/2"-3/4" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON EITHER SIDE OF EDGING TO MAINTAIN STABILITY.

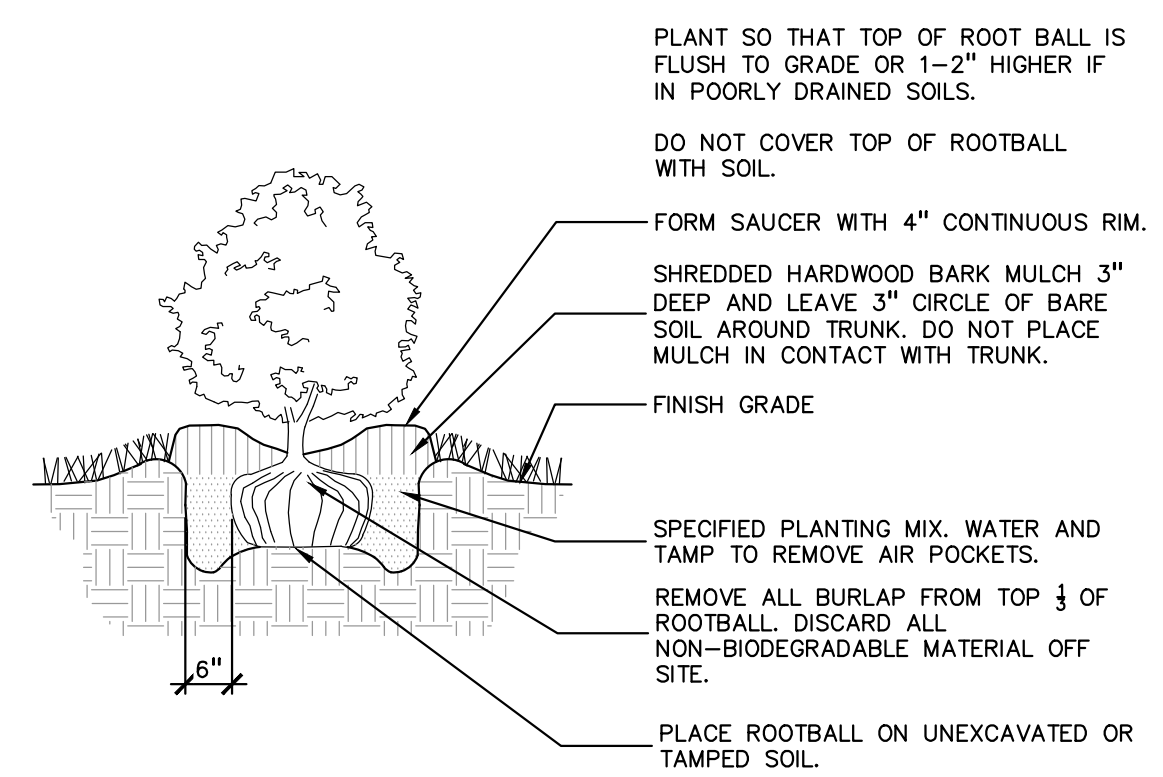
**3 ALUMINUM EDGE DETAIL**  
SCALE: 1/2" = 1'-0"



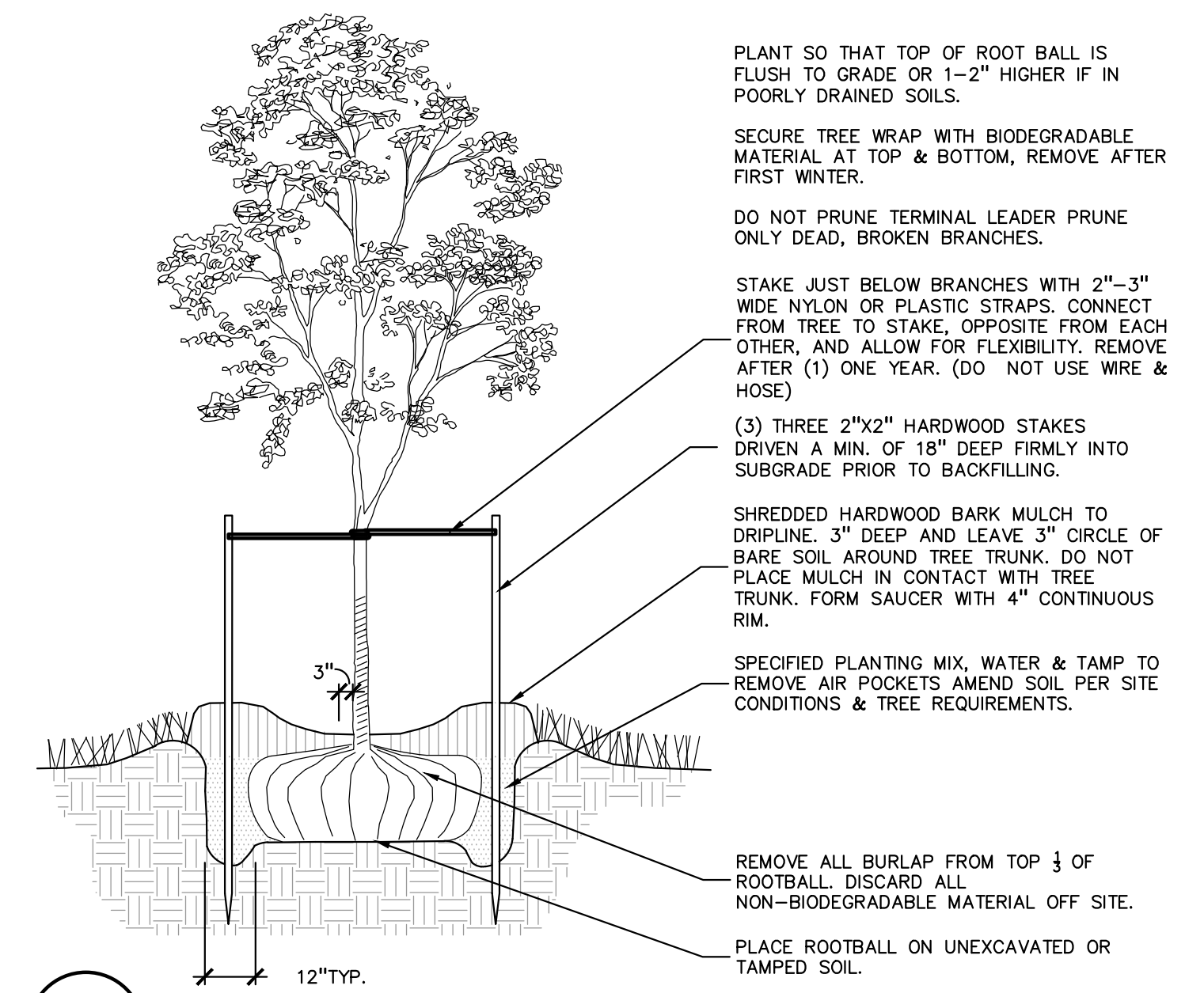
**5 PERENNIAL PLANTING DETAIL**  
SCALE: 1" = 2'-0"



**2 EVERGREEN TREE PLANTING DETAIL**  
SCALE: 1" = 3'-0"



**4 SHRUB PLANTING DETAIL**  
SCALE: 1" = 2'-0"



**1 DECIDUOUS TREE PLANTING DETAIL**  
SCALE: 1" = 3'-0"

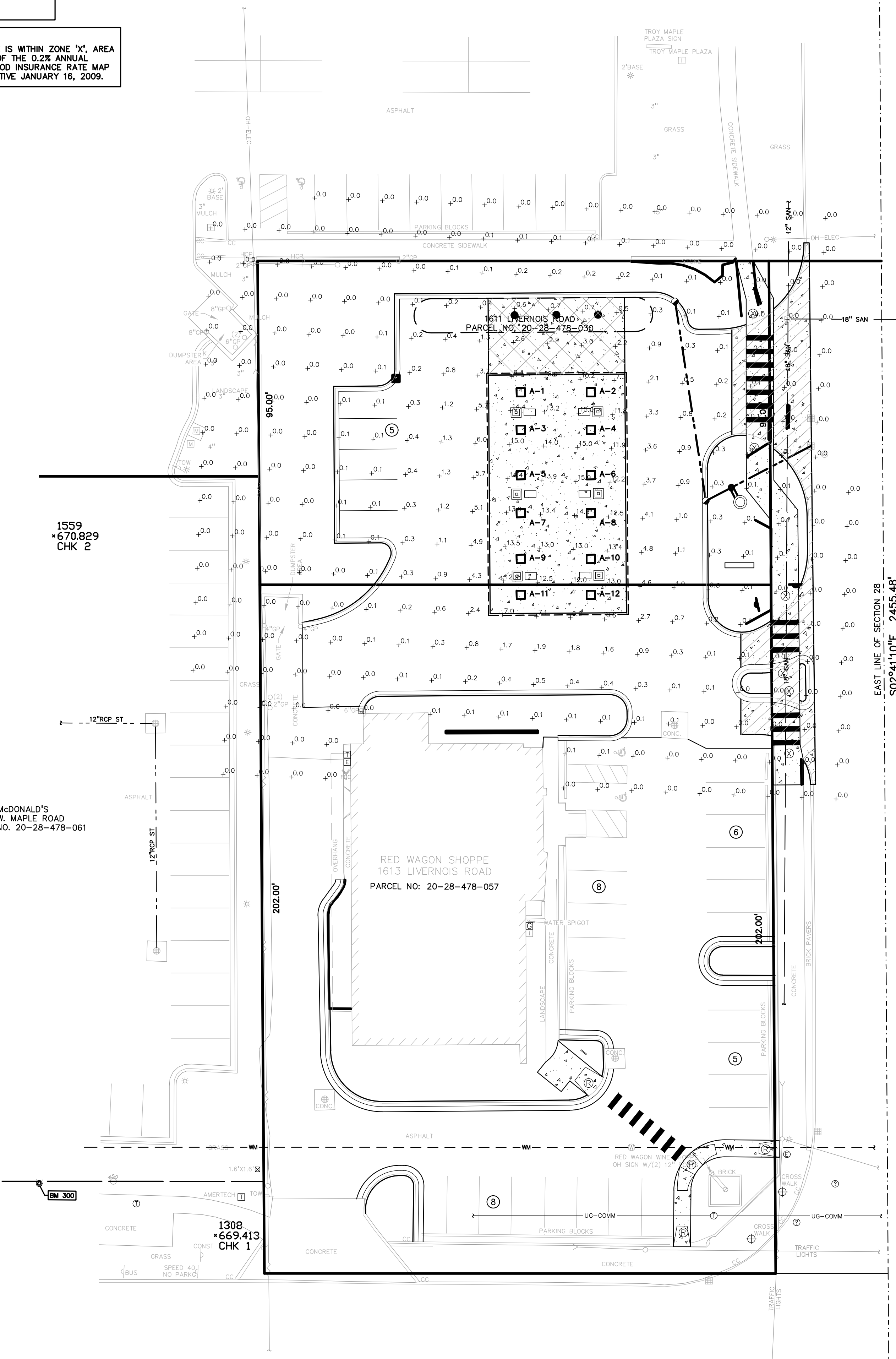
**NOT FOR CONSTRUCTION**

**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #300  
ON A HYDRANT LOCATED ON THE NORTH SIDE OF W. MAPLE ROAD, ON THE EAST SIDE OF THE ENTRANCE DRIVE TO 70 W. MAPLE ROAD.  
ELEV. - 672.61

**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C05426, EFFECTIVE JANUARY 16, 2009.

EAST 1/4 CORNER  
SECTION 28  
T11N, R20E  
(FOUND 1/2" IRON)



LIVERNOIS ROAD  
(VARIABLE WIDTH)

SOUTH 1/4 CORNER  
SECTION 28  
T11N, R20E  
(FOUND IRON W/CAP 17623)

SOUTH LINE OF SECTION 28  
S87°42'59"W 2634.35'

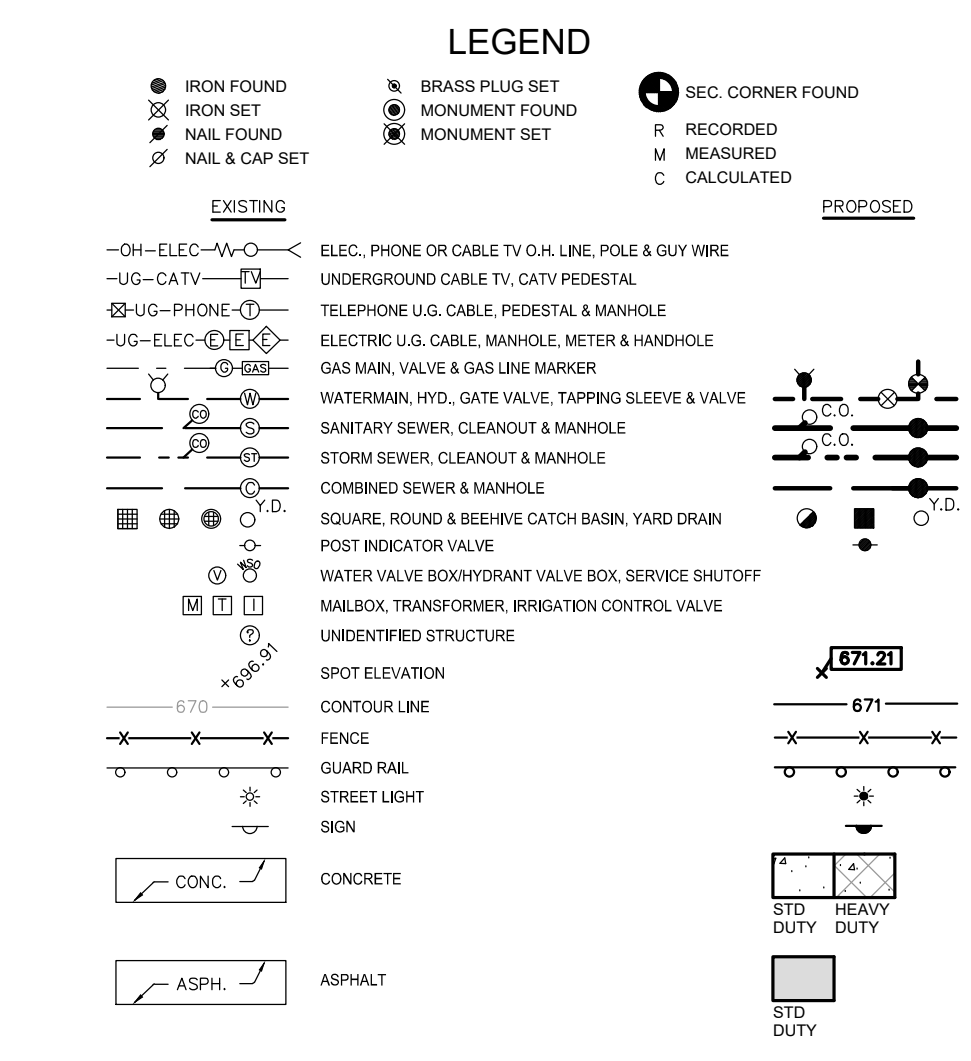
W. MAPLE ROAD  
(VARIABLE WIDTH)

SOUTHEAST CORNER  
SECTION 28  
T11N, R20E  
(FOUND IRON W/CAP 17623)

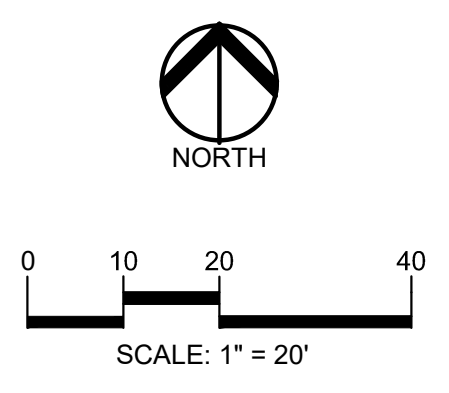
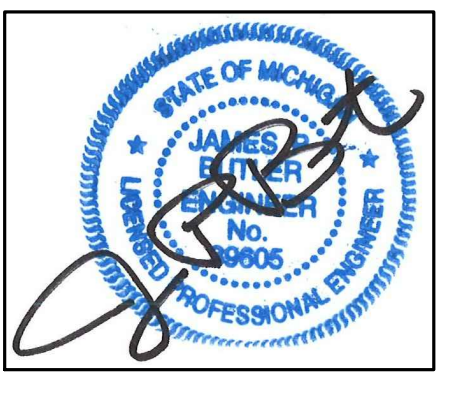
- GENERAL SITE LIGHTING NOTES:**
- THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
  - ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2 FEET ABOVE GRADE AS SHOWN IN DETAIL.
  - ALL POLES LOCATED OUTSIDE OF THE PARKING LOT AREA SHALL BE LOCATED 3 FEET FROM BACK OF CURB OR EDGE OF SIDEWALKS.
  - SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE FIXTURES NEED TO BE SUPPLIED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND APPROVAL OF LAYOUT.
  - ALL AREA LIGHT FIXTURES ARE TO BE DOWNWARD DIRECTED.
  - CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIALS AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
  - COORDINATE LIGHT FIXTURE PLACEMENT AND INSTALLATION WITH LANDSCAPE.
  - ALL CONDUCTORS SHALL BE IN CONDUIT.
  - ALL OUTDOOR LIGHTING FIXTURES, EXISTING OR HEREIN AFTER INSTALLED AND MAINTAINED UPON PRIVATE PROPERTY, SHALL BE TURNED OFF OR REDUCED IN LIGHTING INTENSITY DURING NON-BUSINESS HOURS.

**SITE PHOTOMETRIC DATA:**

1. SITE FOOTCANDLE MAX	ALLOWED 20 FC	PROPOSED 15.9 FC
2. SITE FOOTCANDLE AT PROPERTY (MAX)	RESIDENTIAL 0.1 FC	0.0 FC (MAX)
3. FIXTURE HEIGHT (SITE)	NON-RESIDENTIAL 1.0 FC	0.1 FC (MAX)
	25 FT. (MAX)	14 FT.



**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



**811** Know what's below. Call before you dig.

**CAUTION!**  
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**CPY Series - Version B**  
CPY250 LED Canopy/Soffit Luminaire

**Product Description**  
The CPY250 LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant suspended. Direct imaging of the LEDs is minimized with a highly efficient patterned flat or 81° (22mm) drop glass lens.

**Performance Summary**  
Assembled in the U.S.A. of U.S. and imported parts.

**Input Delivered Lumens:** Up to 20,000

**Efficiency:** Up to 151 LPW

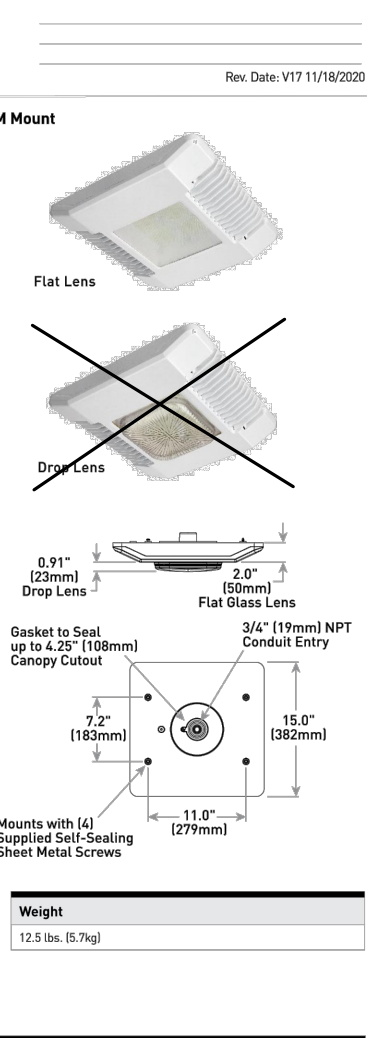
**CRI:** Minimum 70 CRI

**CCT:** 3000K (ul. 3000K), 4000K (ul. 3000K), 5000K (ul. 5000K)

**Limited Warranty:** 10 years on luminaire/10 years on Colorfast DataGuard® Finish

**IPM Rated (Direct Mount only)**  
Class 1, Division 2 Hazardous Location for select models

**Accessories**  
Direct Mount Luminaire  
Pendant Mount Luminaire



**Ordering Information**  
Example: CPY250-B-DM-D-UL-6V

Product	Version	Mounting	Optic	Lens Package	Input Power	Voltage	Color	CCT	Options
CPY250	B	DM	D	A	UL	120/277V	6V	3000K	DM-8-181 Dimming
CPY250	B	DM	D	A	UL	120/277V	6V	3000K	DM-8-181 Dimming
CPY250	B	DM	D	A	UL	120/277V	6V	3000K	DM-8-181 Dimming



**Schedule**

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
□	A		12	Cree Inc	CPY250-B-DM-D-UL-6V-30K	CONFIGURED FROM CPY250 B Version, Flat Lens, Optic, Input Power Designator C, 120-277V, 3000K CCT	1	4518	0.95	31	

**CLIENT**  
**RW TROY, LLC**  
29200 NORTHWESTERN HWY., SUITE 450  
SOUTHFIELD, MICHIGAN 48034

**PROJECT TITLE**  
**RED WAGON**  
1613 LIVERNOIS RD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

**REVISIONS**

REVISED PER	REVISION	DATE
REVISED PER RCOC		12/17/21
REVISED PER CITY OF TROY		1/4/22

**ORIGINAL ISSUE DATE:**  
NOVEMBER 3, 2021

**DRAWING TITLE**  
**PHOTOMETRIC PLAN**

PEA JOB NO. 2021-0438  
P.M. JPB  
DN. AJM  
DES. LGD  
DRAWING NUMBER:

**NOT FOR CONSTRUCTION** **SL-1.0**

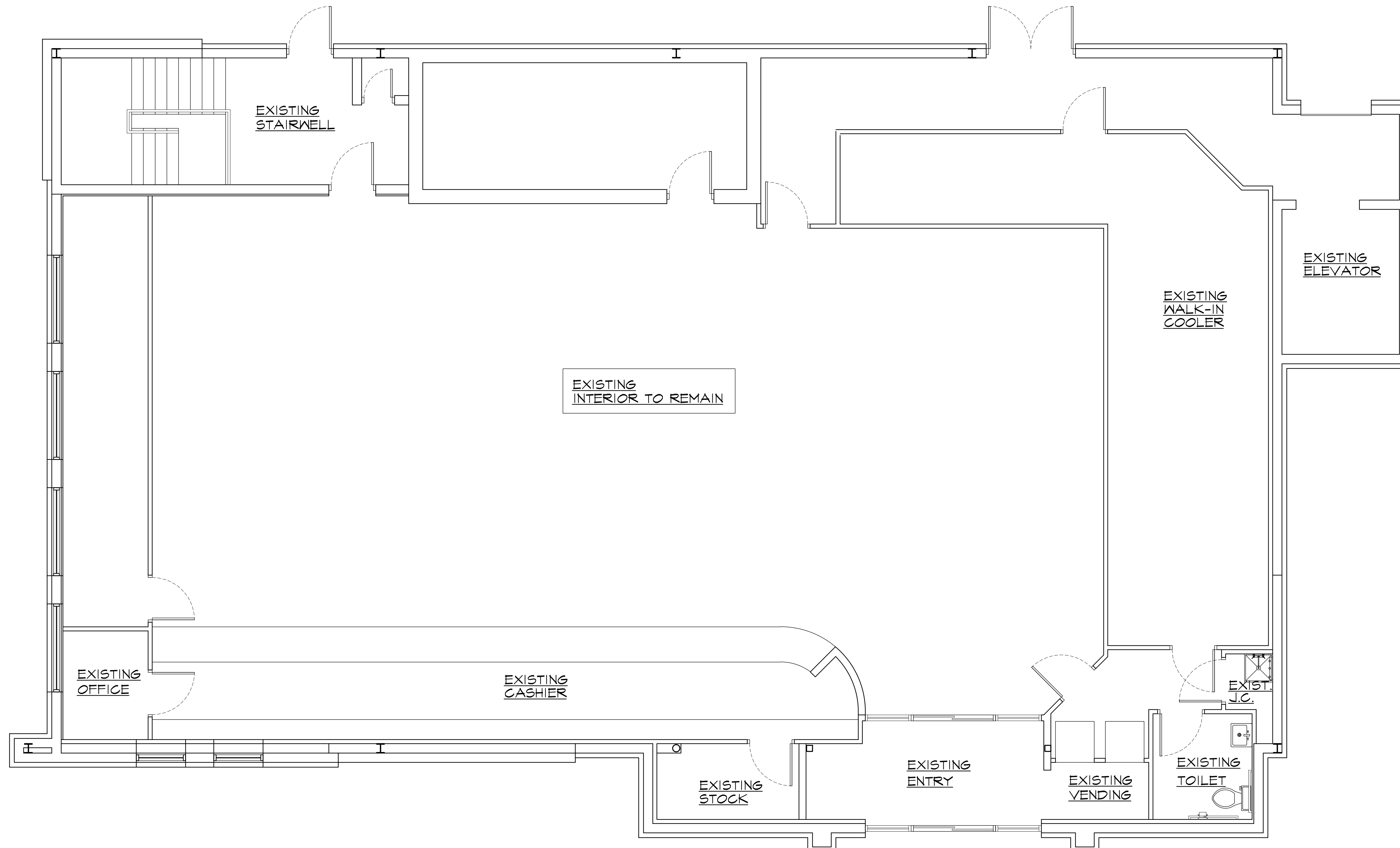
**PROJECT DESCRIPTION**

EXISTING 1 STORY COMMERCIAL BUILDING INCLUDING BASEMENT TO REMAIN, THE INTERIOR IS A CONVENIENCE/ RETAIL STORE.

**PROJECT DATA:**

USE GROUP: M - MERCANTILE / FIRST FLOOR  
 S - STORAGE / BASEMENT  
 B - BUSINESS / BASEMENT  
 5B - SPRINKLED

CONSTRUCTION TYPE:  
 GROSS FLOOR AREA: 9,214 SF  
 FIRST FLOOR: 4,920 SF  
 BASEMENT: 4,294 SF



**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

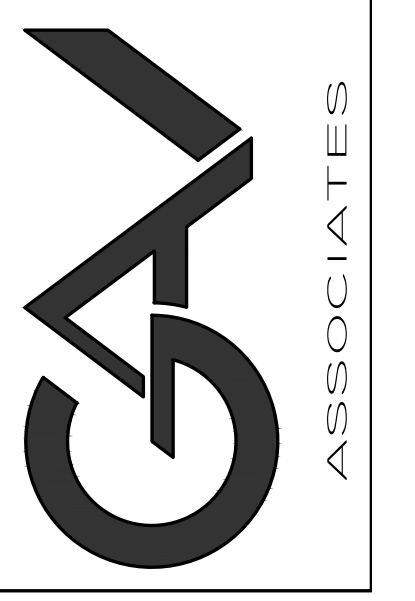
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

ISSUED FOR	DATE

**ARCHITECTURAL DESIGN**

RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL

G.A.V. ASSOCIATES, INC  
 2401 ORCHARD LAKE RD. STE. 180A  
 FARMINGTON, MICHIGAN 48338  
 PH: (248) 985-9101  
 WEB: WWW.GAVASSOCIATES.COM



PROPOSED GAS STATION FOR:  
 RED WAGON  
 1613 LIVERNOIS ROAD  
 TROY, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:

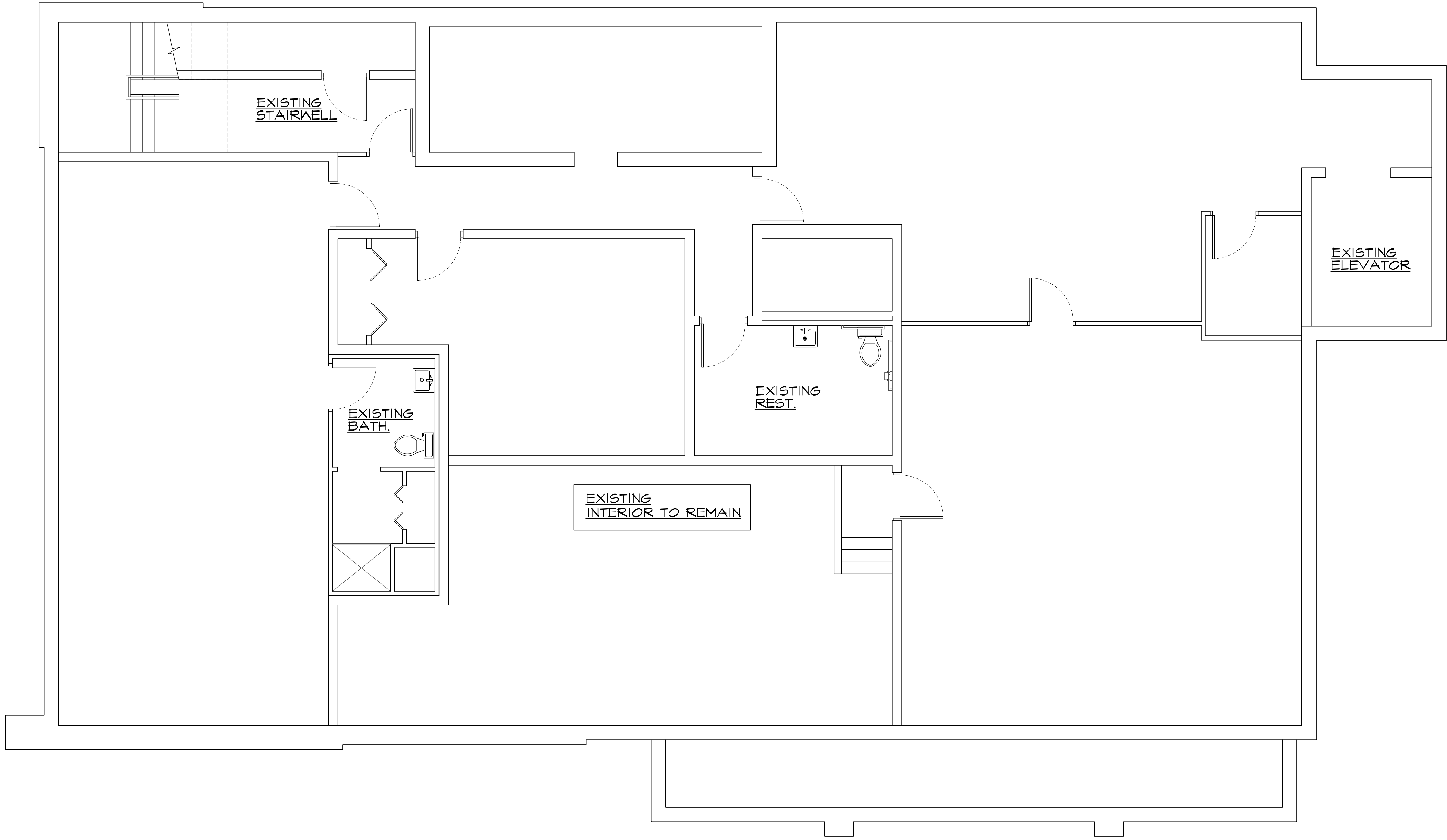
SCALE : 1/4" = 1'-0"

FILE NAME : 2114\_A.101

JOB # : 2114

SHEET TITLE  
 FLOOR PLAN

SHEET #  
 A.101

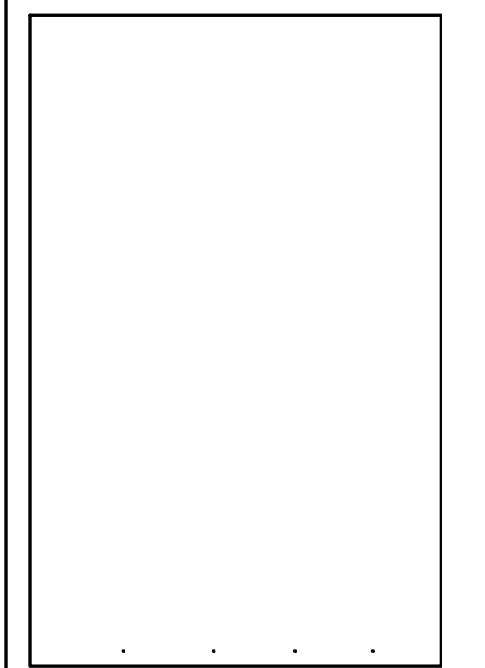
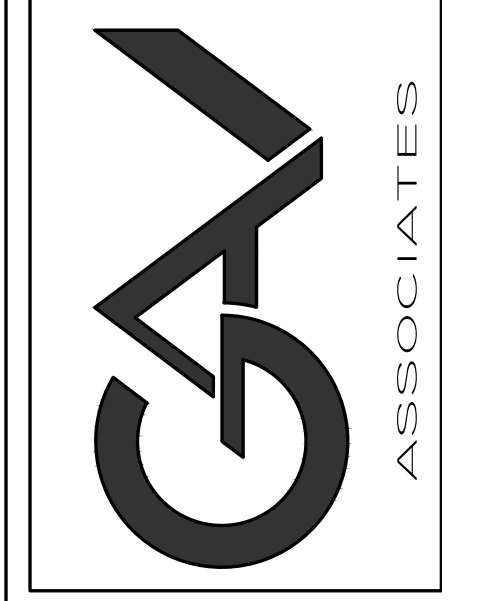


1  
A.102 **BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

ISSUED FOR	DATE

**ARCHITECTURAL  
DESIGN**  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL  
G.A.V. ASSOCIATES, INC  
2401 ORCHARD LAKE RD. STE. 100A  
FARMINGTON, MICHIGAN 48338  
PH: (248) 985-9101  
WEB: WWW.GAVASSOCIATES.COM



PROPOSED GAS STATION FOR:  
RED WAGON  
1613 LIVERNOIS ROAD  
TROY, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:

SCALE : 1/4" = 1'-0"  
FILE NAME : 21114\_A.102

JOB # : 21114

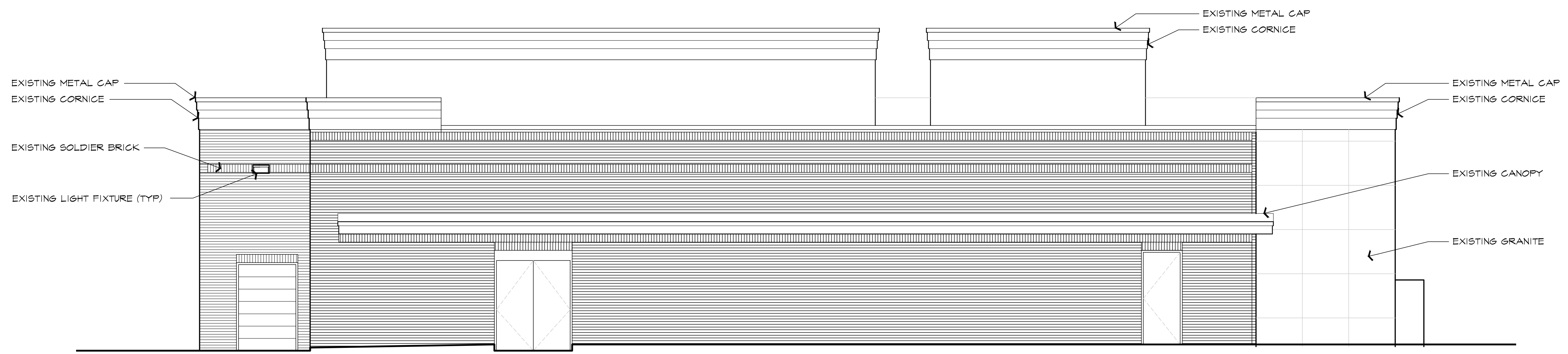
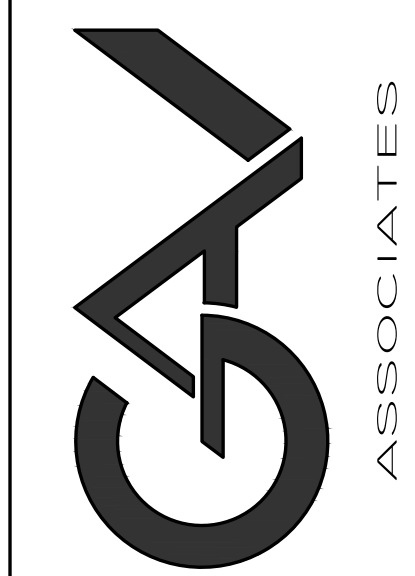
SHEET TITLE  
FLOOR  
PLAN  
SHEET #  
**A.102**

ISSUED FOR	DATE

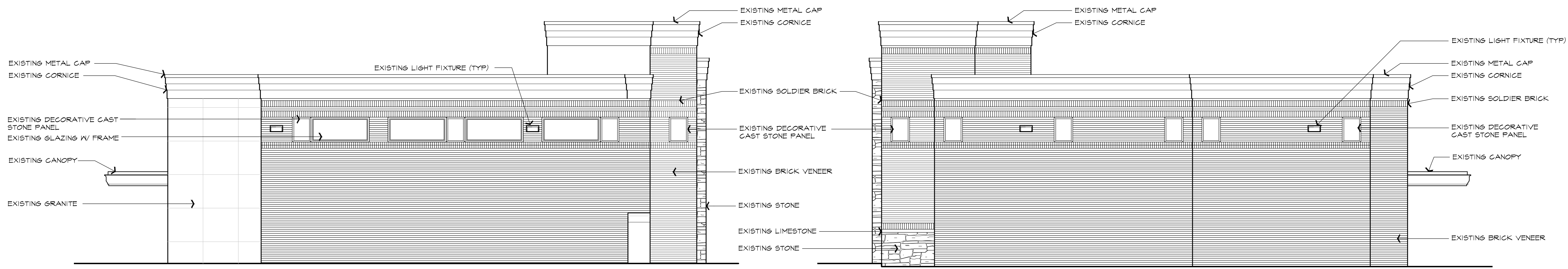
**ARCHITECTURAL DESIGN**

RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

G.A.V. ASSOCIATES, INC  
2401 ORCHARD LAKE RD. STE. 100A  
FARMINGTON, MICHIGAN 48336  
PH: (248) 985-9101  
WEB: WWW.GAVASSOCIATES.COM

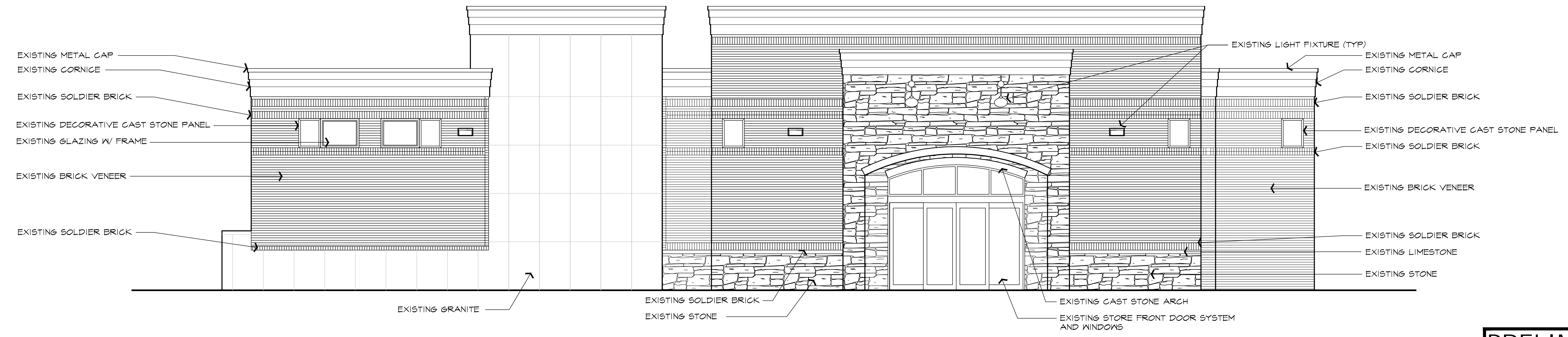


**4 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

**2 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**1 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

PROPOSED GAS STATION FOR:  
RED WAGON  
1613 LIVERNOIS ROAD  
TROY, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:

SCALE: 3/16" = 1'-0"

FILE NAME: 21114\_A.201

JOB #: 21114

SHEET TITLE  
ELEVATION

SHEET #

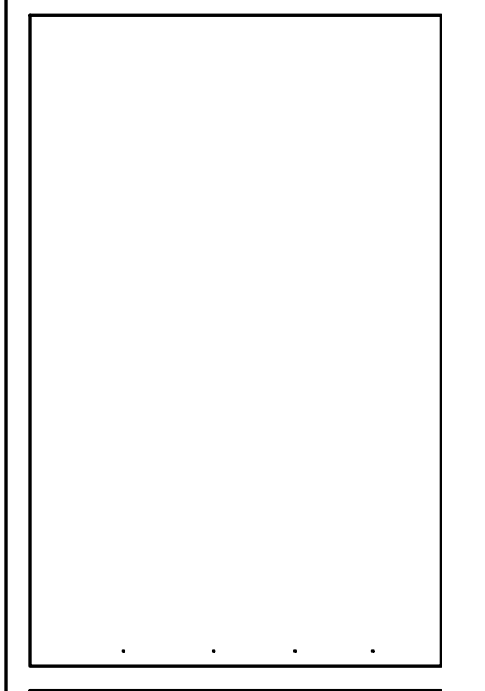
A.201

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

ISSUED FOR	DATE

**ARCHITECTURAL DESIGN**  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

G.A.V. ASSOCIATES, INC.  
2401 ORCHARD LAKE RD. STE. 100A  
FARMINGTON, MICHIGAN 48336  
PH: (248) 985-9101  
WEB: WWW.GAVASSOCIATES.COM

PROPOSED GAS STATION FOR:  
RED WAGON  
1613 LIVERNOIS ROAD  
TROY, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:

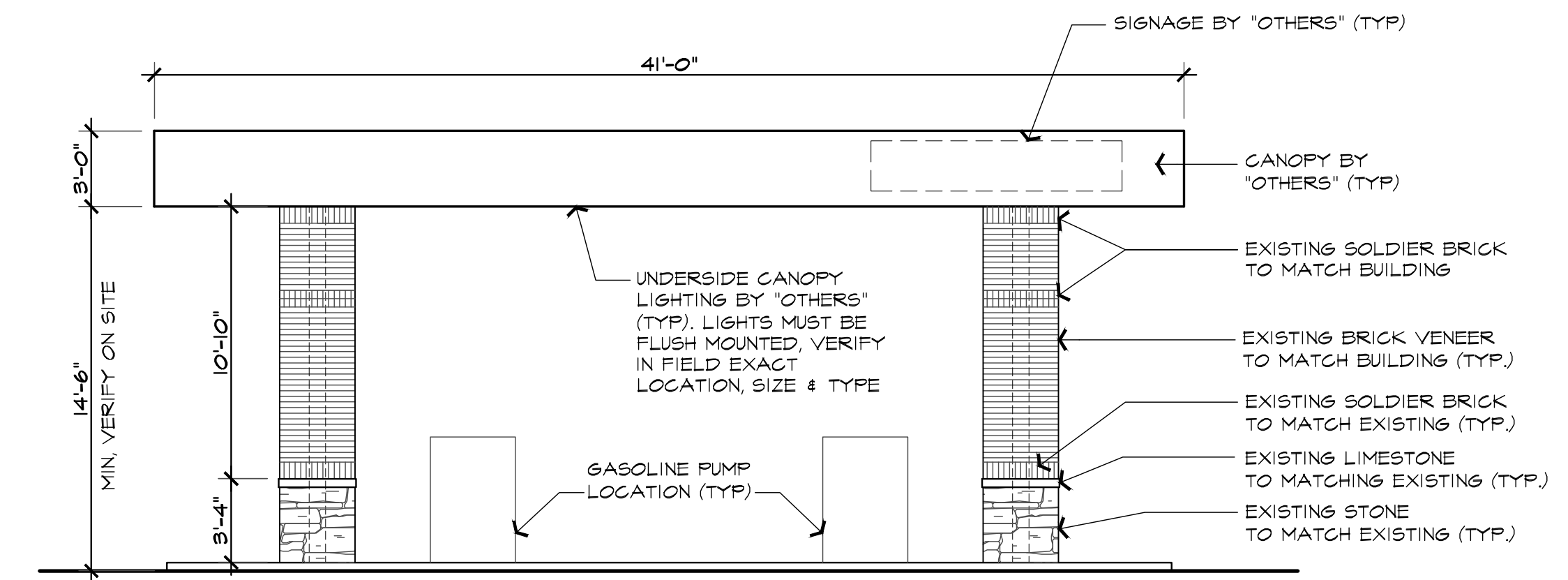
SCALE: 3/16" = 1'-0"

FILE NAME: 21114\_A.202

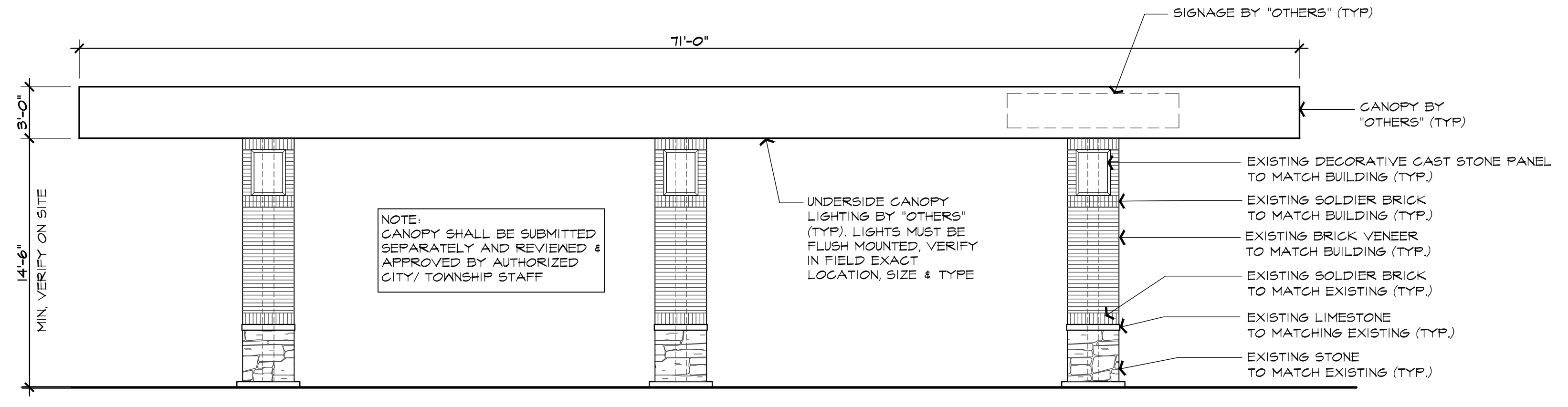
JOB #: 21114

SHEET TITLE  
ELEVATION

SHEET #  
**A.202**



**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

January 2, 2022

Kenny Koza  
RW Troy, LLC  
29200 Northwestern Hwy, Ste. 450  
Southfield, MI 48034  
248-855-2100 ext. 127  
[kkoza@group10.net](mailto:kkoza@group10.net)

Ben Carlisle  
Carlisle/Wortman Assoc., Inc.  
117 North First Street, Suite 70  
Ann Arbor, MI 48104  
734-662-2200

Dear Mr. Carlisle,

I am writing in response to your letter to inform you why we did not connect the gas pump canopy to the Red Wagon Building. The Red Wagon is in a nice, high-end brick and limestone building. In keeping up with modern trends in architecture, gas stations and convenience stores like ours now blend seamlessly into the modern, up and coming cities like Troy. It would be challenging to maintain the current aesthetic while accommodating the addition of a canopy without compromising the appearance of the building. The placement of the canopy is a little further east than the building itself causing a problem with how a canopy would line up with the current structure. There is not a way to appropriately bisect the current building with the canopy due to the heights not aligning, and the building's shape. The canopy would have to float above the building. Structural Columns would additionally have to be located around the entrance and sides to support the canopy, since the distance is too far for it to cantilever. These columns would further detract from the benefits of the building and locations overall appeal.

Canopies that connect to C-Stores have become an outdated look. The industry has rebranded the perception of stations into convenience stores and given the retail store their own identity and name. This has been accomplished by eliminating the connection of the canopy between the Gas Brand and C-Store. With the addition of gas at major retailers like Costco, Meijer, Kroger, and others., it is especially important for the Red Wagon to remain current. We strongly feel the separation between canopy and C-Store is also a much better aesthetic for us and for the city. We hope you support our decision not to connect the Canopy to the Red Wagon Building.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kenny Koza', written over a faint, light-colored oval shape.

Kenny Koza



DATE: August 22, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: POTENTIAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION – Concept plan discussion, South side of Long Lake, west of Rochester (PIN 88-20-15-201-046 and 88-20-15-201-033), Section 15, Currently Zoned RT (One Family Attached) District and R-1C (One Family Detached) District

The owner of the subject parcel is interested in developing a mixed use (residential only) PUD on the site. Planning Department was provided a conceptual site plan and narrative describing the potential project.

The 20.53-acre site is presently vacant. A PUD could provide the applicant with some flexibility with potential project uses moving forward. The attached memo summarizes the project.

A formal application has not been submitted. The applicant seeks input and direction from the Planning Commission on this matter, prior to moving forward. Formal action is not required.

Please be prepared to discuss this item at the January 11, 2022 Special/Study meeting.

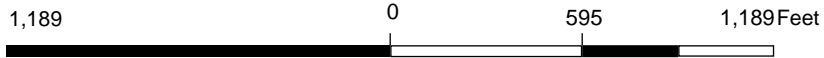
Attachments:

1. Maps
2. Memo from Carlisle/Wortman Associates, Inc.
3. Miscellaneous information provided by applicant

G:\PUDs\Potential Project\Goodman Site Section 15\PC Memo 01 11 2022.docx



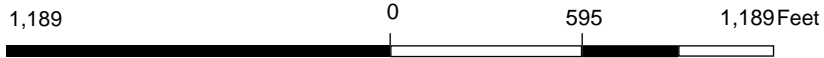
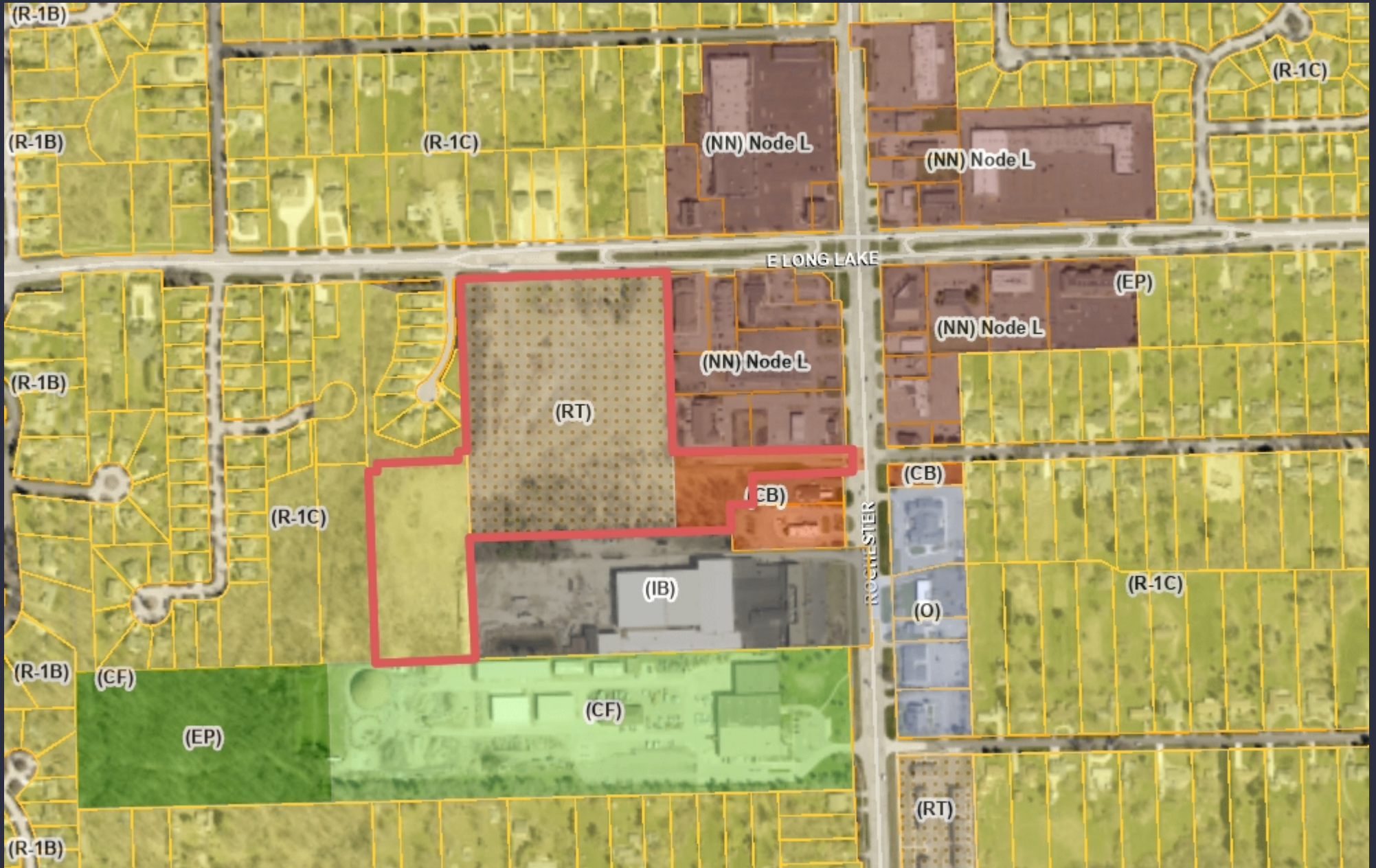
# GIS Online



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



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**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

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**TO:** Troy Planning Commissioners  
Brent Savidant, AICP

**FROM:** Ben Carlisle, AICP

**DATE:** December 27, 2021

**SUBJECT:** Troy Village Planned Unit Development

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Robertson Brothers has submitted a Planned Unit Development (PUD) Concept Plan for Planning Commission consideration. The applicant proposes to develop the 20-acre site with three different residential products that totals 182 units:

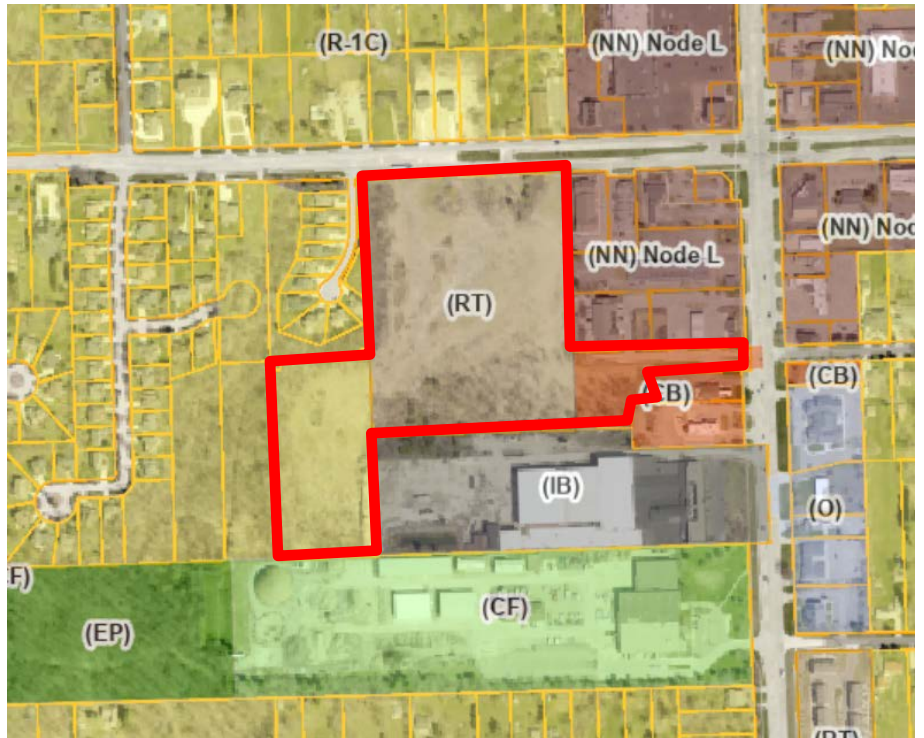
- 20 Single Family Lots
- 55 Attached Condos
- 107 Townhome Units

The site surrounds the southwest corner of Long Lake and Rochester. The site includes two points of access; one-off Long Lake and one-off Rochester. The site abuts single family to the north (across Long Lake Road) and west, commercial to the east, and industrial and DPW yard to the south.



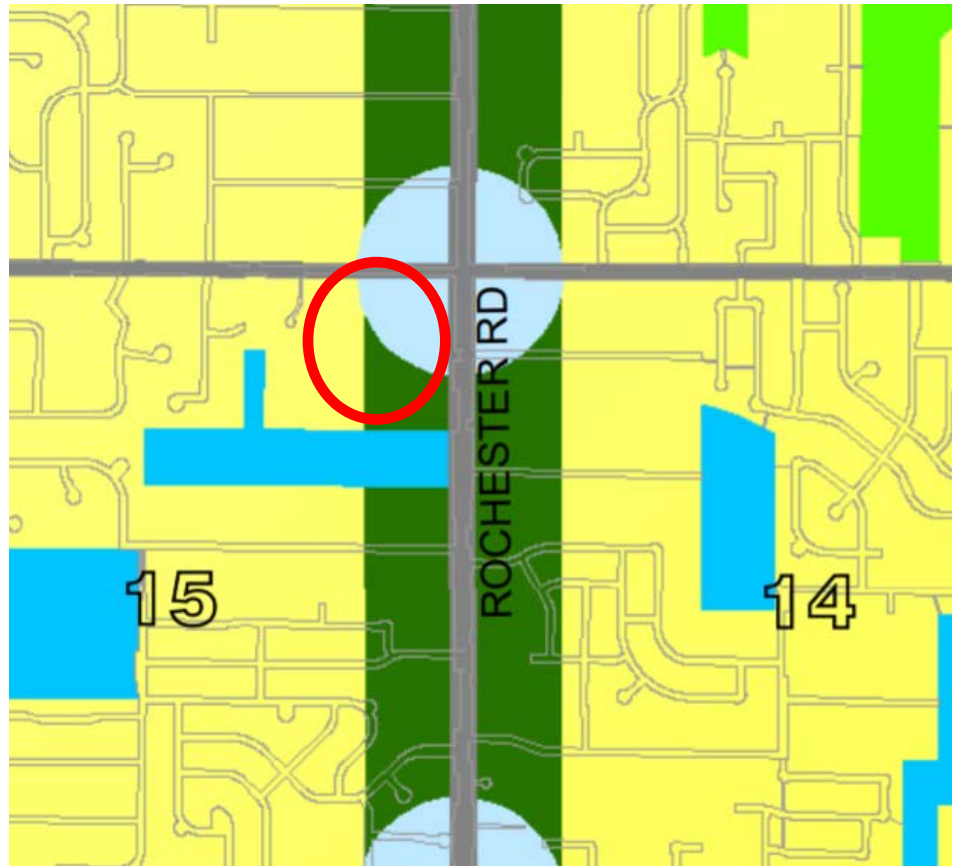
### Current Zoning

The site consists of two parcels with three different zoning classifications of RT, R-1C and CB. Under the current zoning the applicant would be able to construct the single-family homes, townhomes, and attached homes. The applicant is seeking flexibility through the PUD to allow for three-stories townhomes to screen the existing IB property to the south, a slight density increase, and allowance for townhomes on a portion of the site currently zoned R-1C.



### Master Plan

The site is designated as a future land use of single-family residential, and Rochester Road, but borders neighborhood node.



## Relief

The applicant notes that the PUD is necessary for the following relief:

- Height of townhomes to 3-stories.
- Townhomes on now R1-C zoning.
- Density: RT allows 8.7 DU/Acre. Proposed: 8.85 DU/Acre
- The applicant notes other “slight modifications to the development standards that enable a comprehensive village concept, to provide for multiple options to homebuyers at different price points” but does not identify the requested modifications.

## Public Benefit

The public benefit for the relief through the PUD process as noted by the applicant is:

- Public trail that will connect from Long Lake Road through DPW property to the south.
- Construction of regional stormwater detention.
- Potential public trail head and public sledding hill.

## Standards

The applicant shall demonstrate that through the use of the PUD option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:

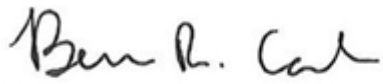
1. *A mixture of land uses that would otherwise not be permitted without the use of the PUD provided that other objectives of this Article are also met.*
2. *A public improvement or public facility (e.g. recreational, transportation, safety and security) which will enhance, add to or replace those provided by public entities, thereby furthering the public health, safety and welfare.*
3. *A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be infeasible or unlikely to be achieved absent these regulations.*
4. *Long-term protection and preservation of natural resources, natural features, and historic and cultural resources, of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.*
5. *A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.*
6. *Appropriate land use transitions between the PUD and surrounding properties.*
7. *Design features and techniques, such as green building and low impact design, which will promote and encourage energy conservation and sustainable development.*
8. *Innovative and creative site and building designs, solutions and materials.*
9. *The desirable qualities of a dynamic urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces.*

10. *The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities.*
11. *For the appropriate assembly, use, redevelopment, replacement and/ or improvement of existing sites that are occupied by obsolete uses and/or structures.*
12. *A complementary variety of housing types that is in harmony with adjacent uses.*
13. *A reduction of the impact of a non-conformity or removal of an obsolete building or structure.*
14. *A development consistent with and meeting the intent of this Article, which will promote the intent of the Master Plan or the intent of any applicable corridor or sub-area plans. If conditions have changed since the Plan, or any applicable corridor or sub-area plans were adopted, the uses shall be consistent with recent development trends in the area.*
15. *Includes all necessary information and specifications with respect to structures, heights, setbacks, density, parking, circulation, landscaping, amenities and other design and layout features, exhibiting a due regard for the relationship of the development to the surrounding properties and uses thereon, as well as to the relationship between the various elements within the proposed Planned Unit Development. In determining whether these relationships have been appropriately addressed, consideration shall be given to the following:*
  - a. *The bulk, placement, and materials of construction of the proposed structures and other site improvements.*
  - b. *The location and screening of vehicular circulation and parking areas in relation to surrounding properties and the other elements of the development.*
  - c. *The location and screening of outdoor storage, loading areas, outdoor activity or work areas, and mechanical equipment.*
  - d. *The hours of operation of the proposed uses.*
  - e. *The location, amount, type and intensity of landscaping, and other site amenities.*
16. *Parking shall be provided in order to properly serve the total range of uses within the Planned Unit Development. The sharing of parking among the various uses within a Planned Unit Development may be permitted. The applicant shall provide justification to the satisfaction of the City that the shared parking proposed is sufficient for the development and will not impair the functioning of the development, and will not have a negative effect on traffic flow within the development and/or on properties adjacent to the development.*
17. *Innovative methods of stormwater management that enhance water quality shall be considered in the design of the stormwater system.*
18. *The proposed Planned Unit Development shall be in compliance with all applicable Federal, State and local laws and ordinances, and shall coordinate with existing public facilities.*

The Planning Commission should consider the standards when reviewing the project.

I look forward to meeting with you at your January 11<sup>th</sup> meeting.

Sincerely,

Handwritten signature of Benjamin R. Carlisle in black ink.

---

**CARLISLE/WORTMAN ASSOC., INC.**  
**Benjamin R. Carlisle, AICP, LEED AP**  
**Principal**

---



# Long Lake Road

Entry Image Area



(20) 55' x 115' /135'  
Single Family Homes

8 Guest & Park  
Parking Lot

3.5 Acre Park

Sledding  
Hill

8' Pedestrian  
Pathway

Trailhead

8' Pedestrian Pathway

(55) 2-Story Attached Homes

21 Parallel Parking Spaces

Entry Sign

(107) 1- Car Townhomes

Rochester Road



Focal Courtyard

## Site Data:

Gross Site Area: 20.55 Acres

Proposed Units:

-Single Family: 20 Lots

-Attached Condos: 55 Units

-Townhomes: 107 Units

Total Units: 182 Units

Proposed Density: 8.85 Units/Acre



North  
1" = 60'

## Conceptual Site Plan

City of Troy, MI

9.12.21

For: Robertson Homes, Bloomfield Hills, MI

Planner: Land Design Studio, Birmingham, MI

Long Lake Road

Entry Image Area

(20) 55' x 115' /135'  
Single Family Homes

Trailhead

8' Pedestrian Pathway

(55) 2-Story Attached Homes

21 Parallel Parking Spaces

Rochester Road

Entry Sign

3.5 Acre Park

Sledding Hill

(107) 1- Car Townhomes

Goodman

8' Pedestrian Pathway

# Contextual Site Plan

City of Troy, MI

9.12.21

For: Robertson Homes, Bloomfield Hills, MI  
Planner: Land Design Studio, Birmingham, MI

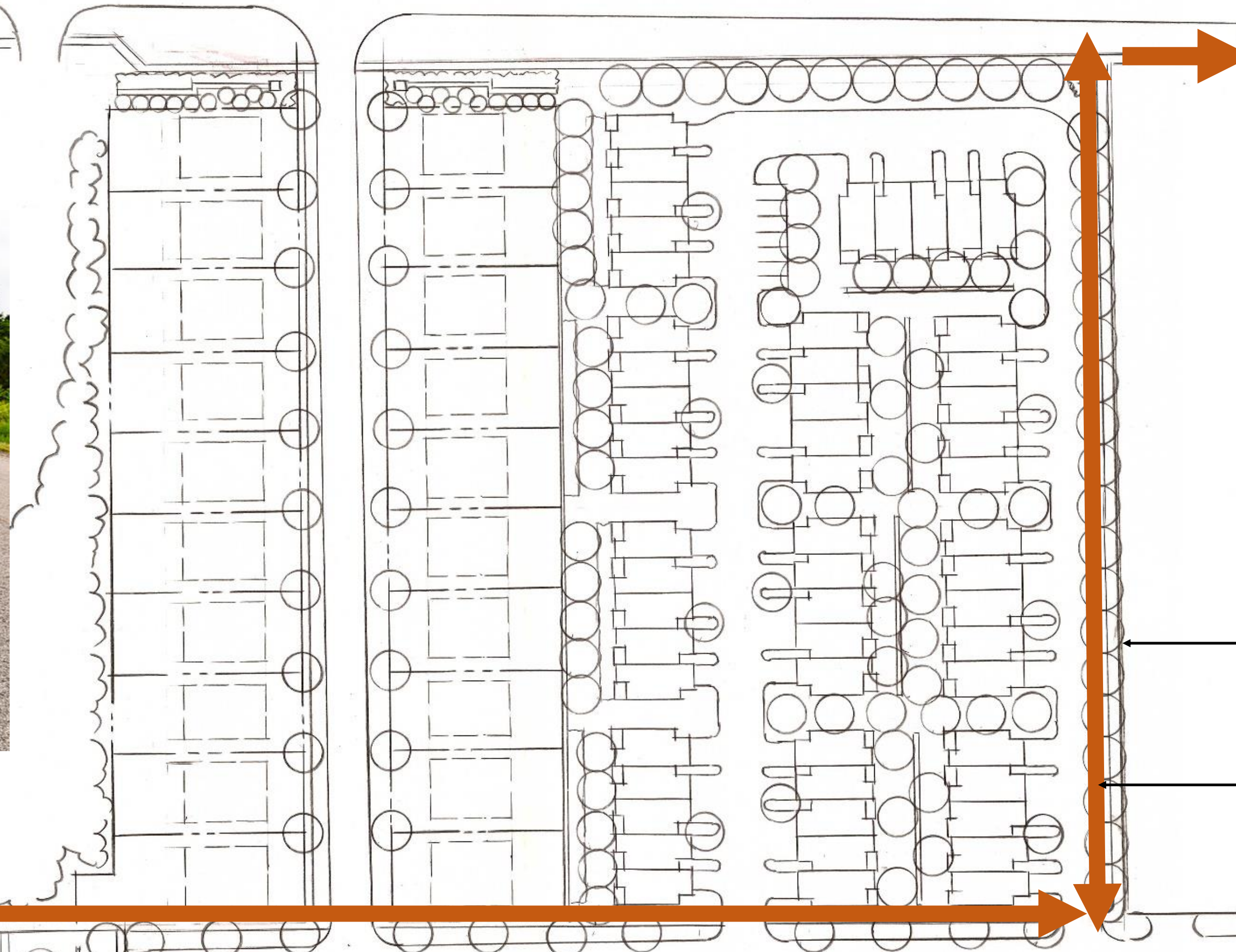


North  
1" = 60'

Long Lake Road



Pathway Precedent



Existing Masonry Privacy Wall To Remain



Existing Columnar Oak Tree To Remain



+/-3.5 Acre Park & Sledding Hill



Sledding Hill Precedent

Rochester Road

# 8' Wide Pedestrian Pathway Connectivity & Park Area Plan

City of Troy, MI



December 21, 2021

City of Troy  
Planning Department

Re: Planning Commission Study Session Project Narrative  
Vacant Property West of the SWC of Long Lake and Rochester Road  
Parcel Numbers 2015201046 and 2015201033  
City of Troy, MI

Robertson Brothers Homes is pleased to submit a Concept Plan for preliminary consideration for vacant properties located west of the southwest corner of Long Lake Road and Rochester Road. The 20.48-acre property consists of two parcels with three different zoning classifications of RT, R-1C and CB. The Village of Troy community proposes 182 new for-sale detached single family homes, attached single-family homes, and attached single-family townhomes that will add quality housing products that are sorely lacking in the area. The project is truly a village concept that will allow for multiple price points in an integrated plan with interconnectivity throughout.

The vision for the Village of Troy is centered in the philosophy of integration and connection. There will be a focus on choice for homebuyers, with three distinct home options along with three distinct price points.

- A smaller, detached single-family home series will be offered, ranging in size from one-story ranches at 1,850 square feet to two-story homes ranging from 1,900 to 2,800 square feet in size
- The mid-level option consists of an 1,850 square foot attached single-family home plan that provides a large open floorplan on the first floor with three bedrooms and a loft upstairs
- The entry price point will consist of 1,300 square foot attached townhomes with private attached garages. This home will cater to first time homebuyers that are looking for quality housing at attainable costs

The Village of Troy is unique due to these varying options knitted together in an interconnected community.



Additionally, the plan will provide for an important pedestrian linkage to Long Lake Road from an envisioned trail system connecting to other developments to the south. The Village of Troy will be one of the new developments that will contribute to a regional detention pond solution that is in the early stages of planning by the City. This regional pond is being planned to enlarge the current storm pond for the Troy DPW facility south of the project's boundary. The construction of this regional pond will become a Troy community benefit, as it allows for one pond to maintain over individual ponds for each property, allowing for best practice design and reduction of future maintenance costs. Importantly, this new regional pond project is envisioned as a wet pond to serve as a central water feature for a pedestrian linkage between all of these properties, thereby providing a connection to Long Lake Road that would become a desirable amenity for all Troy residents. Robertson is willing to serve as the general contractor for the construction of the pond expansion in conjunction with our development, if the City desires.

The majority of the property (approximately 15 acres) is currently zoned RT (Residential Transitional), which allows 8.7 residential units per acre. The remainder of the site is zoned R1-C (the southwestern portion of the site) and C-B (the southeastern portion of the site). The site plan has been thoughtfully designed to lower in intensity starting from the industrial property and the DPW facility to the south and the commercial property to the east, as it fades to detached single family homes backing to existing single family neighbors, and Robertson has held two neighborhood meetings to discuss the property with nearby property owners. The site plan allows for plenty of parking, as each of the detached and attached single family homes include 2-car garages and 2-car driveways in addition to street parking. The townhomes each include a private 1-car garage with plenty of parking spaces for guests.

The plan provides for the inclusion of a new sledding hill and potentially a trailhead to the proposed trail system to the south. The trailhead and sledding hill could be public amenities but maintained and owned by our development, a concept Robertson has successfully developed in other communities recently. The sledding hill will also function to screen the City's DPW salt dome for those living in the community and the public that will utilize the trail.



While the property is zoned residential, it is challenged due to its proximity to intense commercial and industrial land uses. As such, the site has been designed to buffer appropriately and is an appropriate and logical land use transition from these higher intense areas to the east and south to existing residential homes to the west. We are proposing to develop the property under the City's PUD (Planned Unit Development) Ordinance. While the overall density proposed is approximately the same as the RT zoning district, the PUD provides the flexibility required to address the screening of the industrial property to the south with a more market appropriate entry-level townhome product, and provides for slight modifications to the development standards that enable a comprehensive village concept, to provide for multiple options to homebuyers at different price points.

Below are the concept plans and elevations of the proposed housing products.

### Concept Plan





### Elevations/Product Design

The proposed elevations were designed specifically for this location to reflect a blend of traditional and contemporary design elements, that will both blend in with the urban fabric while also maintaining a fresh look that will stand the test of time. The building designs will create a complementary and cohesive village of homes.



"D"

"E"

"B"

"C"

"F"





# RB ROBERTSON BROTHERS HOMES





There are several public benefits to the project overall, such as:

- Meeting the intent of the City's Master Plan
- Inclusion of ADA accessible sidewalks to provide for community connections
- Multiple Housing options for residents that are currently underserved
- Quality architecture and design that will complement and further the enhance the area
- Significant open space provided throughout
- Unified community with an Association to maintain common areas
- Contribution to a regional stormwater solution
- Linkage to a pedestrian pathway system and potential trailhead
- Sledding hill and open space accessible to public but owned and maintained by the established HOA

Robertson Brothers Homes is pleased to present the Village of Troy concept plan for initial consideration by the Planning Commission. We believe the development will ultimately become a point of pride for responsible development in a solid area and will provide for housing needs in the community.

Please let me know if any additional information is required at this time.

Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Tim Loughrin', is positioned above the typed name.

**Tim Loughrin | Director of Land Acquisition and Development**

Robertson Brothers Homes

6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301

Direct Dial: 248.282.1428 | Mobile: 248.752.7402

[tloughrin@robertsonhomes.com](mailto:tloughrin@robertsonhomes.com)

DATE: January 7, 2022  
TO: Planning Commission  
FROM: R. Brent Savidant, Community Development Director  
SUBJECT: ELECTION OF OFFICERS

The Planning Commission By-Laws call for the election of Officers (Chairperson and Vice Chairperson) and recommendation of appointment of Zoning Board of Appeals Representative each January at the Planning Commission Regular meeting.

The Chair shall take nominations from the floor for each position, with the election following immediately thereafter.

The Planning Commission By-Laws are attached for your information. Election provisions are in Article 3.

Attachment:

1. Planning Commission By-Laws

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# **BY-LAWS AND RULES OF PROCEDURE OF THE CITY OF TROY PLANNING COMMISSION**

## **ARTICLE I – COMPLIANCE AND AUTHORITY**

The City of Troy Planning Commission shall comply with all applicable statutes, perform any duties, and exercise the powers granted to the Planning Commission by the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, and the Open Meetings Act, Public Act 267 of 1976, as amended, and the City of Troy Charter and Ordinances. The By-Laws and Rules of Procedure are adopted pursuant to the authority of those statutes and the City Charter.

## **ARTICLE II – OFFICERS AND THEIR DUTIES**

- Section 1. The Planning Commission shall select from its membership a Chairperson and Vice-Chairperson who shall serve for a one (1) year term and who shall be eligible for re-election. The Planning Commission shall make a recommendation to City Council for a Zoning Board of Appeals Representative.
- Section 2. The Chairperson shall preside at all meetings and shall conduct all meetings in accordance with these by-laws and rules and in accordance with the usual duties conferred by parliamentary procedure on the position of Chairperson.
- Section 3. The Vice-Chairperson shall act in the capacity of the Chairperson in the absence of the Chairperson and shall succeed to the office of Chairperson in the event of a vacancy in that office, in which case the Planning Commission shall select a successor to the office of Vice-Chairperson at the earliest practicable time by election procedures as set out in Article III.
- Section 4. In the absence of both the Chairperson and the Vice-Chairperson, the Zoning Board of Appeals representative shall act as Chairperson for that meeting only. The temporary Chairperson shall have the same duties and privileges as the Chairperson.
- Section 5. The Chairperson and Vice-Chairperson may engage in discussion on all matters before the Planning Commission and shall have voting privileges.

### **ARTICLE III – ELECTION OF OFFICERS AND APPOINTMENT OF ZONING BOARD OF APPEALS (ZBA) REPRESENTATIVES**

- Section 1. Each January at the Regular Meeting, the Planning Commission shall:
- A. Conduct elections of Officers (Chairperson and Vice Chairperson); and
  - B. Recommend appointment for a Zoning Board of Appeals Representative.

The Chairperson shall take nominations from the floor with the election immediately thereafter.

- Section 2. Candidates receiving a majority vote of the total number of members shall be declared elected as a Planning Commission Officer or recommended as a Zoning Board of Appeals Representative.

- Section 3. The Planning Commission Officers shall take office immediately following their election. Officers shall hold their office for a term of one (1) year, or until their successors are elected and assume office. The Zoning Board of Appeals Representative shall assume his or her responsibilities following confirmation of the appointment by City Council. The Zoning Board of Appeals Representative shall hold office for a term of one (1) year, or until a successor is appointed by City Council and assumes office.

- Section 4. The Method of Voting on Nominees shall be as follows:

- A. The Chairperson shall ask for nominations from the floor. A second shall not be required in order to nominate a person as an Officer or Zoning Board of Appeals Representative. The Chairperson shall announce each nomination as he or she hears it. If it becomes apparent to the Chairperson that there are no further nominations, the Chairperson shall inquire “are there further nominations?” If there are no further nominations, the Chairperson shall declare the nominations closed.
- B. If there is only one nominee for each position, a single resolution may be used to elect all the officers. The resolution must be approved by a majority of Planning Commission members by a roll call vote.
- C. If there is only one nominee for a particular position, a resolution electing that person to the particular position shall be approved by a roll call vote.

- D. If there is more than one nominee for a position, voting shall take place by calling a rotating roll of the Planning Commission and each member is to indicate the name of the individual he or she wishes to fill the position. If one candidate receives a majority vote, that person shall be deemed elected and the Chairperson shall announce such election. If no candidate receives a majority vote, the candidate with the least number of votes shall be eliminated from the ensuing ballot and the procedure shall be repeated until one candidate receives a majority vote.

#### **ARTICLE IV – MEETINGS**

- Section 1. All meetings shall be posted at City Hall according to the Open Meetings Act. The notice shall include the place, date and time of the meeting.
- Section 2. All meetings shall be conducted in accordance with generally accepted parliamentary procedure. The current version of Robert's Rules of Orders can serve as a guide.
- Section 3. Regular Meetings of the Planning Commission shall be held on the second and fourth Tuesday of each month at 7:00 p.m. at the Troy City Hall, 500 West Big Beaver Road, Troy, Michigan. Site Location Meetings may be scheduled by the Planning Commission at any reasonable time in accordance with the Open Meetings Act. Any changes in the date or time of any meeting shall be posted and noticed in accordance with the Open Meetings Act. When a Regular Meeting date falls on or near a legal holiday, the Planning Commission may schedule a meeting on a suitable alternate date in the same month.
- Section 4. The Chairperson may call Special Meetings. In addition, it shall be the duty of the Chairperson to call a Special Meeting when requested to do so by an affirmative vote of a majority of the Planning Commission members present. The business which the Planning Commission may perform at a Special Meeting may be the same business that the Planning Commission performs at a Regular Meeting. Notice of the time, date and place of the Special Meeting shall be given in a manner as required by the Open Meetings Act and the Planning Director shall notify all members of the Planning Commission not less than 48 hours in advance of a Special Meetings.
- Section 5. The Chairperson may call Study Meetings. At Study Meetings, the Planning Commission shall not vote on any of the following matters: (1) any matter requiring a public hearing, (2) matters which must be finally approved by the Planning Commission such as Site Plan review applications and Special Use Requests, and (3) matters where the Planning Commission is acting in an advisory capacity, such as, Rezoning

Requests, Ordinance Text Amendments, Subdivision Plats, Street and Alley Vacations, or Planned Unit Development Proposals. It may vote on housekeeping matters such as setting public hearing dates and approving minutes.

Section 6. All meetings of the Planning Commission, including Regular, Special, Study or Site Location meetings shall be open to the general public unless exempted from public meeting requirements under the Open Meetings Act. The Planning Commission, with guidance provided by the City Attorney's Office, shall make the determination as to whether the meeting or a portion of the meeting is exempt under the Open Meetings Act, and shall pass an appropriate resolution setting forth its determination.

Section 7. A majority of the membership of the Planning Commission constitutes a quorum and the number of votes necessary to transact business is as follows:

- A. The affirmative vote of six (6) members shall be necessary in order to adopt or amend a Master Plan.
- B. A majority vote of the members is necessary for those matters on which the Planning Commission has final jurisdiction, as per Section 3.10 of the City of Troy Zoning Ordinance.
- C. A majority vote of those members present at a meeting shall be necessary for those matters on which the Planning Commission serves in an advisory capacity.
- D. Voting on items on the Business Agenda shall be by a rotating roll call. A record of the vote shall be kept as a part of the minutes.
- E. When a quorum is not present, no official action shall take place. The Chairperson or Planning Director shall announce to the Commission and anyone in attendance that there is no quorum and that all agenda items will be rescheduled for a specific date.
- F. The Chairperson may ask members who vote "no" on an item to explain the "no" vote for clarification purposes and to add to the public record.

Section 8. The Planning Director of the City of Troy or his or her designee shall serve as the Secretary of the Planning Commission and keep the minutes and records of the Commission, prepare the agenda of Regular Meetings, Special Meetings and Study Meetings with the Chairperson, provide notice of meetings to Planning Commission members, present agenda items to the Planning Commission at its meetings, attend to correspondence of the

Planning Commission, and perform such other duties as necessary to carry out the business of the Planning Commission.

## **ARTICLE V – ORDER OF BUSINESS**

The order of business at a Regular Meeting and Special Meetings shall be:

- A. Roll Call
- B. Approval of Agenda
- C. Approval of Minutes
- D. Public Comments for items not on the agenda
- E. Reports. Reports may include Zoning Board of Appeals reports, Downtown Development Authority reports, Planning and Zoning reports, and any other report on information that may be of interest to the Planning Commission as determined by the Planning Commission or Planning Department.
- F. Business Agenda. The business agenda may include postponed items, public hearings on zoning ordinance amendments and special use approval requests, preliminary site plan reviews, and any other matter that is before the Planning Commission seeking approval or a recommendation.
- G. Other Business
- H. Public Comments for items on the agenda.
- I. Planning Commissioner's Comments
- J. Adjournment

## **ARTICLE VI – PLANNING COMMISSION ACTIONS**

Following consideration of matters submitted to it in accordance with the provisions of the City Code of Ordinances or other applicable law, or referred to it by the City Council, the Planning Commission shall take one of the following actions:

- A. Approve the proposal, or recommend positive action by the City Council.
- B. Deny the proposal, or recommend negative action by the City Council.



- C. Approve a proposal modified to meet reasonable conditions, or recommend approval of a modified proposal meeting reasonable conditions by the City Council. However, the Planning Commission shall not place conditions on an approval of a recommendation to City Council for rezoning, except for conditional rezoning in accordance with Section 16.04 of the City of Troy Zoning Ordinance.
- D. Postpone action on the proposal to a specific date or upon the occurrence a specific event. The Planning Director or his or her designee shall monitor the matter and determine when such specific event has occurred so that the matter may be rescheduled. The Planning Commission shall indicate in the resolution the reason(s) for such action.

The Planning Commission shall act on all applications within a reasonable time. This shall not be construed to alter other time limits prescribed by the Charter, Code of Ordinances or State statutes.

## **ARTICLE VII – HEARINGS**

- Section 1. In addition to those required by law, the Planning Commission may in its discretion hold public hearings when it decides that such hearing will be in the public interest.
- Section 2. Notice of such hearings shall be published in the official newspaper of the City or in a newspaper of general circulation as required by the City Charter, Code of Ordinances and/or State statutes. The Planning Director or his or her designee shall take the necessary steps to see that notice is published in accordance with the City Charter, Code of Ordinances and/or State statutes.
- Section 3. Any request before the Planning Commission shall be presented in summary by the Planning Director or his or her representative or a designated member of the Planning Commission. The Planning Director may present additional information to the Planning Commission through personnel from other Departments and/or non-City employees, if the Planning Director believes that information would be helpful to the Planning Commission. Parties in interest shall have the privilege of the floor.
- Section 4. If the petitioner or petitioner's representative fails to appear for a scheduled hearing, the Planning Commission may proceed with the hearing in the absence of the petitioner and act on the proposal in accordance with Article VI. Adjournment of any scheduled hearing must be approved by a majority of the Planning Commission member in attendance. Requests for adjournment shall only be granted upon a demonstration of good cause.

Section 5. Public hearings and other proceedings conducted by the Planning Commission shall be run in an orderly and timely fashion. This shall be accomplished by the following procedure:

- A. If an agenda item does not formally require a public hearing, the Chairperson shall have the discretion to allow members of the public to address the agenda item. Once opened to the public for comment, the hearing shall be conducted in the same manner as a public hearing.
- B. After announcement by the Chairperson that the public hearing portion of the meeting for a specific agenda item is open, persons who wish to address the Planning Commission shall speak when recognized by the Chairperson and provide his/her name and address on the attendance sheet provided at the podium. All comments shall be addressed to the Chairperson.
- C. The Chairperson may order the removal of any member of the public that causes a breach of the peace during the public hearing.
- D. The Chairperson may place reasonable limits on the length of time speakers have to address an agenda item. The Planning Commission may override such time limitation by majority vote.

#### **ARTICLE VIII – COMMITTEES**

Section 1. Committees may be appointed as needed by the Chairperson for purposes and terms which the Planning Commission approves.

#### **ARTICLE IX – EMPLOYEES**

Section 1. The Planning Commission may recommend employment of such staff and/or experts as it sees fit to aid the Planning Commission in its work.

#### **ARTICLE X – AMENDMENTS**

These By-laws may be amended by a two-thirds vote of the entire membership of the Planning Commission.

#### **ARTICLE XI – ETHICS**

Planning Commission members shall adhere to the current version of the City of Troy Appointee Code of Ethics.

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500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## **PLANNING COMMISSION 2021 ANNUAL REPORT**

The Michigan Planning Enabling Act requires that municipal planning commissions prepare an annual written report to the legislative body concerning operations and the status of planning activities undertaken during the calendar year. In accordance, the following information has been compiled:

### **PLANNING COMMISSION**

In 2021 the Planning Commission consisted of Tom Krent (Chair), David Lambert (Vice Chair), Carlton Faison, Michael Hutson, Lakshmi Malalahalli, Marianna Perakis, Sadek Rahman, Jerry Rauch and John Tagle.

Sadek Rahman was Zoning Board of Appeals (ZBA) Representative.

The Planning Commission held nineteen (19) meetings during the year. Meetings were held remotely through May 11, 2021. Meetings were held in person beginning on May 25, 2021.

John Tagle and Michael Hutson served on the Sustainable Design Review Committee.

### **Planning Commission Training**

Planning Commission members Faison, Krent, Malalahali, Perakis, Rauch and Rahman attended training sessions at the Michigan Association of Planning (MAP) Annual Conference, held remotely, in October, 2021. Planning Commission members Malalahali, Perakis and Rauch completed the Citizen Planner course.

### **Joint City Council/Planning Commission Meeting**

The Planning Commission participated in a joint meeting with City Council on July 24, 2021. The meeting was a planning and zoning training session.



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## PLANNING COMMISSION 2021 ANNUAL REPORT

### SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2021:

Project	Description	PC Action
SPJPLN2020-0001	Long Lake Shell Addition, Southwest corner of Long Lake and Dequindre, Section 13, Zoned NN "J"	Granted Special Use Approval and Preliminary Site Plan Approval on 1/12/21
PUD JPLN 2020-0018	Concept Development Plan (CDP) for Long Lake and Crooks Planned Unit Development, SW corner of Long Lake and Crooks, Section 8, Currently Zoned O	No action taken
SP JPLN2020-0017	Janineh Medical Building, East side of Rochester, South of Square Lake, Section 11, Zoned R-1C (Controlled by Consent Judgment)	Postponed on 1/26/21
Casca Village of Troy Site Condominium	Casca Village of Troy, 4 units, East of Crooks Road, South of South Boulevard, Section 20, Zoned R-1B	Preliminary Site Plan Approval granted on 2/9/21
SP JPLN2019-0041	Lange View Estates, 8 townhome units, East of Crooks Road, SE corner of Livernois and Leetonia, Section 15, Zoned NN "H"	Postponed on 2/23/21
SP JPLN2020-0013	The Meadows of Troy (One Family Residential Cluster), East of John R, North of Square Lake, Section 1, Zoned R-1D	Recommended Preliminary Site Plan Approval on 4/27/21
SP JPLN2021-0014	St. Mark Coptic Church Gymnasium and Classroom Addition, West side of Livernois, South of Wattles, Section 21, Zoned R-1B	Granted Special Use Approval and Preliminary Site Plan Approval on 4/27/21
SV JPLN2020-001	Street Vacation request to vacate public walkway East of John R and North of Big Beaver, abutting 3512 Euclid on the North and 3506 Euclid on the South, Section 24	Recommended approval of Street Vacation request on 4/13/21
PSCP JPLN2021-0001	Willowbrook No. 2 Site Condominium, 7 units/lots, East side of John R, South of Wattles, Section 24, Zoned R-1C	Preliminary Site Plan Approval granted on 7/13/21
SP JPLN2021-0003	The Alcove Site Improvements, East side of Livernois, South of Big Beaver, Section 27, Zoned MF	Preliminary Site Plan Approval granted on 8/10/21
SP JPLN2021-0005	Warrior Baseball Indoor Hitting Facility, South side of Equity Drive, East of Coolidge, Section 32, Zoned IB (Controlled by Consent Judgment)	Recommended Preliminary Site Plan Approval on 6/8/21
SP JPLN2020-0006	Shallowbrook Townhomes, East side of Rochester, South of Shallowdale, Section 14, Zoned RT (Controlled by Conditional Rezoning Agreement)	Preliminary Site Plan Approval granted on 6/22/21



500 West Big Beaver  
Troy, MI 48084  
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## PLANNING COMMISSION 2021 ANNUAL REPORT

PUD JPLN2021-0008	Amendment to Troy Crossing PUD, North side of Big Beaver, East of John R, Section 24, Zoned PUD 8	Recommended approval of Planned Unit Development Amendment on 8/24/21
SU JPLN2021-001	Panera Bread Café (with Drive Through), East side of Coolidge, South of Maple, Section 32, Zoned MR	Granted Special Use Approval and Preliminary Site Plan Approval on 9/28/21
SP JPLN2021-0013	Center Court at Butterfield, 52-unit Townhome Development, North side of Butterfield, South of Big Beaver, West of Crooks, Section 29, Zoned MF	Preliminary Site Plan Approval granted on 10/26/21
SP JPLN2021-019	Motor City Church, East side of Livernois, North of Big Beaver, Section 22, Zoned R-1C	Preliminary Site Plan Approval granted on 10/26/21

### ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2021:

Amendment	Description	PC Action
Z JPLN2021-0001	Lindsey Center Rezoning, East of Crooks, South of Big Beaver, Section 28, From O to BB	Recommended approval of Rezoning request 5/25/21
CR JPLN2019-003	Proposed Livernois Court Conditional Rezoning, East side of Livernois, North of Big Beaver, Section 22, From R-1C to BB	Recommended denial of Conditional Rezoning Request on 8/24/21
CR JPLN2021-001	Pine View Condominiums, West side of Dequindre, north of Long Lake, Section 12, From NN "J" & EP to NN "J"	Recommended approval 4-4 & Recommended denial 4-4 on 8/24/21 Recommended approval on 10/26/21
ZOTA 256	Zoning Ordinance Text Amendment – Residential Uses in BB Zoning District	Recommended approval on 10/26/21

### CITY OF TROY MASTER PLAN

City Council approved the Master Plan Scope on November 23, 2020. The Planning Commission considered the Master Plan at the following Regular meetings in 2021:

Date	Action
March 23, 2021	Staff/Planning Consultant discussed Master Plan Survey design and sought feedback on questions
May 25, 2021	Staff/Planning Consultant presented Master Plan Survey flyers and discussed methods to advertise survey (Survey went live on May 27)
June 8, 2021	Staff/Planning Consultant provided update on Master Plan Survey (Survey deadline was originally scheduled for June 18 but was extended to June 25)
July 13, 2021	Staff/Planning Consultant presented results of Master Plan Survey
September 14, 2021	Staff/Planning Consultant revisited Master Plan Scope



500 West Big Beaver  
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## PLANNING COMMISSION 2021 ANNUAL REPORT

October 12, 2021	Staff/Planning Consultant discussed Neighborhood Node Walk and Talk dates, objectives and process
December 14, 2021	Staff/Planning Consultant presented results of Neighborhood Node Walk and Talks

### SUSTAINABLE DEVELOPMENT REVIEW COMMITTEE

The Sustainable Development Review Committee considered the following item in 2021:

Project	Description	SDRC Action
TWI Tire Wholesalers	Located on North side of Fourteen Mile, West of Dequindre, Section 36, Zoned NN "A"	Received SDP status on 1/28/21 to exceed the 30% maximum building coverage requirement

### CHAPTER 13 HISTORIC PRESERVATION

The Planning Commission considered the following item in 2021:

Project	Description	SDRC Action
Application to De-List 6071 Livernois	Located on West side of Livernois, north of Square Lake Road	Recommended approval to de-list 6071 Livernois