

AGENDA

SPECIAL MEETING

Lower Level Conference Room

7:30 P.M.

TROY CITY PLANNING COMMISSION

August 27, 1996

1. ROLL CALL

TABLED ITEMS

2. SITE PLAN REVIEW - Proposed Religious Facility - Southeast Corner of Wattles and Northfield Parkway - Section 20

STUDY ITEMS

3. BOARD OF ZONING APPEALS REPORT
 4. CURRENT DEVELOPMENT REPORT
 5. DOWNTOWN DEVELOPMENT AUTHORITY REPORT

REGULAR BUSINESS ITEMS

6. ADDENDUM TO SITE PLAN REVIEW - Lighting Plan for Proposed Church Complex - Northwest Corner of Square Lake and John R - Section 2

POTENTIAL REGULAR MEETING AGENDA ITEMS

(September 10, 1996 & Beyond)

1. SPECIAL USE REQUEST - Proposed Antenna Tower - East Side of Crooks, South of South Boulevard - Section 4
 2. SITE PLAN REVIEW - Proposed Church Expansion and Parking Area - South Side of Wattles, West of Crooks - Section 20
 3. SITE PLAN REVIEW - Proposed Industrial Building Expansion - South Side of Wheaton, Between I-75 and Stephenson - Section 26
 4. SITE PLAN REVIEW - Proposed Restaurant (Renewal) - South Side of Big Beaver, West of Livernois - Section 28
PROPOSED REZONING - Southeast Corner of Maple and Coolidge - Section 32 - M-1 to B-2 or B-3

Joint Meeting Agenda
 ① Communications Procedure
 ② Commissioners' Conference
 Policy I (Personal)
 ③ E-P Z.O.T.A.
 ④ Residential Compatibility
 A) Street Inter-Connection
 ⑤ Planning Commission
 Mission Statement
 Proposed Draft

October

Office Complex

Not Submitted Yet

Z.O.T.A. - "Test Procedure"

APPROVAL REQUIREMENTS

- A) The Planning Commission has final authority on the following types of matters. A minimum of *five (5) affirmative votes are required* for approval.
- 1) Site Plan Review
 - 2) Special Use Requests
 - 3) Master Plan Amendments (*six (6) votes required*)
- B) The Planning Commission acts in an advisory capacity on the following types of matters. Their action constitutes a recommendation to the City Council. Such recommending actions require a *majority vote* of those Commission members present.
- 1) Rezoning Proposals and Ordinance Text Amendments
 - 2) Subdivision Plats
 - 3) Street and Alley Vacations or Extensions
 - 4) Historic District Designations

Reports covering the Planning Commission's recommendations on these matters are directed to the City Manager's Office. The City Manager's Office is responsible for preparation of City Council Agendas. Inquiries as to when a matter will appear on a City Council Agenda should be directed to the City Manager's Office (524-3330).

When the City Council receives reports regarding Rezoning, Ordinance Text Amendments, and Street and Alley Vacations, they have the option of denying the proposals without a Public Hearing, or establishing a Public Hearing for a future date. The City Council will typically establish a Public Hearing, when requested by the petitioner, although they are not compelled to do so.

R-1B

17

WATTLES RD.

Special Use Request
Proposed Worship Facility

C·F

20

R-1B

WATTLES

86

CALIPER DR.

MARTINIQUE DR.

CRANBROOK DR.

NORTHFIELD PARKWAY

Special Use Request
Proposed Worship Facility

2970 BOULAN MIDDLE SCHOOL

LOCKMOOR

STONEHAVEN

PROVINCIAL

1349 NORTH METRO
FREE METHODIST CHURCH





R-1

R-1

SITE PLAN REVIEW

Proposed Church

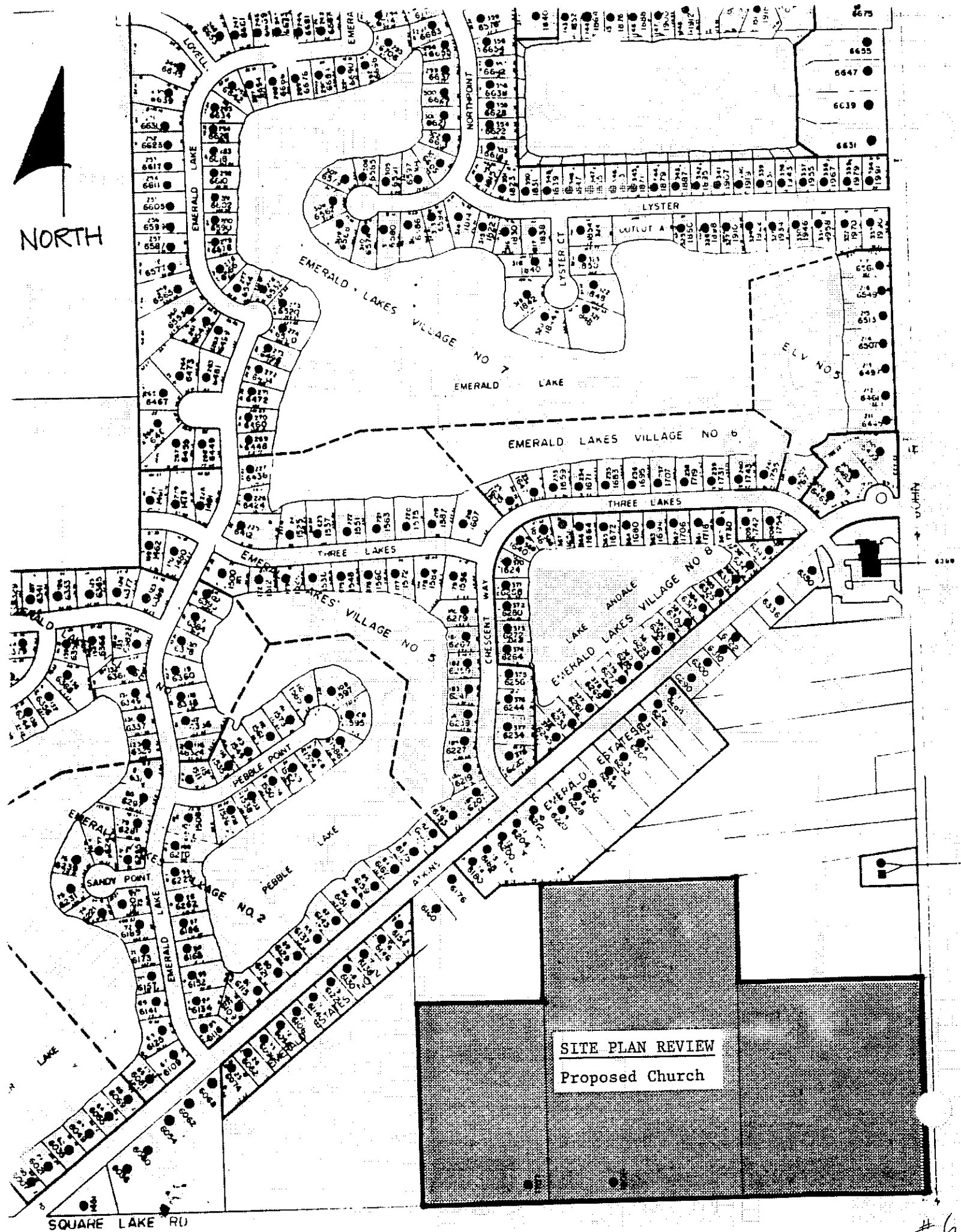
R-1C
11

R-1C
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#6

NORTH



SITE PLAN REVIEW
Proposed Church

SOUTH BLVD.

CROOK

*04

SPECIAL USE REQUEST

Antenna Tower



BT

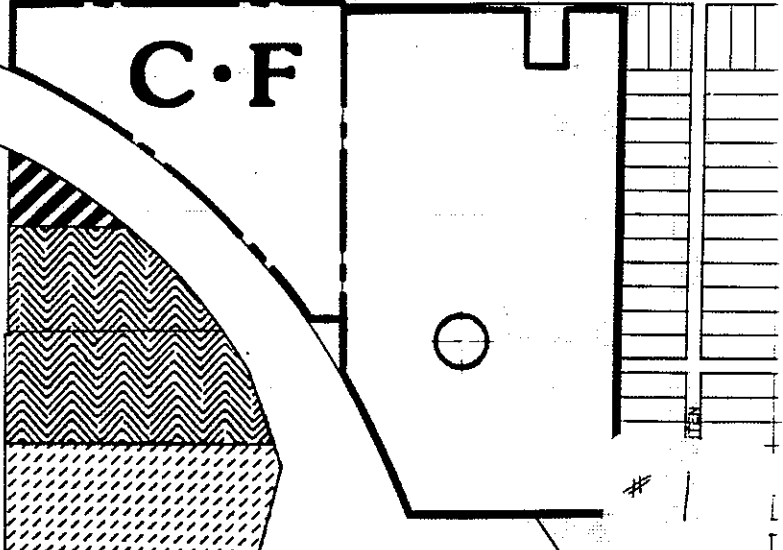
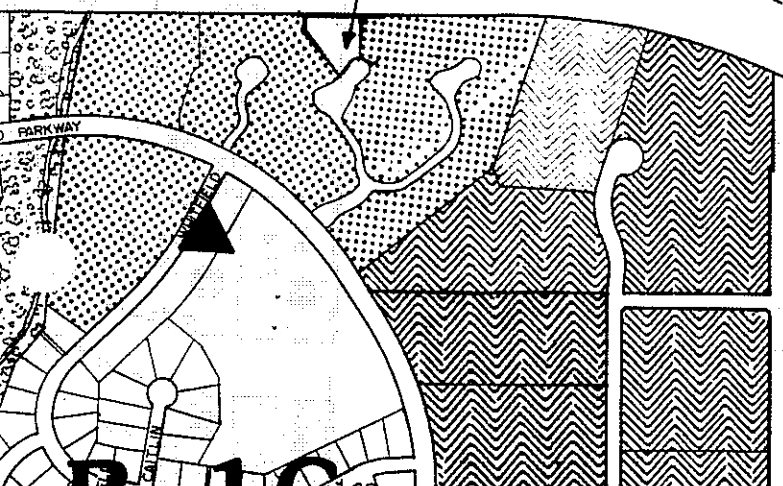
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R-1B

4
R-1B

I-75

CR-1

C·F



SOUTH BLVD.

CROOKS RD.

il

Antenna Tower



60'

60'

6790

67 10

6670

6640

6622

67	6897
66	6885
65	6873
64	6861
63	6849
62	6837
61	6825
60	6813
59	680
58	678
56	734

JASMIN

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92.20	682	175		
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6858				

NORTH

R-1B

17

SITE PLAN REVIEW
Proposed Church
Expansion & Parking

N

WATTLES

C·F

20

R-1B

LES

NORTHFIELD PARKWAY

N

SITE PLAN REVIEW

Proposed Church
Expansion & Parking

1349 NORTHMETRO
FREE METHODIST CHURCH

LOCKMOOR

16	1452
17	1434

12	1450
13	1432
14	1433
15	1451

STONEHAVEN

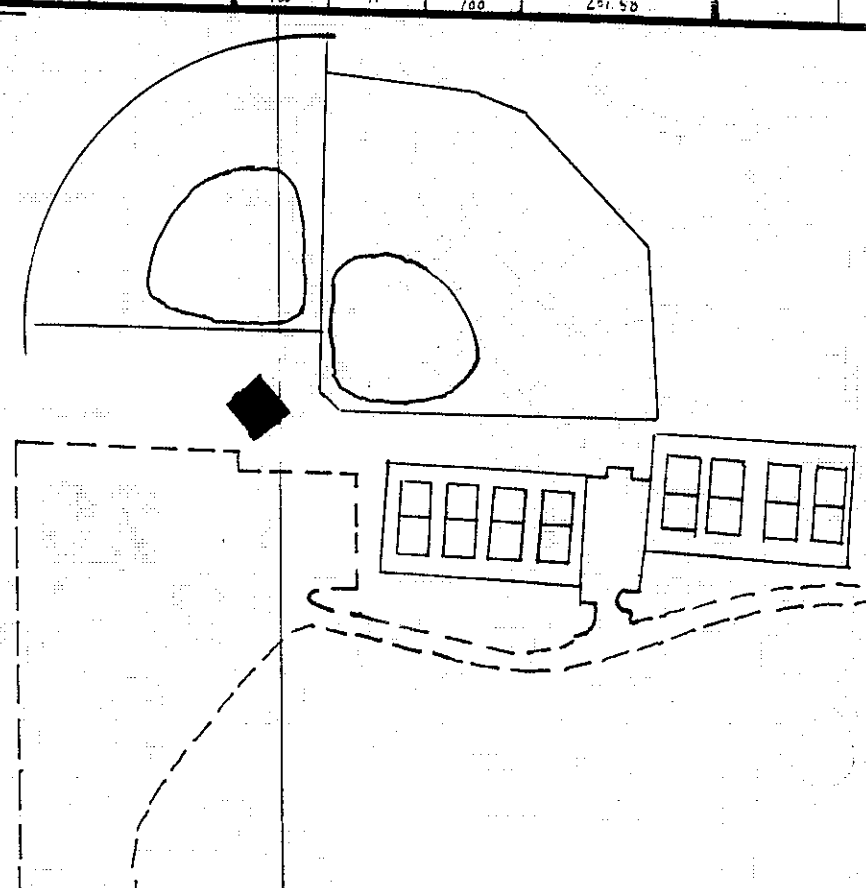
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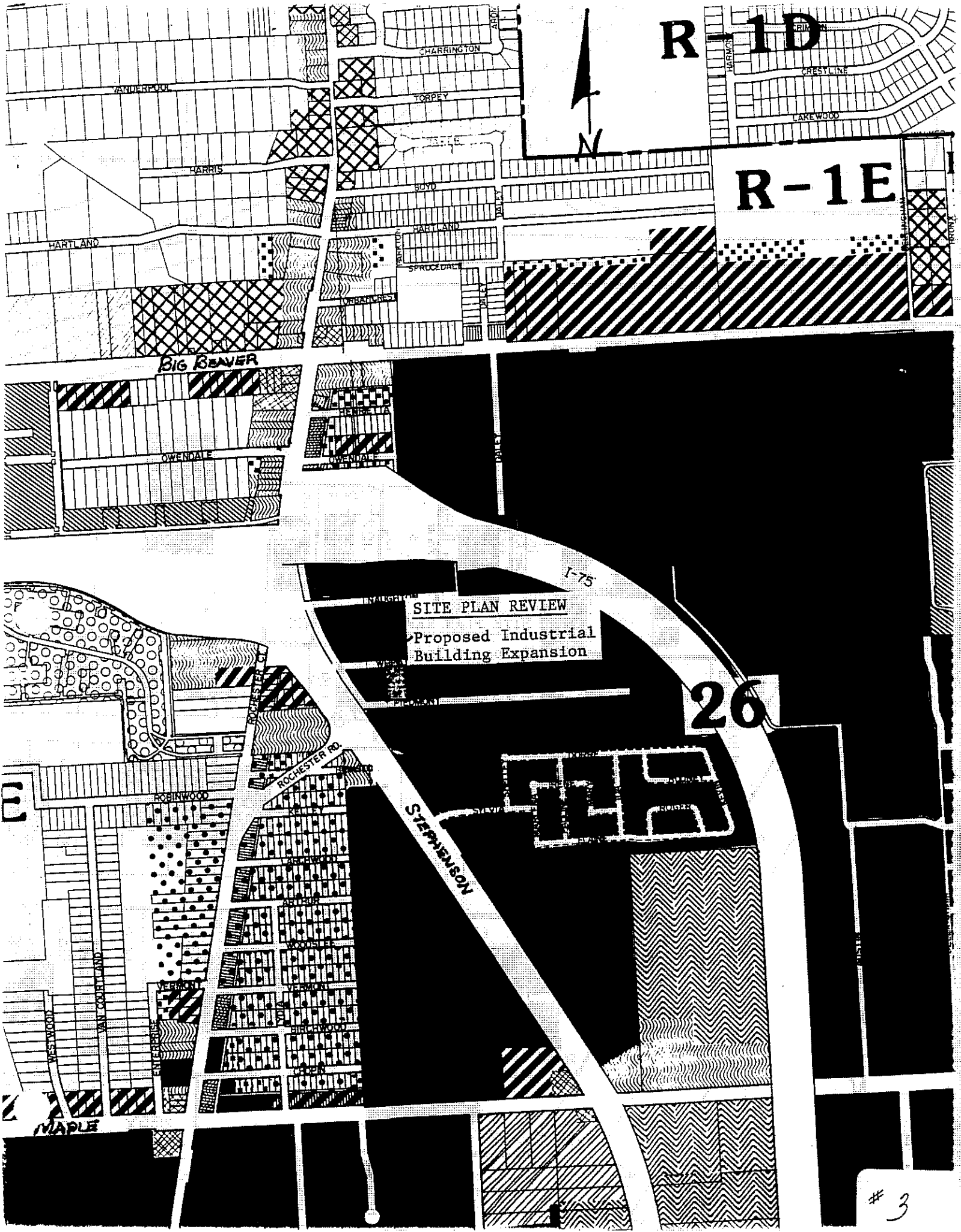
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33	1292
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26	1265
23	1282
22	1264
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2	1292
1	1300

PROVINCIAL

OUTLOT
A





R-1D

R-1E

SITE PLAN REVIEW
Proposed Industrial
Building Expansion

26

3

CHESTER ROAD RAMP

I-75

NAUGHTON

SITE PLAN REVIEW

PARK

Proposed Industrial Building Expansion

WATSON

PIEDMONT



2245

102

2222

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2111

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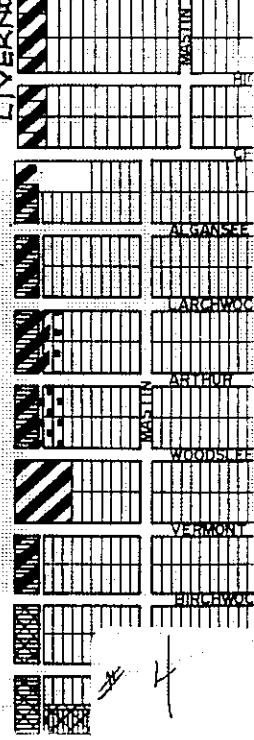
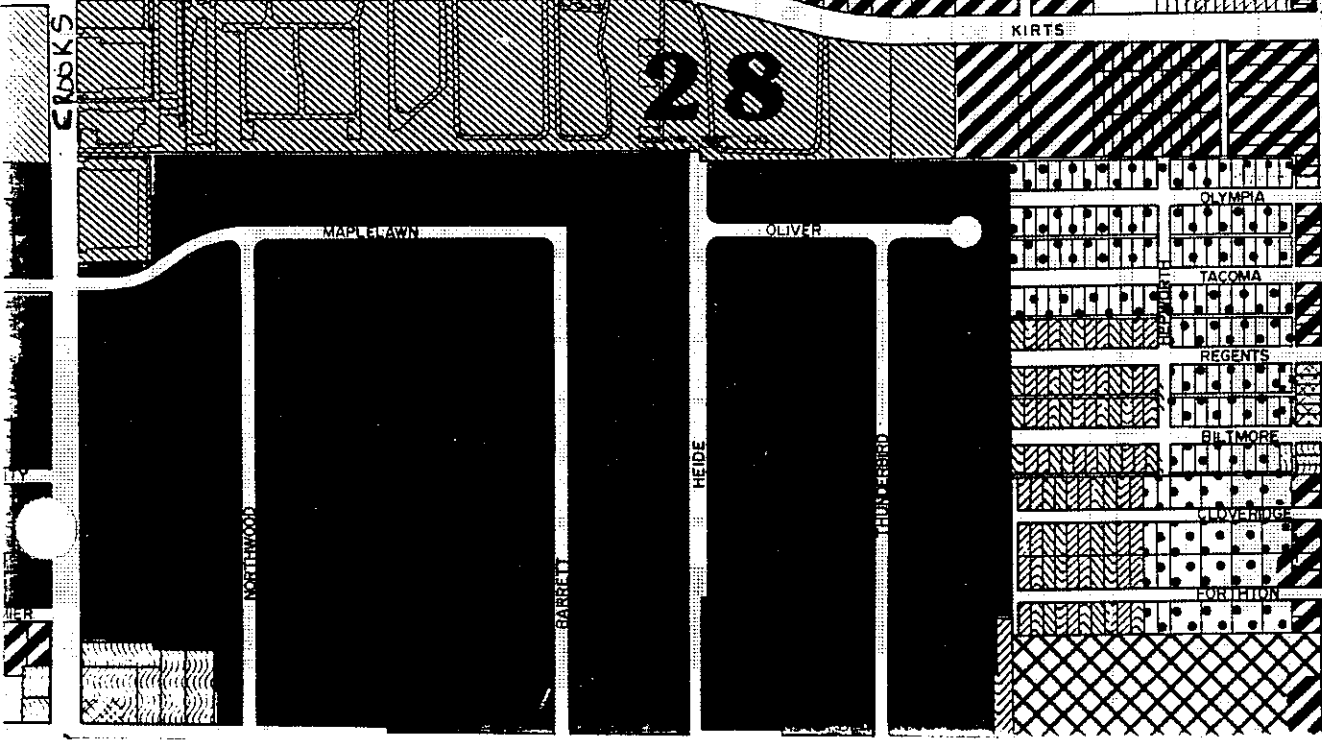
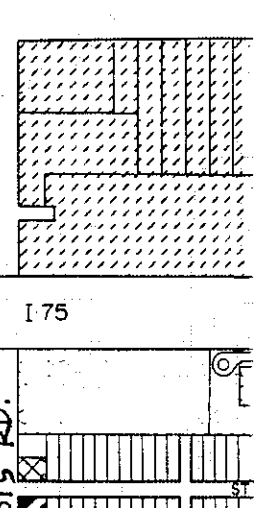
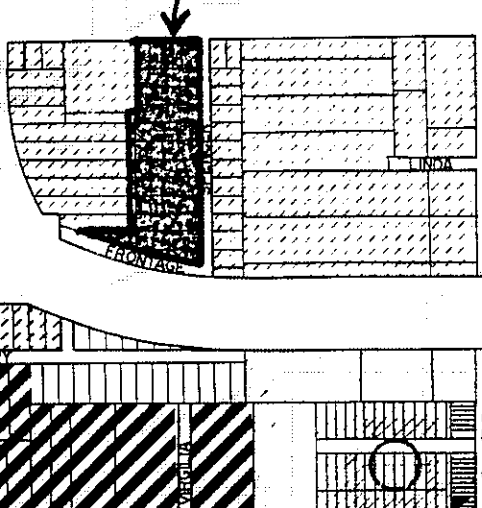
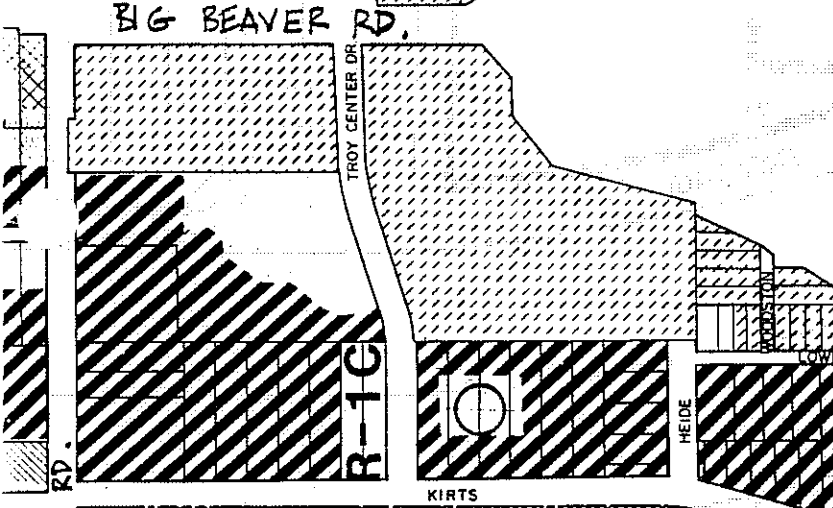
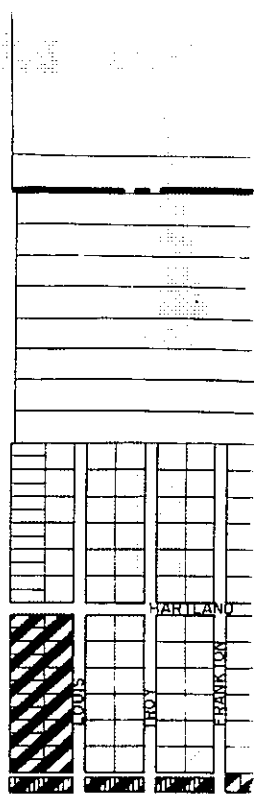
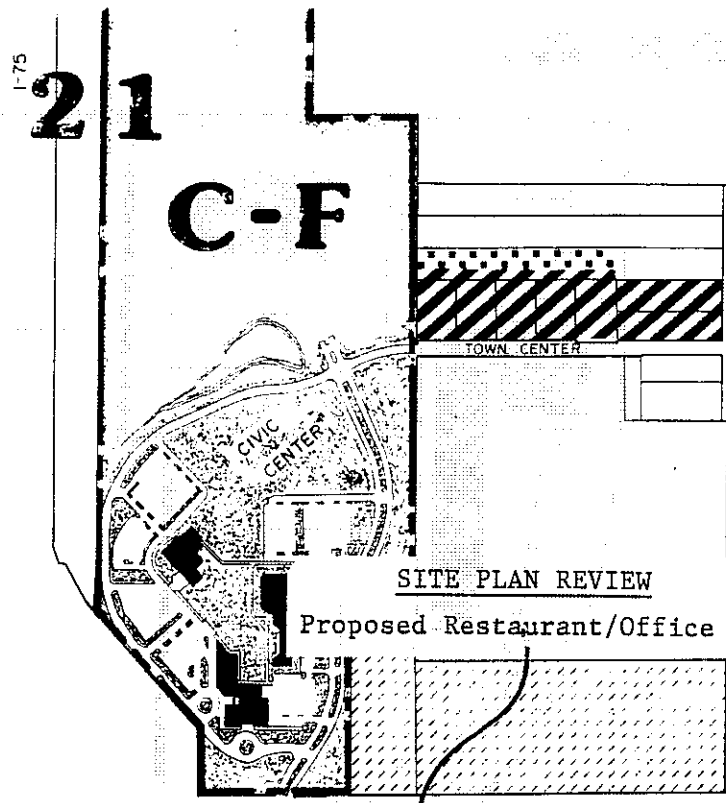
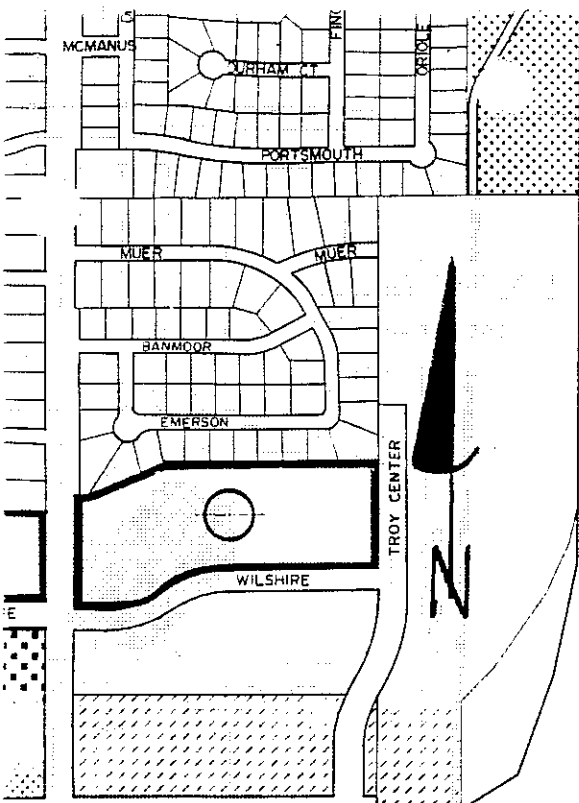
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BIG BEAVER RD.

