

**AGENDA**

**REGULAR MEETING**

**7:30 P.M.**

**TROY CITY PLANNING COMMISSION**

**April 13, 1993**

1. ROLL CALL
2. MINUTES - Special/Study Meeting of March 23, 1993
3. PUBLIC COMMENTS

**TABLED ITEMS**

4. SPECIAL USE REQUEST AND SITE PLAN REVIEW - Proposed Church Expansion - South Side of Big Beaver, East of John R - Section 25

**SITE PLANS**

5. SITE PLAN REVIEW - Proposed Industrial Building Expansion - West Side of Barrett, North of Maple - Section 28

**SPECIAL USE REQUESTS**

*Withdrawn 4/12/93*  
*(6)*

- PUBLIC HEARING - SPECIAL USE REQUEST - Proposed Incidental Seating for Food Service Establishment - Northeast Corner of Rochester and Wattles - Section 14

**SUBDIVISIONS**

7. PRELIMINARY PLAT - TENTATIVE APPROVAL - Bailey Farms Subdivision - East Side of Adams, North of Long Lake - Section 7

**REZONING PROPOSALS AND TEXT AMENDMENTS**

9. PUBLIC HEARING - PROPOSED REZONING - West Side of Dequindre, South of Long Lake - Section 13 - R-1C to R-1E

## 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 established a Public Hearing, when requested by the petitioner, although they are not compelled to do so.

TO: Troy City Planning Commission  
FROM: Laurence G. Keisling, Planning Director  
SUBJECT: Regular Meeting Agenda - April 13, 1993

1. ROLL CALL

(Resolution to excuse absent members, if necessary).

2. MINUTES - Special/Study Meeting of March 23, 1993

3. PUBLIC COMMENTS

TABLED ITEMS

4. SPECIAL USE REQUEST AND SITE PLAN REVIEW - Proposed Church Expansion - South Side of Big Beaver, East of John R - Section 25

(SP-231) Father Jammo, David Meckl, Designer

*Father Jammo*

Action on this matter was tabled for further study, following a Public Hearing at your March 9 Regular Meeting. The request is for Special Use Approval and Preliminary Site Plan Approval in order to enable expansion of the site and facilities of the St. Joseph's Chaldean Church, on the south side of Big Beaver east of John R. The matters of particular concern related to parking adequacy and location, and the proposed Big Beaver Road driveway configuration.

The petitioners continue to propose a new church building having a sanctuary and chapel capacity of 600 people. Review of Building Department records has indicated that the existing hall building on the east side of this site will accommodate 348 people. As indicated in previous discussions, the existing church building is to be converted for use primarily as a library. It has further been indicated that the open central portion of this space will be used for child care during church services. In response to the Commission's concern regarding the potential future uses of this space, the petitioners have determined that the modified present church building would accommodate 164 persons, including the seating indicated at the library tables.

The revised site plan, as now submitted, has been modified in order to provide parking for the existing hall building, as well as for the larger capacity indicated within the existing church building. In order to provide this additional parking, the petitioners now propose to remove the garage adjacent to the existing residence at the northeast corner of the proposed expanded site, and to expand the proposed parking area in the northwesterly portion of the site in order to add a full additional tier of parking. As indicated at the March 23 Study Meeting, through an agreement with the Wexford Condominium Association, it is proposed that a 4'6" (rather than a 6') decorative masonry wall will be constructed along the west property line, from the north edge of the proposed parking area to the southwest corner of the site, and then east to the detention basin area within the City-owned parcel. We have advised the petitioners that it would be literally necessary to extend this wall along the north edge of the City-owned property, or else to increase the height of the berm to the 6' foot standard established by the Board of Zoning Appeals. The petitioners also propose to construct a 4'6" screenwall extending.

north from the southeast corner of the site to the north edge of the proposed easterly parking area, thus extending across the total area east of the existing hall building. An enclosed trash receptacle area is also indicated on the plan, although you may wish to relocate this facility. In the course of your previous discussions, it was indicated that any potential future parking area lighting should be placed at a level at or below the top of the proposed screenwalls. As indicated at the Study Meeting, the petitioners still prefer to provide two driveways within the Big Beaver Road frontage. Some of the Commission members have indicated the opinion that this would not cause a problem, particularly in view of the boulevarded design of Big Beaver Road. The single driveway proposal which we have previously discussed with the petitioners involved moving the proposed church building to the west and consolidating the proposed parking. Such a relocation of the church building was not favored, either by the petitioners or by the residents to the west.

As indicated in previous Special Use Requests, Special Use Approval by the Planning Commission involves the Commission's determination that " - - - the land use or activity being proposed shall be at such location, size and character as to be compatible with the orderly development of the Zoning District in which it is situated, and shall not be detrimental to the orderly development, property values, environment or use of adjacent land and/or Districts." This finding, along with the other finding related to the " - - - capacity limitations of the existing or proposed public services and facilities - - -" are understood to have been made in conjunction with Commission approval action. If the Commission intends to deny a request on the basis of these "discretionary provisions", specific findings or statements should be included in the resolution to indicate reasons for this action.

\* > In our further discussions with the petitioners, following submittal of the most recent revised plan, we noted that they have provided the proposed additional parking without using any of the berm areas surrounding the existing parking area. They have further proposed the construction of 4'6" screenwalls, which could, if extended, eliminate the need for any berming in the southerly portion of the site. Further preliminary calculation indicated that, if these present berm areas were used for expansion of the southerly parking area, 50 to 60 parking spaces could be added to the site, without affecting any countable landscape area, which in itself significantly exceeds Ordinance requirements. You may wish to consider this potential ability to provide additional parking as you further consider any concerns regarding parking adequacy on this site.

*Proposed resolution*

Moved by

Supported by

RESOLVED, that Special Use Approval, as requested for the expansion of the site of the St. Joseph's Chaldean Church to include two parcels having a total 163.6 feet of frontage on the south side of Big Beaver Road east of John R, is hereby (granted, in accordance with Section 10.30.04 of the Zoning Ordinance, subject to the following conditions:

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

Yeas:

Nays:

Absent:

Moved by

Supported by

RESOLVED, that Preliminary Site Plan Approval, as requested for the expansion for the building and parking facilities serving the St. Joseph's Chaldean Church, on the south side of Big Beaver Road east of John R, is hereby (granted, subject to the following conditions: \_\_\_\_\_) or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

Absent:

### SITE PLANS

5. SITE PLAN REVIEW - Proposed Industrial Building Expansion - West Side of Barrett, North of Maple - Section 28

(SP-531) P.K. Contracting, Inc., Jim Buckerfield, Engineer

A site plan has been submitted for the construction of a 3,800 square foot addition to a storage building on the M-1 zoned site of P.K. Contracting, Inc., on the west side of Barrett Street north of Maple Road, immediately south of the "SMART" Terminal site. The subject site has 160 feet of frontage on Barrett Street, and extends west approximately 718 feet, resulting in a total site area of 2.64 acres. Additional paving and parking area is proposed in conjunction with this building expansion. The proposed construction will bring the size of the westerly building on the site to 6,685 square feet, while the easterly building is 5,800 square feet in area. Parking area indicated on the plan meets the total requirements for both buildings, and could readily be increased. A significant amount of outside storage has previously occurred on this site. It is our understanding that the proposed building expansion will enable placing any necessary storage inside the buildings. In the event that outside storage of contractor's equipment is proposed to continue on this site, Special Use Approval by the Planning Commission would be necessary. A notation to this effect has been added to the site plan. The plan as submitted meets all applicable Ordinance requirements. Site Plan Approval would, therefore, be in order.

Prior to the Regular Meeting, we will confirm the situation relative to potential future outside storage.

#### *Proposed resolution*

Moved by

Supported by

RESOLVED, that Preliminary Site Plan Approval, as requested for the expansion of the westerly building on the P.K. Contracting site, having 160 feet of frontage on the west side of Barrett Street north of Maple Road (bringing the total building area on this site to 12,485 square feet) is hereby (granted, subject to the following conditions: \_\_\_\_\_) or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

Absent:

*Withdrawn 4/12/93*  
SPECIAL USE REQUESTS

6. PUBLIC HEARING - SPECIAL USE REQUEST - Proposed Incidental Seating for Food Service Establishment - Northeast Corner of Rochester and Wattles - Section 14

*(SP-600) Boston Chicken, Victor Saroki & Assoc., Architects*

A request has been submitted for the inclusion of incidental seating in conjunction with the placement of a "Boston Chicken" establishment within the B-1 zoned Merchant of Vino center at the northeast corner of Rochester and Wattles Roads. This proposal is submitted in accordance with Section 20.30.02 of the Zoning Ordinance, which provides for the inclusion of "incidental customer seating" up to a maximum of 20 seats within food sales establishments in B-1 Districts, as a use permitted subject to Special Use Approval. This proposed facility is to occupy a 2,500 square foot portion of the shopping center, in a location which is apparently presently a part of the Merchant of Vino shop itself. As indicated on the enclosed floor plan, 20 customer seats are proposed at this location. Subject to the Commission's determination regarding the appropriateness of this use at this location in accordance with the Ordinance text, approval of this request would be in order.

*Proposed resolution*

Moved by

Supported by

RESOLVED, that Special Use Approval, as requested for the inclusion of seating to a maximum of 20 seats within the 2,500 square foot Boston Chicken establishment, in the B-1 zoned Merchant of Vino shopping center at the northeast corner of Rochester and Wattles Roads, is hereby (granted, in accordance with the provisions of Section 20.30.02 of the Zoning Ordinance, and subject further to the following conditions:

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

Yeas:

Nays:

Absent:

SUBDIVISIONS

7. PRELIMINARY PLAT - TENTATIVE APPROVAL - Bailey Farms Subdivision - East Side of Adams, North of Long Lake - Section 7

*Joseph Cracchiolo*

This proposed subdivision, consisting of 21 lots, comprising an area of 15.1 acres, lies on the east side of Adams Road north of Long Lake Road. Access is proposed by way of a street extending from Adams Road which will become an extension of Serena Drive within the Longview Acres Subdivision to the south. Connections are also proposed to Seneca Drive to the north within Windridge Subdivision No. 2, and to the acreage parcel to the south within the Adams Road frontage. We did discuss with the developer/builder, Mr. Cracchiolo, the

alternative of not providing an Adams Road access street at this location. It is his strong preference, however, to have an access street in order to assure a definite identity for his proposed subdivision, which he believes will contain the most expensive homes in Troy.

This subdivision is to be developed in accordance with the lot-averaging provisions applicable to the subject R-1A Zoning District. The developer is attempting to make the necessary arrangements in order to have the storm water detention for this subdivision provided within the permanent pond in the Longview Acres ("Hidden Valley") Subdivision to the south. In the event that this joint use approach cannot be followed, we would recommend that the proposed basin be located in the area of proposed Lot 10 abutting the private park within the Windridge Subdivision to the east, but not directly abutting any existing residences. All applicable Ordinance requirements are complied with and Tentative Approval of this Preliminary Plat is recommended.

Proposed resolution

Moved by

Supported by

RESOLVED, that the Planning Commission hereby recommends to the City Council that Tentative Approval be granted to the Preliminary Plat of Bailey Farms Subdivision, on the east side of Adams north of Long Lake Road.

Yeas:

Nays:

Absent:

### REZONING PROPOSALS AND TEXT AMENDMENTS

#### 8. PUBLIC HEARING - PROPOSED REZONING - West Side of Dequindre, South of Long Lake - Section 13 - R-1C to R-1E

*Kermith Billette*

A request has been submitted for the rezoning of a 5 acre parcel having 330 feet of frontage on the west side of Dequindre south of Long Lake Road from R-1C to R-1E. The plan accompanying this request indicates the development of a 16 lot single-family subdivision, or as suggested in the attached letter, a 16 parcel single-family detached condominium development. R-1C vacant acreage lies to the north and south, and also abuts a portion of the west boundary, while the Windmill Pointe Subdivision abuts a portion of the west boundary. Over the years we have had numerous inquiries regarding the potential for rezoning in this area, particularly in relation to the parcels to the north and northwest. One of the enclosed maps, which was taken from a previous zoning file, indicates a potential street layout for the subject property, and for the parcels to the north and northwest, including a street connection to the Windmill Pointe Subdivision by way of Lot 181 which is owned by the City. The smaller scale map indicates the zoning pattern both within the City of Troy, and within the adjacent portion of the City of Sterling Heights. The area directly across Dequindre in Sterling Heights from the subject property is zoned in the R-1-70 classification, which would generate lots with 70 foot frontages, basically similar to our R-1D classification.

$\times 120 = 8,400$

$(8,500)$

- 1) The Planning Department has basically not recommended the rezoning of significant parcels from one single-family classification to another, particularly in instances where an inconsistent zoning pattern or "spot zone" would result. The subject parcel is fully developable in accordance with its present zoning classification. As indicated in the discussion at the last Study Meeting, this 5 acre parcel, if developed by itself, would provide 16 lots under the R-1E classification, 14 lots under the R-1D classification, and 12 lots under the present R-1C classification. There is no particular benefit to the City resulting from the rezoning of land such as this from one single-family classification to another, unless it is felt that such rezoning is necessary in order to assure development of the subject property in a low-density residential manner, and thus in a manner consistent with the Master Land Use Plan. Although the zoning in the area to the east of Dequindre would generate somewhat smaller lots than those presently available in the area to the west, this situation in itself would not justify a change in classification on the subject property, particularly a two-district change such as that requested. Interestingly enough, in an area 1 1/2 miles to the north along Dequindre, the Warwick Woods Subdivision has been developed in an R-1D zoned area, with lots basically meeting our R-1C standards. This action was taken by the subdivision developer due to the availability of home builders interested in lots of that size.

It is the recommendation of the Planning Department that this request for rezoning from R-1C to R-1E be denied. If the Planning Commission and potentially the City Council are interested in further considering a change in single-family classification in this area, we would then recommend that the total series of parcels extending from the commercial corner at Long Lake Road south to the lots fronting on Hill Drive be considered.

*Proposed resolution*

Moved by

Supported by

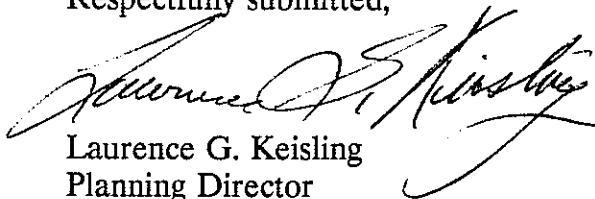
RESOLVED, that the Planning Commission hereby recommends to the City Council that the request for the rezoning of a 5 acre parcel having approximately 330 feet of frontage on the west side of Dequindre south of Long Lake Road, from R-1C to R-1E, be (granted, as such rezoning will help to encourage development in this area in a manner consistent with the Master Land Use Plan) or (denied, as such rezoning would create an inconsistent zoning and development pattern in this area, and is not necessary in order to enable development in accordance with the Master Land Use Plan).

Yeas:

Nays:

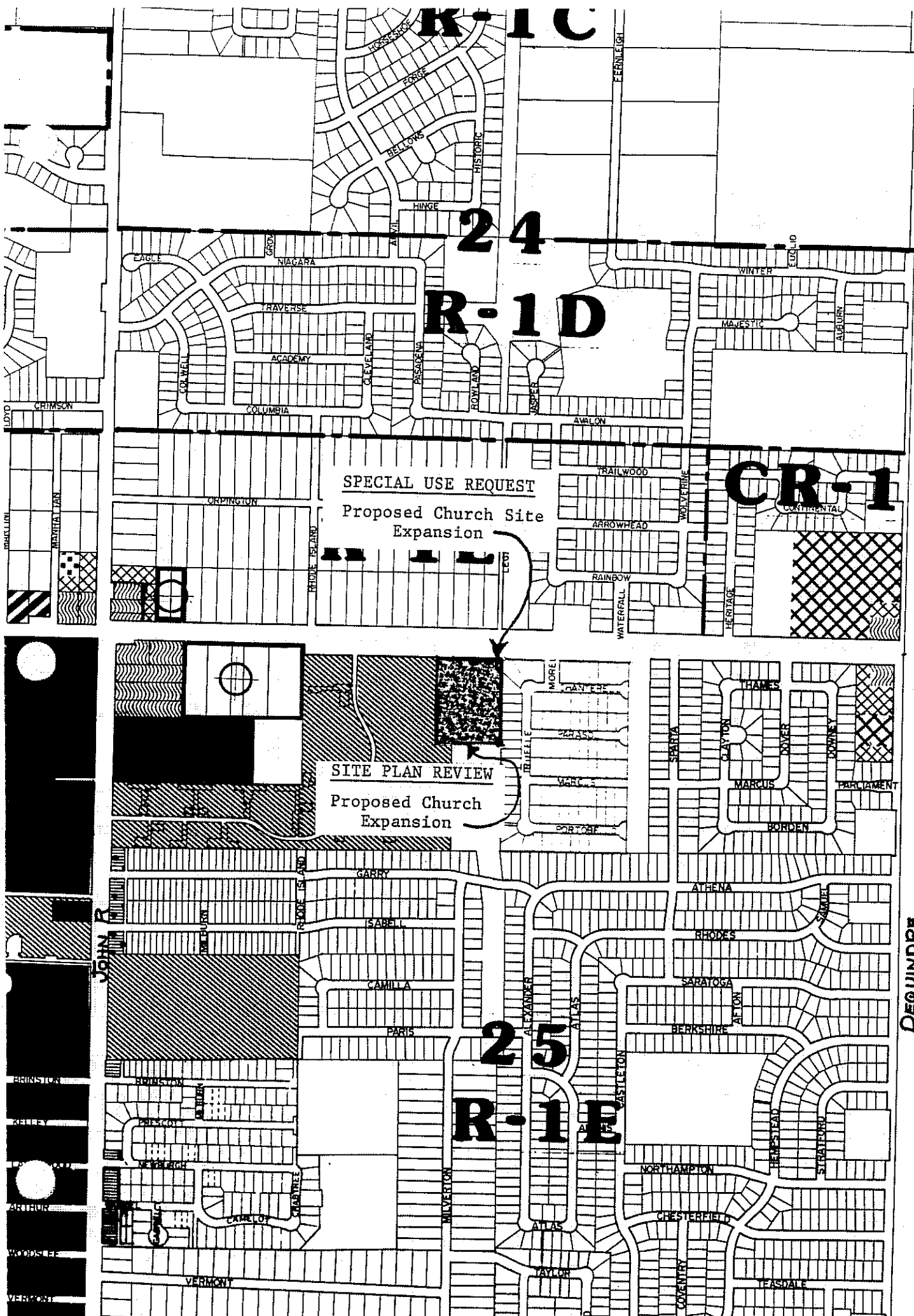
Absent:

Respectfully submitted,

  
Laurence G. Keisling  
Planning Director

LGK/eh





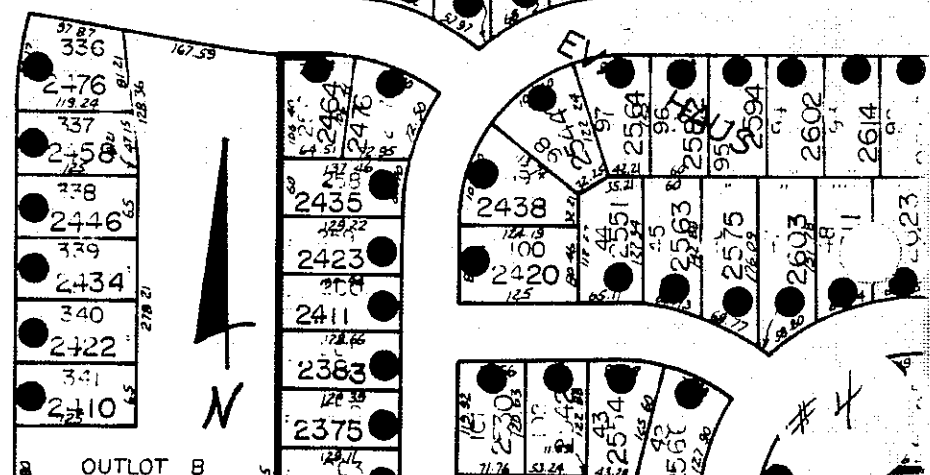
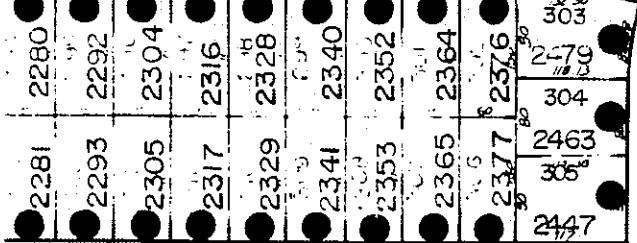
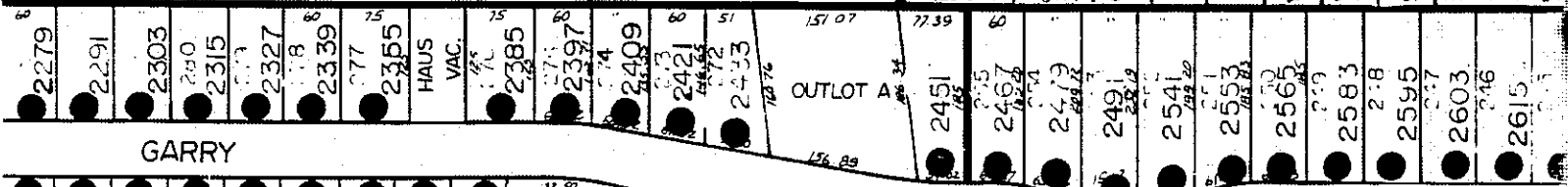
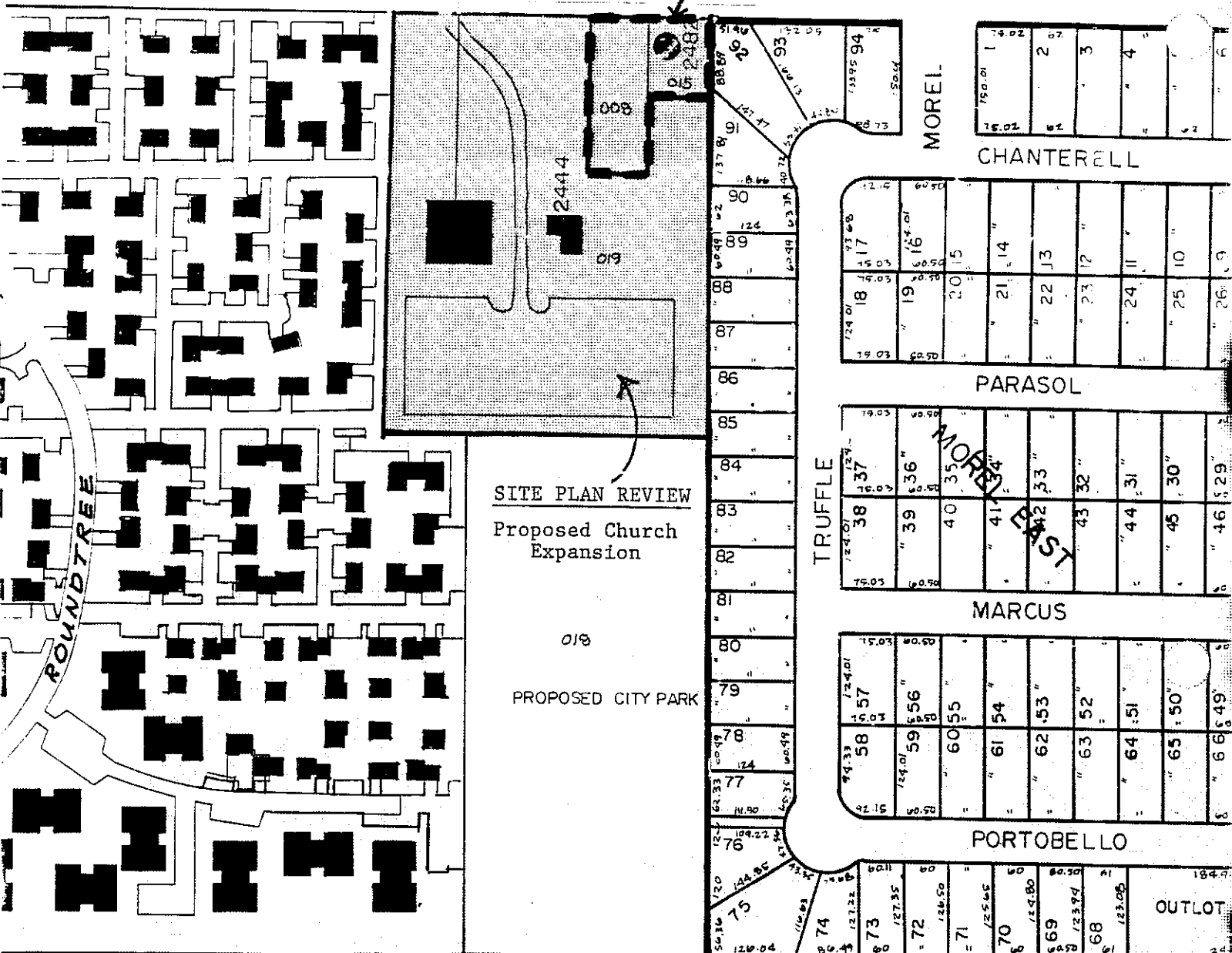
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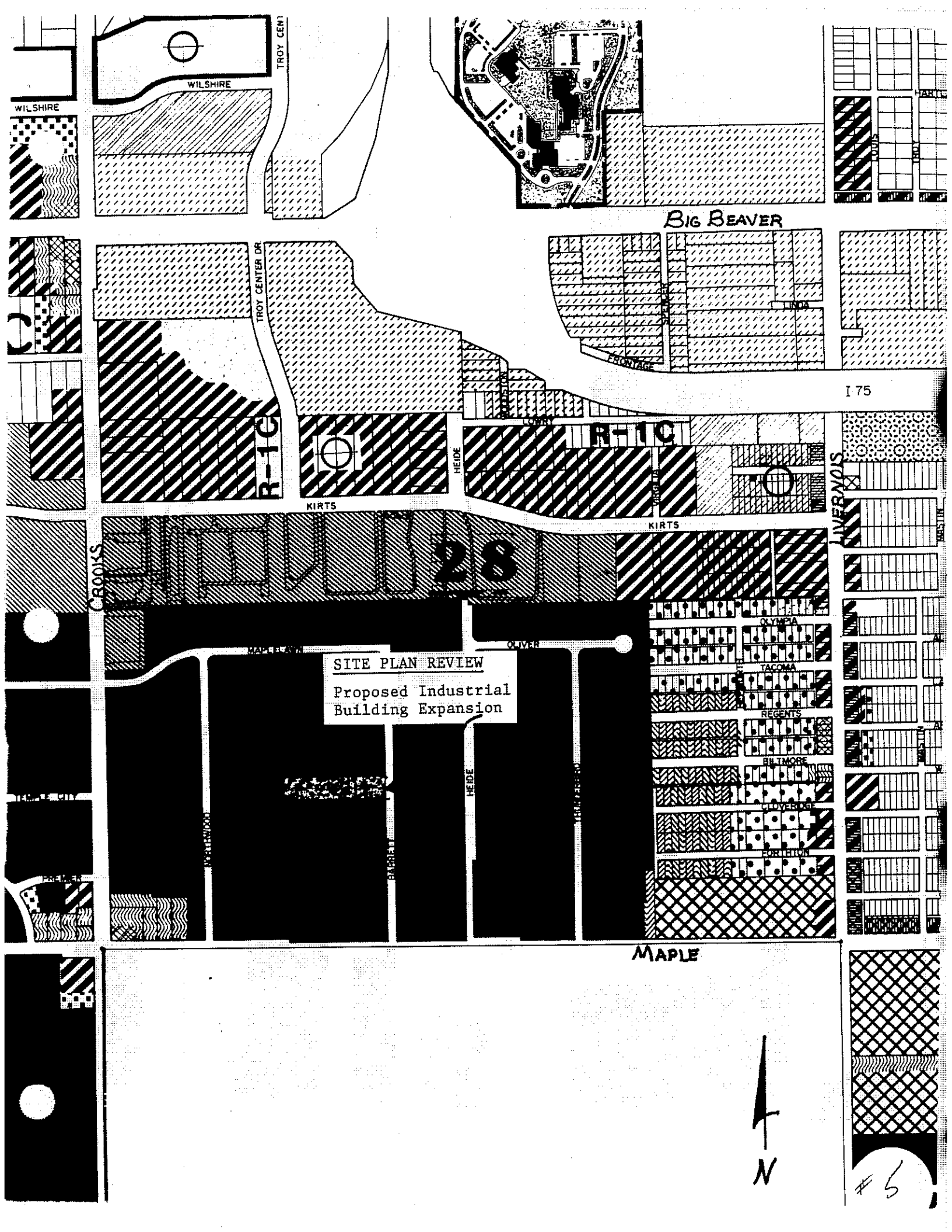
# SPECIAL USE REQUEST

Proposed Church Site Expansion

BIG BEAVER

BIG BEAVER





WILSHIRE

WILSHIRE

TROY CENT

BIG BEAVER

I-75

TROY CENTER DR

R-1C

R-10

KIRTS

HEIDE

R-1C

KIRTS

28

LIVERNOIS

CROOKS

SITE PLAN REVIEW  
Proposed Industrial  
Building Expansion

MAPLE

OLIVER

MAPLE



#5

PARK

14

275.33

13

170

152.14

222.60

170

206

SITE PLAN REVIEW

Proposed Industrial Building Expansion

2021

1965

1945

1937-1943

1903

1893

2040

1950

1940

1930

1920

1910

1896

BARRETT

HEID

2133

2129

2089

2081

2011

1985

1945

1927

1925

1905

1901

HEIDE

80

50

50

2032

2000

1990

1966

1934

1900

1900

1900

1900

1900

1900

1900

535

9

8

7

6

5

4

3

2

1

0

0

0

0

0

0

#5

The map displays a residential neighborhood with a grid of streets. Key streets include Long Lake, Eckford, Barclay, Wattle, and various local streets like Randal, Barclay, and Wattle. A specific site is highlighted with a hatched pattern and labeled 'SPECIAL USE REQUEST' for 'Incidental Customer Seating'. The map is divided into sections by large numbers: 15, 14, 22, and 23. Zoning districts are indicated by letters: R-1C, C-F, and R-1C. A north arrow is located in the lower right quadrant. The map also shows various other streets such as Long Lake, Eckford, Barclay, Wattle, and various local streets like Randal, Barclay, and Wattle.

4

— **ΔΔΔ**





Bailey Farms

RIVER VALLEY

5.91 AC.

LONG LAKE

#7

KERM BILLETTE P.C.P.  
38628 WARWICKSHIRE DRIVE  
STERLING HEIGHTS, MICHIGAN 48077

REC'D

MAR 09 93  
PLANNING DEPT

REGISTERED  
PROFESSIONAL COMMUNITY PLANNER

TELEPHONE  
313-264-8478

March 8, 1993

City of Troy Planning Department  
500 West Big Beaver  
Troy, Michigan 48064

re: Statement for #9, Rezoning Application

Dear Planning Commission Members;

The owner of this property is requesting permission to construct sixteen (16) single family detached condominium homes on 5.001 acres of land on Dequindre Road, south of Long Lake. With Commission and Council approval, a Condominium Plat will be recorded and we will commence construction.

Sixteen single family homes proposed on this site range from 1,200 square feet to 1,785 square feet, plus an attached two car garage. The average size is 1,545 square feet, and is well within the norm of surrounding single family homes.

Lot sizes or building sites range from 8,250 square feet to 12,150 square feet. These lots are all buildable sites and in accordance with the City of Troy Zoning Ordinance.

Development of this property as Single Family R-1E, will accomplish the following:

- Adjacent property to the North will be more liable to develop as single family residential.
- A development pattern will be established for single family.
- The proposed public street will establish a street pattern that will be conducive to Residential development and limit access to Dequindre Road.
- Residential development in Troy will now establish single family residential patterns across Dequindre Road in Sterling Heights.

#8



Troy Planning Commission  
March 8, 1993  
Page Two

I firmly believe that the owner of this property has the right to develop the land to its highest and best use. Other Zoning classifications for this property such as Commercial, Office or Multiple Family, could be construed as a Higher use because they offer a greater monetary return. The owner wants only to develop the land for sixteen (16) single family homes and within the R-1E Zoning District.

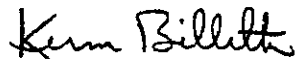
We also believe that there are no valid, rational or legal arguments against rezoning this 5.001 acre parcel from R-1C Single Family Residential to R-1E Single Family Residential. A reduced lot size for a single family residence is not harmful to the health, safety, welfare, convenience or morals of any person adjacent or a mile distant from this property.

In future discussions, I anticipate many so-called reasons for denial of our petition. Over the past thirty years, I have heard all of them. Some emotional and sometimes irrational reasons are:

- "cheap houses will be built"
- "my property values will depreciate"
- "we don't know who will move in"
- "why can't this property remain undeveloped as open space"
- "all these additional cars will endanger our children"
- "you owe it to us voters to keep this property as it is"

I would appreciate a full and impartial Public Hearing and the positive recommendation of our Rezoning Petition to the Troy City Council.

Respectfully submitted,



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Kerm Billette PCP

