

The Regular Meeting of the Troy Plan Commission was called to order by Mr. Menold at 7:35 P.M. on July 14, 1970, at the Troy City Hall.

1. ROLL CALL

PRESENT: Alphonse S. Bajgier  
Frank L. Bedard  
Ernest Brandt  
George A. Menold  
John Popovich  
Gene Spilman

ABSENT: Hilbert H. Hirschfield  
Donald Melchert  
Donald C. Quinn

2. MINUTES - Regular Meeting - May 26, 1970

Moved by Spilman

Supported by Brandt

RESOLVED, that the Minutes of the Regular Meeting of May 26, 1970, be approved as printed.

Yeas: All Present

Absent: Hirschfield  
Melchert  
Quinn

MOTION CARRIED

MINUTES - Regular Meeting - June 9, 1970

Moved by Brandt

Supported by Spilman

RESOLVED, that the Minutes of the Regular Meeting of June 9, 1970, be approved as printed.

Yeas: All Present

Absent: Hirschfield  
Melchert  
Quinn

MOTION CARRIED

PUBLIC HEARINGS

3. PUBLIC HEARING - Additional Height Request - Somerset Office Plaza - North side of Big Beaver, west of Coolidge - Section 19

In accordance with Section 5.124 - (f) of the Zoning Ordinance, a Public Hearing must be held before the Plan Commission in order to consider requests for additional structure height in O-1 Districts.

This item involves a request by the Sheffield Development Company for consideration of their plan for the development of three 4-story office buildings on a parcel having a net area of approximately 23 acres, on the north side of Big Beaver westerly of Coolidge Road. The plan indicates that each building would have 144,250 square feet of gross floor area, or a total for the three buildings of approximately 432,750 square feet. The typical height of the buildings was indicated to be approximately 51', with penthouse elements extending to a maximum height of 65'. The basic structure height permitted in the O-1 District is 30' or 2 1/2 stories. Section 5.142 - (f) of the Zoning Ordinance provides that this height may be exceeded in developments involving 5 acres or more subject to the approval of the Plan Commission and the City Commission. This section of the Zoning Ordinance further provides that, "In approving an increase in structure height the Plan Commission shall require that all yards shall at least be equal in their depth to the height of the structure."

The Site Plan indicates that the buildings are generally located on the easterly portion of the site, with the parking area being located to the west or to the rear of the buildings. This site arrangement results in a situation where the buildings are a minimum of 390' from the west boundary of the subject property, which also forms the zoning boundary between the O-1 area and the adjacent R-1B area. The Zoning Ordinance requires that a 6' decorative masonry screening wall be erected along this boundary. This wall is presently not indicated on the Site Plan.

It was the opinion of the Planning Department that the subject site is a reasonable one for the location of buildings of the scale proposed. Their height provides a transition from the scale of the S. S. Kresge Company, on the property immediately to the east, and their arrangement provides a closure or an ending point for the Big Beaver Corridor.

It was suggested that the developer, who was also the owner of the residentially zoned property to the west and the north of the subject site, present a proposal for the development of these properties in order to indicate how the development might relate to and be compatible with the office development, both existing and proposed. The developer has indicated that he is not prepared to present such a proposal at this time.

Mr. Samuel Frankel of the Sheffield Development Company was present to discuss the proposal with the Plan Commission. He introduced Mr. Jim Ryan of Wah Yee Associates, the architect for the proposed project. Mr. Ryan presented several drawings including one which showed the location of uses in the immediate area; a Site Plan of the parcel showing a proposed berm or wall adjacent to the R-1B (One-Family Residential) zoned area, and a third drawing informing the Commissioners and the interested parties of the relationship of the residentially developed area to the proposed 4-story office plaza. Mr. Ryan stated that their proposal includes approximately 560 parking spaces per building. He also commented that they have proposed to place the office buildings on a 2' high podium. A dark metal exterior is proposed for the buildings in order to be compatible with the Kresge building.

The Public Hearing was declared open.

Mr. Robert B. Pollock, 3070 Caswell; Mr. Tony Simonte, 2108 Joanne; Mr. Charles J. Prue, 3609 Kerry Drive; Mr. Ernest Westwood, 3028 Caswell; Mr. Stuart D. Willson, 3657 Estates Drive; Mr. Gerald P. Dundas, 3099 Caswell; and Mr. John Davidson, 3531 Scott were present to address the Plan Commission. They stated that they were opposed to the 4-story office buildings. Mr. Charles Prue of Kerry Drive stated that petitions containing many signatures were submitted objecting to the high rise office buildings.

The Public Hearing was declared closed.

The Plan Commission discussed the relationship of the proposed development to adjacent residential properties. In answer to a question from the Commission, Mr. Frankel concurred that there was a previous agreement that the adjacent land owned by the Biltmore Development Company would be developed residentially.

Moved by Bedard

Supported by Brandt

RESOLVED, that the Plan Commission hereby recommends to the City Commission that the plan for the proposed Somerset Office Plaza, on the north side of Big Beaver west of Coolidge Road, be approved in accordance with Section 5.142 - (f) of the Zoning Ordinance, and in accordance with the plan as presented which indicates a maximum structure height of 65', with the following provisions:

- a) That a 6' decorative masonry screening wall, or an alternate screening element acceptable to the Zoning Board of Appeals, be included in the plan along the westerly and northerly boundaries of the site.
- b) That the development is carried out in accordance with applicable Zoning Ordinance requirements.

Yeas: Bedard  
Brandt

Nays: Bajgier  
Menold  
Popovich  
Spilman

Absent: Hirschfield  
Melchert  
Quinn

MOTION FAILED; No action taken, due to lack of full Commission majority

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Recessed: 9:12 P.M.

Reconvened: 9:30 P.M.

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SITE PLANS4. SITE PLAN REVIEW - Troy-Woods Shopping Center - East side of Rochester, opposite Troywood - Section 23

In March of 1970 the Plan Commission approved a Site Plan for a proposed 14,000 square foot commercial grouping on property having 186' of frontage on Rochester Road, southerly of Wattles Road. The petitioners have now completely revised their Site Plan for this parcel, and must thus have the new Site Plan approved by the Plan Commission. Mr. Keisling presented the revised plan which indicated a 13,550 square foot commercial grouping. He stated that the plan met all requirements as to parking, yards, etc. Approval of the Site Plan was recommended.

Mr. Harvey S. Fink, the petitioner, was present to address the Commission. He stated that a cleaners, and a "Quik-Pik" were the only stores he had committed at the present time.

Moved by Brandt

Supported by Bedard

RESOLVED, that Site Plan Approval, as requested for the revised plan of the Troy-Woods Shopping Center, on the east side of Rochester Road south of Wattles, in Section 23, is hereby granted.

Yeas: All Present

Absent: Hirschfield  
Melchert  
Quinn

MOTION CARRIED

5. SITE PLAN REVIEW - U. S. Post Office Building - East side of Livernois, between Big Beaver and I-75 - Section 27

This item involves a Site Plan for the proposed U. S. Post Office Building, in the O-S-C zoned area on the east side of Livernois, south of Big Beaver. The subject site is 2.87 acres in area and has 250' of frontage on Livernois Road. The proposed Post Office Building is approximately 30,000 square feet in area. Plan Commission review of the Site Plan is necessary as the proposed development is within the O-S-C zoning district. Parking, setbacks, etc. are in accordance with Zoning Ordinance requirements. The property immediately south of the subject site is presently zoned in the R-1E classification. A 6' decorative masonry screening wall would therefore be required along the southern boundary of the site. Approval of this Site Plan was recommended, with the provision that this screening wall be included in the plan.

Mr. Ejups, representing the architects, and Mr. Shaver, the Postmaster, were present to discuss the proposal with the Commission.

Moved by Popovich

Supported by Bajgier

RESOLVED, that Site Plan Approval, as requested for the proposed U. S. Post Office Building on the east side of Livermois southerly of Big Beaver, in Section 27 is hereby granted provided a 6' decorative masonry screening wall is included along the southerly boundary of the site.

Yeas: All Present

Absent: Hirschfield  
Melchert  
Quinn

MOTION CARRIED

6. DEVELOPMENT PLAN REVIEW - Northfield Hills Unit #1 - South one-half of Section 8

Levitt & Sons has submitted the Development Plan for the first section of the Northfield Hills Project. This project area comprises 135.7 acres in area, north of Long Lake Road and easterly of Coolidge in the south one-half of Section 8. The project includes 469 townhouse units and 15 conventional single family detached lots.

It is the function of the Plan Commission, through their review of Project Plans such as that submitted, within P.N.D. Areas, to determine that said plans are in conformity with the overall comprehensive plan of the total Planned Neighborhood Development. After reviewing the plan as submitted, it was the opinion of the Planning Department that this basic requirement is met. It was felt that the amended interior road pattern, as presented in the Development Plan, did not constitute a significant departure from the original plan as presented by Chrysler Realty Corporation. The detail requirements of the Zoning Ordinance as to density, building spacing, etc. are complied with. As to other physical elements of the plan, the following recommendations were offered by the Planning Department.

- 1) Re-aligned Coolidge Road, which serves as the westerly boundary of the subject site, should be included in the plan. Its ultimate development, as in the case of the other improvements indicated, should then be assured prior to final approval by the City Commission.
2. Northfield Parkway, the Thoroughfare which serves as the easterly boundary of the site area, should be extended to the northern limit of the project area.

- 3) Approval of all plans for physical improvements should be granted by the Engineering Department, prior to final approval by the City Commission.
- 4) The Troy School District should concur as to the adequacy of the proposed elementary school site, prior to final approval by the City Commission.

With these conditions, approval of the Project Plan for Northfield Hills Unit #1 was recommended by the Planning Department.

Mr. Irwin Adler of Levitt & Sons described some of the details of the Plan to the Commission. Photographs and drawings of typical buildings were presented. Mr. Adler and Mr. Vigilant, of the Levitt Engineering staff, discussed the construction of Coolidge Road. Mr. Vigilant stated that due to soil conditions and other engineering problems the Coolidge Road alignment may have to be revised slightly. They therefore would prefer not to be committed to the exact alignment as indicated in the original P.N.D. Plan.

Moved by Bajgier

Supported by Brandt

RESOLVED, that the Plan Commission hereby recommends to the City Commission that the Project Plan as presented for Unit #1 of the Northfield Hills Development be approved, subject to the following conditions:

- 1) That the final Coolidge Road alignment, extending to the northern limit of the Project Area, be established within 9 months of this date, and that its development be assured.
- 2) That Northfield Parkway be indicated on the plan as extending to the northern limits of the project area.
- 3) That Engineering Department approval be granted prior to final approval by the City Commission.
- 4) That the Troy School District concur as to the adequacy of the elementary school site indicated in the Project Plan, prior to City Commission approval.

Yeas: All Present

Absent: Hirschfield  
Melchert  
Quinn

MOTION CARRIED

SUBDIVISIONS**7. PRELIMINARY PLAT - TENTATIVE APPROVAL - Northfield Hills #1 - Southwest one-quarter of Section 8**

This proposed subdivision, consisting of 15 lots comprising an area of approximately 7 acres, lies immediately north of Long Lake Road easterly of Coolidge, in the southwest one-quarter of Section 8. This plat is a portion of the total development known as Unit #1 of Northfield Hills, the Project Plan for which was considered in the previous item. The plat is within areas zoned in the R-1B and R-1B-1 classification, and meets all requirements necessary for Tentative Preliminary Approval.

Moved by Brandt

Supported by Spilman

RESOLVED, that the Plan Commission hereby recommends to the City Commission that Tentative Approval be granted to the Preliminary Plat of Northfield Hills Subdivision #1, in the southwest one-quarter of Section 8.

Yeas: All Present

Absent: Hirschfield  
Melchert  
Quinn

MOTION CARRIED

**8. PRELIMINARY PLAT - TENTATIVE APPROVAL - Beaver Trail Subdivision - Southeast one-quarter of Section 24**

This proposed subdivision, consisting of 114 lots comprising an area of approximately 32 acres, is located immediately north of Big Beaver Road and west of Dequindre, in the southeast one-quarter of Section 24. The subject property is zoned in the R-1E classification. The plat is in accordance with that which previously received Pre-Preliminary Approval. Tentative Approval of this Preliminary Plat was recommended by the Planning Department.

Moved by Bajgler

Supported by Bedard

RESOLVED, that the Plan Commission hereby recommends to the City Commission that Tentative Approval be granted to the Preliminary Plat of Beaver Trail Subdivision in the southeast one-quarter of Section 24.

Yeas: All Present

Absent: Hirschfield  
Melchert  
Quinn

MOTION CARRIED



REZONING REQUESTS**9. PROPOSED REZONING - West side of Rochester, south of Wattles - Section 22 - B-2 to B-3**

This item involves a request for the rezoning of property having 80' of frontage on the west side of Rochester Road, in Section 22. The petition requests rezoning from the present B-2 (Community Business) classification to the B-3 (General Business) classification in order to provide for the establishment of a taxi cab business involving a dispatching center and parking area.

The subject section of Rochester Road frontage, between Wattles Road and Troywood Street, is presently zoned predominately in the B-1 and B-2 classifications, with the B-3 classification extending just to a point 160' north of Troywood Street. In their review of this matter, the Plan Commission discussed the nature of the zoning districts in the Rochester Road frontage between Big Beaver and Wattles Roads. It was pointed out that the B-2 District is generally not intended to be applied as it is in this area, but rather is intended for larger commercial centers. The parcel involved in this specific request is surrounded by B-2 zoning. It was the opinion of the Planning Department that if this request is to be considered, additional frontage should be rezoned to the B-3 classification in order to provide for a more consistent pattern. Rezoning of the remainder of the B-2 frontage in this immediate area on the west side of Rochester Road (830' total) would accomplish this purpose.

In their discussion of this matter, the Plan Commission questioned the appropriateness of the B-3 zoning district as related to the proposed use. They then referred the matter to the Zoning Board of Appeals for an interpretation as to whether the proposed use could be permitted in the B-2 (Community Business) zoning district. The Board of Appeals has chosen not to make a general ruling as to taxi cab uses, but rather to consider each case individually. As the matter now stands, therefore, the B-3 (General Business) district is required for the establishment of the proposed taxi cab facility.

Mrs. DeWaele, the petitioner, was present to address the Plan Commission.

Moved by Brandt

Supported by Menold

RESOLVED, that the Plan Commission hereby recommends to the City Commission that property having 830' of frontage on the west side of Rochester Road, between Wattles Road and Troywood Street, be rezoned from B-2 (Community Business) to B-3 (General Business).

Yeas: Bajgier  
Bedard  
Brandt  
Menold

Nays: Popovich  
Spilman

Absent: Hirschfield  
Melchert  
Quinn

MOTION CARRIED

10. PROPOSED REZONING - South side of Square Lake, east of Livernois -  
Section 10 - R-1B to B-1

This item was tabled at the regular Meeting of June 9, 1970, for further study. It involves a request for the rezoning of property having 270' of frontage on the south side of Square Lake Road, east of Livernois, from R-1B (Single Family Residential) to B-1 (Local Business). The rezoning is requested in order to establish a "Beauty Shop-Boutique" within the building which was formerly the Troy Methodist Church. An antique shop is presently operating within this building on the basis of a variance from the Zoning Board of Appeals. In order to change the use, as proposed, rezoning is necessary. The church building presently occupies approximately the west one-half of the subject 270' of Square Lake Road frontage. The easterly portion of the property is occupied by the home of the petitioner, who is the owner of the total parcel. The B-1 zoning on the north side of Square Lake Road presently extends approximately 85' further east than that on the south side. At last months meeting the petitioner indicated that her primary interest was in the rezoning of that portion of the property containing the church building. The Planning Department was then requested to investigate the potential of such a partial rezoning and to determine the relationship of same to the commercially zoned area on the north side of Square Lake Road. Investigation indicated that by rezoning property adequate to include the church building, the commercial zoning on the south side of Square Lake Road would be extended approximately 50' further east than that on the north.

It was the opinion of the Planning Department that approval of the proposed rezoning would constitute extension of commercial (B-1) zoning in a strip configuration along Square Lake Road, in a manner which is in conflict with the intent of the Future Land Use Plan. It was the Planning Department's recommendation that this request for rezoning be denied.

The petitioner, Mrs. Pettypiece, was present to discuss the rezoning request with the Commission. She indicated that it was her intention, and that of the proposed lessee, that the exterior of the church building would be retained in its present form. The Plan Commission stated that they felt that it was quite important that this historic building be preserved.

Moved by Bedard

Supported by Brandt

RESOLVED, that the Plan Commission hereby recommends to the City Commission that the request for the rezoning of property having approximately 135' of frontage on the south side of Square Lake Road, east of Livernois, from R-1B to B-1 be approved.

Yeas: Bajgier  
Bedard  
Brandt  
Menold

Nays: Popovich  
Spilman

Absent: Hirschfield  
Melchert  
Quinn

MOTION CARRIED

11. PROPOSED REZONING - North side of Maple, east of Thorncroft - Section 29 - M-1 to B-3

This item was tabled at the Regular Meeting of June 9, 1970. It involves a request for rezoning of an "L-shaped" parcel of property having 81.5' of frontage on the north side of Maple Road, east of Thorncroft, in Section 29. The subject parcel wraps around the property at the northeast corner of Maple and Thorncroft, which is the present site of an automobile rust-proofing establishment. The parcel thus also has approximately 101' of frontage on Thorncroft Street. The rezoning is requested in order to provide for the establishment of a used car sales building and display area.

It was the opinion of the Planning Department that approval of the requested rezoning, in an area planned and zoned for industrial use, would be inconsistent with both the Future Land Use Plan and with proper zoning practice relative to this area. Denial of this request for rezoning was recommended.

Mr. Sonc, the petitioner, was present to discuss the proposal with the Commission. He stated that the subject property, being in close proximity to the "Troy Auto Center", is a reasonable location for the proposed use.

Moved by Spilman

Supported by Brandt

RESOLVED, that the Plan Commission hereby recommends to the City Commission that the request for the rezoning of property having 81.5' of frontage on the north side of Maple Road, east of Thorncroft, from M-1 (Light Industrial) to B-3 (General Business) be denied.

Yeas: Bajgler  
Bedard  
Brandt  
Menold  
Spilman

Nays: Popovich

Absent: Hirschfield  
Melchert  
Quinn

MOTION CARRIED

OTHER BUSINESS12. ZONING ORDINANCE TEXT AMENDMENT - Nursery School Location in Residential Districts

This item was tabled at the Regular Meeting of June 9, 1970, for further study. The subject was initiated at the Regular Meeting of May 12, 1970, when the Plan Commission proposed that further study be given to the feasibility of providing for nursery schools, and similar uses, on major thoroughfare frontage locations in single family residential districts. This proposal was made following consideration of the request for rezoning in order to establish such a use on the east side of Crooks Road, south of South Boulevard. Section 5.23 - (4) of the Zoning Ordinance presently provides for such uses in R-1 Districts when such are located adjacent to "multiple family or business districts". Such location requirements would thus not generally provide for such uses in "mid-mile" locations, but rather is intended to locate them as transitional uses between multiple or business districts, and single family detached districts.

It was the opinion of the Planning Department that such locational requirements continue to be reasonable, and that location of such uses, which are in part commercial in nature, at the suggested mid-mile locations would not be in line with desirable zoning practice. The Planning Department did, however, recommend amendment of the subject section of the Zoning Ordinance in order to provide that such uses may also be located adjacent to "office" districts, on R-1 zoned property. Such an amendment would be in line with the intent of the present text statement, as indicated above and would broaden the location potential for such uses.

Moved by Popovich

Supported by Menold

RESOLVED, that the Plan Commission hereby recommends to the City Commission that Section 5.23 - (4) of the Zoning Ordinance, relative to nursery school location in R-1 Districts, be amended to provide for location of such uses adjacent to "office districts".

Yeas: All Present

Absent: Hirschfield  
Melchert  
Quinn

MOTION CARRIED

**13. PROPOSED STREET OPENING - Livernois-I-75 Area**

This matter was discussed at the Study Meeting of July 7, 1970. The subject relates to the opening of a new street to serve as a service road in that portion of the City Center Area bounded by Big Beaver, Livernois, and I-75. The City Center Plan in this area indicated a service road which extended south from Big Beaver to I-75 in the general area of Miner Street. This proposed roadway then extended east adjacent to I-75, to an intersection point with Livernois Road. This roadway was and is intended to provide desirable vehicular access to this area, and enable consolidation and development of significant office parcels, while at the same time minimizing conflict with adjacent major thoroughfares.

Reports from the Department of Public Works, the Planning Department, and from the City's Traffic Consultants, relative to this proposal, had previously been distributed for review by the Plan Commission. It was the recommendation of the Planning Department that action be initiated to establish the subject City Center Internal Service Road, in accordance with City Center Plan.

Mr. Bajgier questioned the effect of this proposed road on property owners whose property may be required for right-of-way.

Moved by Brandt

Supported by Popovich

RESOLVED, that the Plan Commission hereby recommends to the City Commission that action be initiated in order to establish a public street which will serve as a service road immediately north of I-75, between Spencer Street and Livernois Road. Such a roadway would thus provide for the completion of a portion of the internal road pattern as indicated in the City Center Plan.

Yeas: Bedard, Brandt  
Menold, Popovich  
Spilman

Nays: Bajgier

Absent: Hirschfield  
Melchert  
Quinn

MOTION CARRIED

14. (ADDITIONAL ITEM)

Retention of Plan Commission Meeting Tape Recording

Moved by Spilman

Supported by Brandt

RESOLVED, that the recording tape of the Regular Meeting of the Troy Plan Commission of July 14, 1970, be retained in the Planning Department files.

Yeas: Bajgier  
Brandt  
Menold  
Popovich  
Spilman

Nays: Dedard

Absent: Hirschfield  
Melchert  
Quinn

MOTION CARRIED

MEETING ADJOURNED AT 12:30 A.M.

Respectfully submitted,

  
Laurence G. Keisling  
Planning Director

LGK/ch