

A Regular Meeting of the Troy City Planning Commission was held in the Troy City Hall on June 11, 1968, beginning at 7:30 P.M.

PRESENT: Frank L. Bedard, Chairman
Isaac W. Robertson
Ernest Brandt
Alphonse S. Bajgier
Frank Christian
Emil O. Cischke
Hilbert H. Hirschfield
Donald Melchert
Sherwood Shaver (arrived 7:40 P.M.)

MINUTES ————— June 11, 1968

Motion by Robertson
Support by Cischke

MOVED, that the Minutes of the Special Meeting of the Troy City Planning Commission, held May 28, 1968, be approved as printed.

Yeas: All Present
Nays: None

MOTION CARRIED

1. ACCEPTANCE OF PHASE 1 OF CITY CENTER STUDY

It was stated that the firm of Crane and Gorwic has submitted phase 1 of the "City Center Study" for review by the Planning Commission.

Motion by Cischke
Support by Christian

MOVED, that the Planning Commission approve Phase 1 of the "City Center Study" and certify to the City Commission that the planning consulting firm of Crane and Gorwic has satisfactorily completed the work.

Yeas: All Present
Nays: None

MOTION CARRIED

2. PROPOSED REZONING ————— SE Corner of Livernois & Square Lake Road
Section 10, B-1 to B-3

This item was tabled last month at the request of the petitioner. The rezoning from B-1 to B-3 was requested to allow the erection of a service station. It was stated that a regulatory ordinance pertaining to the number of gas stations and their separation is being drawn up by the City Attorney, which would significantly change the future gas station pattern.

June 11, 1968

Page 2

Mr. Harry Titus, representing Standard Oil, the petitioner, was present.

Motion by Hirschfield
Support by Robertson

MOVED, that the Planning Commission recommend to the City Commission that the request of Standard Oil Company to rezone the SE corner of Livernols and Square Lake Road, located in Section 10, from B-1 to B-3 be approved.

Yeas: All Present
Nays: None

MOTION CARRIED

3. PROPOSED REZONING ~~of~~ NW Corner of Maple Road and Blaney
Section 29, M-1 to O-1

This request to rezone lots 6, 7, and 23 of Supervisor's Plat #23 from M-1, Light Industrial, to O-1, Office District, was tabled last month at the request of the petitioner. It was felt that rezoning of this parcel would accommodate a specific use and constitute spot zoning.

Mr. Josephson, the petitioner, and Mr. Hudson, his attorney, were present. Mr. Hudson stated that the property adjacent to the parcel is presently used for office purposes, although it is a illegal non-conforming use.

Motion by Shaver
Support by Robertson

MOVED, that the Planning Commission recommend to the City Commission the request to rezone property located on the NW corner of Maple Road and Blaney, in Section 29, from M-1 to O-1 be approved.

Yeas: Robertson, Shaver, Christian,
Giesche, Hirschfield
Nays: Brandt, Melchert, Bajgier, Bedard

MOTION CARRIED

Mr. Bajgier wanted to state for the record his reason for a "no" vote.
"The reason for a "no" vote is it conflicts with the integrity of the present zoning of the area."

4. PRE-PRELIMINARY PLAT ~~of~~ Somerset Estates, NE1/4, Section 19

It was stated that this pre-preliminary plat was tabled last month to obtain an opinion from the City Attorney as to whether a subdivider may use the adjoining right-of-way to compute the number of lots allowed. The opinion from the City Attorney, Mr. Burke, stated that the platting of the parcel could not include the road area.

A representative of Benicke & Krue was present, and asked for the matter to be tabled to give him time to obtain an opinion from his legal counsel.

Motion by Melchert
Support by Bajgier

MOVED, that the pre-preliminary plat of General Division, N2W of Section 19, be tabled until July.

Yeas: All Present
Nays: None

MOTION CARRIED

5. PROPOSED REZONING ----- W4 of Section 20 from RM-1 to R-1B

It was stated that this item had been tabled at the last meeting in order for the Planning Commission members to reacquaint themselves on the proposal.

Motion by Melchert
Support by Hirschfield

MOVED, that the matter be dropped from further consideration by the Planning Commission as the rezoning by the City Commission has already taken place.

Yeas: All Present
Nays: None

MOTION CARRIED

6. SITE PLAN REVIEW ----- Multiple Family Development by the Walker Construction Co., Lot 22, Kirts Road

It was stated that the site plan for 30 dwelling units is unacceptable as the land area of the parcel permits only 29 units. The developer had been contacted and agreed to make the changes. However, nothing had been received in date.

Motion by Robertson
Support by Brandt

MOVED, that the site plan of Walker Construction Co. for multiple family dwellings on Lot 22, Kirts Road be tabled until an acceptable site plan is received incorporating proper density designations, parking lot dimensions, landscape areas, refuse storage, wheel blocks and a grading plan approved by the City Engineer.

Yeas: All Present
Nays: None

MOTION CARRIED

7. OUTDOOR STORAGE REQUEST ----- Contractor's Equipment, Radiant Electric Company, 376 Minnesota

A representative of Radiant Electric Company, the petitioner, was present and stated that the equipment would be stored in tractor trailers which would be locked on the site between jobs.

The Planning Commission members felt that if the equipment was stored within the locked trucks it would be considered as accessory parking, not outdoor storage of equipment.

Motion by Brandt
Support by Baigier

MOVED, that the Planning Commission approve the request by the Radiant Electric Co. for outdoor storage of contractor's equipment be approved as it is understood that the equipment is limited solely to locked trailers.

Yeas: All Present
Nays: None

MOTION CARRIED

8. FINAL PLAT REVIEW ----- Windmill Pointe NE1/4 of Section 15

It was stated that this is a proposed plat of 101 acres, located in the NE1/4 of Section 15, which is to be composed of 289 lots. Approval was recommended as it conforms to the preliminary plat previously approved. It was mentioned that the developer is to deed lot 181 to the City for road purposes.

Mr. Graham Orley, the developer, was present and discussed the second agreement.

Motion by Christian
Support by Shaver

MOVED, that the Planning Commission recommend to the City Commission that the final plat of Windmill Pointe, located in the NE1/4 of Section 15, be approved subject to the deeding of lot 181 for road purposes as provided for in the proprietor's letter dated January 6, 1968.

Yeas: All Present
Nays: None

MOTION CARRIED

9. ZONING TEXT AMENDMENT ----- Parking Within the Front Setback of Industrial Areas

It was stated that this item had been referred to the Planning Commission by the City Commission.

Motion by Brandt
Support by Cischke

MOVED, that the Planning Commission table an ordinance change to allow parking within the front setback of industrial areas until the Planning Consultants are retained.

Yeas: All Present
Nays: None

MOTION CARRIED

10. SITE PLAN REVIEW ----- **Office-Medical Building on Crooks Road**
Between Big Beaver and Butterfield

This is a proposed two-story office-medical building which is to be located on Lot 17 of Supervisors Plat of Butterfield Farms Subdivision in Section 29. It was stated that the building on the site plan should be moved back 27 feet since it encroaches upon the future right-of-way of Crooks Road.

Representatives of the Maksey Co., Mr. Hawkins and Mr. Savino, were present and asked to have the matter tabled so that they could adjust their site plan accordingly.

Motion by Cischke
Support by Bagcier

MOVED, that the site plan of the office-medical building, located on Lot 17 of Supervisors Plat of Butterfield Farms Subdivision in Section 29, be tabled to permit the applicant to comply with the major thoroughfare plan.

Yeas: All Present
Nays: None

MOTION CARRIED

11. SITE PLAN REVIEW ----- **Mobile Home Sales on Rochester Road**
Between Charrington Drive and Wattles Road

It was stated that this is a conditional use approval of outdoor sales of house trailers as outlined in Section 5.30 of the zoning ordinance.

The petitioner, Mr. Louis Yanich, agreed to the conditions outlined by the Planning Commission.

Motion by Hirschfield
Support by Cischke

MOVED, that the Planning Commission approve the site plan submitted by Mr. Louis Yanich for a Mobile Home Sales on Rochester Road between Charrington Drive and Wattles Road subject to the following:

- a. All conditions of Section 5.80 (1) of the zoning ordinance shall be complied with
- b. The access drive shall be paved.
- c. Trailer placement, parking or storage shall comply with the forty foot (40') setback of the zoning district.
- d. Customer off-street parking may occupy the forty foot (40') setback area but only in compliance with Section 5.142 (d) of the zoning ordinance.

Yeas: All Present

Nays: None

MOTION CARRIED

12. SUBDIVISION CONTROL ORDINANCE AMENDMENT — Sidewalks on Both Sides of Street

It was stated that the City Commission has requested an expression from the Planning Commission on the advisability of requiring sidewalks in the new subdivisions with lot sizes over 90' in width. As it now stands, subdivisions with lots over ninety feet (90') wide are only required to have sidewalks on one side of the street.

Motion by Melchert

Support by Cischke

MOVED, that the Planning Commission recommend to the City Commission that the subdivision ordinance be amended to provide sidewalks on both sides of the street in all new subdivisions.

Yeas: Brandt, Christian, Cischke

Hirschfield, Melchert

Nays: Robertson, Shaver, Bajgier, Bedard

MOTION CARRIED

13. ZONING TEXT AMENDMENT — School Site Development

It was suggested that consideration on this matter be delayed as Mr. Stanley, of the Building Department, was out of town.

Motion by Hirschfield

Support by Robertson

MOVED, that the Planning Commission table this matter until July for further consideration by Mr. Stanley on a suitable alternative.

Yeas: All Present

Nays: None

MOTION CARRIED

14. FINAL PLAT REVIEW ----- Red Fox Trail Subdivision, SE¼ of Section 18

It was stated that this proposed plat contains 16 lots and conforms to the preliminary plat as previously approved.

Mr. Miner Roll, the developer, and Sr. Webster were present.

Motion by Melchert

Support by Shaver

MOVED, that the Planning Commission recommend to the City Commission that the final plat of Red Fox Trail Subdivision located in the SE¼ of Section 18, be approved.

Yeas: All Present

Nays: None

MOTION CARRIED

15. PLANNING CONSULTANT CONTRACT

It was stated that the legal contract for the hiring of Wilcan-Leman & Associates, Inc. had been reviewed by the City Attorney, Mrs. Burke.

Motion by Melchert

Support by Bajgier

MOVED, that the Planning Commission recommend to the City Commission that a contract, for planning consultant services, be entered into between the City of Troy and the firm of Wilcan-Leman & Associates, Inc., the contract is recommended to be substantially in accordance with the attached proposed "agreement" particularly in regard to paragraph 2, sections A, B, C, and D.

Yeas: All Present

Nays: None

MOTION CARRIED

Motion by Cischke

Support by Robertson

MOVED, that the Planning Commission recommend to the City Commission that a professional planner be hired to replace Mr. Peek as the City Planning Director as soon as possible.

Yeas: All Present

Nays: None

MOTION CARRIED

June 11, 1968

Page 8

Motion by Bedard
Support by Hirschfield

MOVED, that the Meeting of June 11, 1968 of the Troy Planning Commission
be adjourned.

Yeas: All Present
Nays: None

MOTION CARRIED

* * * * *

MEETING ADJOURNED 10:35 P.M.