

June 13, 1967

A Regular Meeting of the Troy City Planning Commission was held in the Troy City Hall on June 13, 1967, beginning at 7:30 P.M.

PRESENT: Alphonse S. Bajgier, Chairman

Frank Christian, Vice-Chairman
Isaac W. Robertson, Secretary
Emil O. Cischke
John C. Czarnowski
Sherwood E. Shaver
Frank L. Bedard
Hilbert H. Hirschfield

ABSENT: Donald Melchert

OTHERS PRESENT: George Peek, City Planning Director
Helen Parker, Recording Secretary

MINUTES - MAY 9, 1967

Motion by Robertson

Support by Cischke

MOVED, that the Minutes of the Regular Meeting of the Troy Planning Commission, held May 9, 1967 be approved with the correction to item #6, page 6, showing Mr. Czarnowski dissenting.

Yeas: All - 8

Nays: None

Absent: Melchert

Motion Carried.

Motion by Cischke

Support by Shaver

MOVED, that the Minutes of the Special Meeting of the Troy Planning Commission, held May 23, 1967 be approved as printed.

Yeas: All -8

Nays: None

Absent: Melchert

Motion carried.

* * * * *

1. PROPOSED REZONING - REQUEST BY VERSTAND REALTY CO.
SECTION 25 - LOCATED ON BIG BEAVER BETWEEN JOHN R
AND DEQUINDRE AND KNOWN AS 2210, 2234, 2360 BIG BEAVER

The Chairman stated that this item was tabled at the request of the petitioner at the Regular Meeting of May 9, 1967 to allow a submittal of more information and petitions on adjoining properties to be presented. The City Clerk has not received, however, any petition for the rezoning of the two parcels of land separating the Verstand properties as of this date.

Mr. Garrett of Ladd Real Estate explained that it was an oversight on the part of the petitioner that these two additional lots were not included on the petition for rezoning.

Motion by Robertson

Support by Cischke

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MOVED, that the Planning Commission recommend to the City Commission the request of Verstand Realty Co. to rezone property at Big Beaver Road and John R be denied.

Comments were made that this would be an excellent place for industrial zoning and that a study of the possibilities should be made.

Yeas: Cischke, Shaver, Robertson,
Bajgier

Nays: Bedard, Czarnowski,
Hirschfield, Christian

Absent: Melchert

Motion failed to carry.

Motion by Bedard

Support by Hirschfield

MOVED, that the Planning Commission table the request by Verstand Realty Co. for the rezoning of three parcels in Section 25, located on Big Beaver between John R and Dequindre and known as 2210, 2234, and 2360 Big Beaver Road until the next Regular Meeting.

Yeas: Christian, Czarnowski, Robertson,
Shaver, Bedard, Hirschfield

Nays: Bajgier, Cischke

Absent: Melchert

Motion Carried.

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2. CITY COMMISSION REFERRAL - AIRPORT ZONING DISTRICT

Motion by Bajgier

Support by Cischke

MOVED, that the Planning Commission table the request of the City Commission for a recommendation on the feasibility of establishing an airport zoning district until the next meeting to allow more time for preparation by the consultant.

Yeas: All - 8

Nays: None

Absent: Melchert

Motion Carried.

3. PROPOSED REZONING REQUEST - LOTS 1, 2, 3, 8, 9, 10
LASIER GARDENS SUBDIVISION - SECTION 23 from R-1E to
B-1, B-2 or O-1

Mr. Bajgier stated that the petitioner had not stated what the intended use of the property is to be, nor what zoning district is requested.

Frances Jo Curtis, of Troy Realty Co. representing the petitioner, stated that the petitioner would like rezoning to B-1, B-2 or O-1, depending upon what the Planning Commission felt would be most suitable.

Mrs. Curtis requested this item be tabled until the August meeting of the Planning Commission to allow time to develop a specific request. She felt either a small shopping center or offices is what the petitioner has in mind.

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Motion by Czarnowski

Support by Christian

MOVED, that the Planning Commission recommend to the City Commission the request to rezone six lots of Lasier Gardens Subdivision, lots 1, 2, 3, 8, 9, and 10 be denied because the present zoning is proper.

Yeas: Czarnowski, Christian

Nays: Bajgier, Shaver, Hirschfield,
Robertson, Bedard, Cischke

Absent: Melchert

Motion lost.

It was stated that the petitioner requested tabling of this item and that the Planning Commission should honor this request as it has in the past.

Motion by Robertson

Support by Bedard

MOVED, that the petition of Lasier Gardens Subdivision be tabled at the request of the petitioner to give time for development of a specific rezoning request.

Yeas: Bajgier, Cischke, Robertson,
Shaver, Bedard, Hirschfield

Nays: Czarnowski, Christian

Absent: Melchert

Motion Carried.

4. PROPOSED REZONING REQUEST - OUTLOT B OF DEAN ESTATES
SUBDIVISION FROM B-1 to B-3. LOCATED SE CORNER OF
ROCHESTER ROAD AND CHARRINGTON DRIVE

The Chairman questioned the petitioner as to the possibility of serving alcoholic beverages in the proposed restaurant-lounge.

Mr. Brash, the petitioner, stated that this area does warrant this type of an establishment, which would be a family type accommodation. If he were able to obtain a liquor license, alcoholic beverages would be served but, if he were unable to get a license, he would still go ahead with the restaurant-lounge.

Motion by Czarnowski

Support by Christian

MOVED, that the Planning Commission recommend to the City Commission the request to rezone Outlot B of Dean Estates Subdivision from B-1 to B-3 be granted.

Yeas: Czarnowski, Christian,
Hirschfield

Nays: Robertson, Bedard, Cischke,
Shaver, Bajgier

Absent: Melchart

Motion Lost.

Motion by Shaver

Support by Cischke

MOVED, that the Planning Commission recommend to the City

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Commission the request of the petitioner to rezone Outlot B of Dean Estates Subdivision from B-1 to B-2 be granted.

Yeas: Bajgier, Christian, Cischke,
Robertson, Shaver, Bedard, Hirschfield

Nays: Czarnowski

Absent: Melchert

Motion Carried.

5. PROPOSED REZONING REQUEST - TEXACO, INC. TO REZONE THE
SW CORNER OF DEQUINDRE AND BIG BEAVER FROM B-1 to B-3

Mr. Davis, Real Estate Department of Texaco, Inc., was the spokesman for the company. He stated that the property in question had been issued a permit for a service station at the time the property was purchased, which was the early part of 1966. He stated it is the policy of Texaco not to purchase property until a permit is issued.

It was stated that the Planning Commission is obligated to permit the construction because it would be unfair to change rules midway through the game.

Motion by Bajgier

Support by Czarnowski

MOVED, that the Planning Commission recommend to the City Commission the request of Texaco, Inc. to rezone property

at the SW corner of Dequindre and Big Beaver from B-1 to B-3
be denied on the basis that a station is available in the
immediate area.

Yeas: Bajgier, Czarnowski

Nays: Hirschfield, Robertson, Bedard,
Cischke, Shaver, Christian

Absent: Melchert

Motion Lost.

Mr. Bedard remarked that the Planning Commission has to get
a new zoning text.

Motion by Robertson

Support by Bajgier

MOVED, that the Planning Commission recommend to the City
Commission the request of Texaco, Inc. to rezone property at
the SW corner of Dequindre and Big Beaver from B-1 to B-3
be denied until a solution can be arrived at on the text re-
zoning.

Yeas: Czarnowski, Bajgier,
Robertson, Bedard

Nays: Cischke, Shaver,
Christian, Hirschfield

Absent: Melchert

Motion failed to carry

Motion by Czarnowski

Support by Shaver

MOVED, that the Planning Commission table the request of Texaco, Inc. for the rezoning of the SW corner of Dequindre and Big Beaver from B-1 to B-3 until the next meeting.

Yeas: Bedard, Shaver, Czarnowski,
Christian, Hirschfield

Nays: Cischke, Bajgier, Robertson

Absent: Melchert

Motion Carried.

6. CITY COMMISSION REFERRAL - REQUEST TO RECOMMEND AREAS TO
BE REZONED TO NON-RESIDENTIAL USES

Motion by Bajgier

Support by Hirschfield

MOVED, that the request of the City Commission to recommend areas to be rezoned to non-residential uses to increase the tax base, be turned over to Vilican-Leman & Associates for study and presentation to the Planning Commission.

Yeas: Bajgier, Christian, Cischke,
Robertson, Shaver, Bedard, Hirschfield

Nays: Czarnowski

Absent: Melchert

Motion Carried.

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7. COMMUNICATION - LETTER FROM SUPT. OF SCHOOLS

This item was received and made a part of the minutes.

8. COMMUNICATION - LETTER FROM RESIDENTS IN NE SECTION OF CITY OBJECTING TO REZONING

Motion by Czarnowski

Support by Cischke

MOVED, that the letter from the residents in the NE section be received and made a part of the minutes.

Yeas: All - 8

Nays: None

Absent: Melchert

Motion Carried.

9. PRELIMINARY PLAT APPROVAL - EMERALD LAKES VILLAGE NO. 3

Mr. Garrett, representing Emerald Lakes Development Co.

stated he had no objections to minor changes being made. A corrected copy of the plat will be submitted for presentation to the City Commission.

Motion by Czarnowski

Support by Hirschfield

MOVED, that Mr. Sherwood E. Shaver be excused from discussion or voting on Item #9 at his request

Yeas: All - 8

Nays: None

Absent: Melchert

Motion Carried

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Motion by Christian

Support by Hirschfield

MOVED, that the Planning Commission recommend to the City Commission the preliminary plat approval of Emerald Lakes Village #3.

Yeas: All - 7

Nays: None

Abstained: Shaver

Absent: Melchert

Motion Carried.

10. SITE PLAN APPROVAL REQUEST - SOMERSET PARK, PHASE 13

Site plan was presented to the Planning Commission. Chairman stated that a pedestrian easement should be included in the plan.

Motion by Bedard

Support by Robertson

MOVED, that the Planning Commission approve the site plan submitted of Somerset Park, Phase 13, provided that designation of a 12' pedestrian easement along the southeasternly property line from Golfview north to the southern terminus of Elbow Lane right-of-way and allocation be made for further widening of Elbow Lane north of Butterfield extended to a full 60 foot right-of-way.

Yeas: All - 8

Nays: None

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Absent: Melchert

Motion Carried

11. SITE PLAN APPROVAL REQUEST - SUTTERS CREEK, PHASE #3
LOCATED SE CORNER OF CROOKS ROAD AND KIRTS

The Chairman stated that modification has been made as to the suggestions made by the Planning Commission at their last meeting.

Motion by Christian

Support by Cischke

MOVED, that the Planning Commission approve the site plan of Sutters Creek, Phase #3 as presented.

Yeas: All - 8

Nays: None

Absent: Melchert

Motion Carried.

12. PROPOSED REZONING REQUEST - CLARK OIL CO., SECTION 29,
WEST SIDE OF CROOKS RD., SOUTH OF BIG BEAVER, FROM B-1 to
B-3

Mr. Badciong, representing Clark Oil Co., stated that a corner is not always suitable for service stations. He felt that in this area, shopping could be developed away from a corner. He stated Clark Oil Co. has built stations in other areas and have been successful with stations at mid block locations.

Motion by Shaver

Support by Bedard

MOVED, that the Planning Commission recommend to the City Commission the request of Clark Oil Co. to rezone property on the west side of Crooks Road in Section 29, south of Big Beaver Road from B-1 to B-3 be denied because it would be immediately adjacent to an existing station under construction to the north.

Yeas: Bajgier, Christian, Cischke, Bedard,
Hirschfield, Robertson, Shaver

Nays: Czarnowski

Absent: Melchert

Motion Carried.

13. PROPOSED REZONING REQUEST - SUPERVISOR'S PLAT OF BUTTERFIELD FARMS CORNER OF CROOKS RD. AND BUTTERFIELD FROM R-1C to RM-1

Mr. Hudnut, Attorney representing the petitioner, presented a site plan to the Planning Commission. He stated that the character of the neighborhood has not only definitely changed, but is constantly undergoing changes from residential to light industrial or apartment sites. He also stated that Townhouses not apartments were planned and that the petitioner was prepared to go ahead at this time with the development.

Motion by Shaver

Support by Bedard

MOVED, that the Planning Commission recommend to the City Commission the request to rezone Lots 37 through 42 and part of 35 and 36, Supervisor's Plat of Butterfield Farms from R-1C to RM-1 be denied because there is an adequate number of multiples in the area.

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Yeas: All - 8

Nays: None

Absent: Melchert

Motion Carried.

14. CITY COMMISSION REFERRAL - REQUEST RECOMMENDATION ON
THE PROPOSED ZONING TEXT AMENDMENTS RELATED TO GAS
STATIONS

Motion by Bajgier

Support by Cischke

MOVED, that the following action be taken with regards to the
gas station study.

1. That the City Commission request of Mr. Burke to
examine the legal aspects of limiting gas stations. (Reference-
Madison Heights)

2. Request Villican-Leman to prepare gas station policy
for the total City.

3. Table revised ordinance as prepared by Mr. Peek un-
til such time as the above information is made available.

4. Study proposed ordinance and its affects on existing
commercial zoning as well as its affect upon adjoining land.

Yeas: Bajgier, Cischke,
Shaver, Christian

Nays: Czarnowski, Hirschfield,
Robertson, Bedard

Motion failed to carry.

Motion by Bedard

Support by Czarnowski

MOVED, that the Planning Commission recommend to the City

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Commission the adoption of the zoning ordinance changes as prepared by the City Planner.

Yeas: Christian, Czarnowski, Robertson,
Hirschfield, Bedard

Nays: Bajgier, Cischke, Shaver

Motion Carried.

15. SITE PLAN APPROVAL - OAK BROOK VILLAGE ON KIRTS EAST
OF CROOKS

It was brought to the attention of the Commission that no drainage plans, sanitary sewer plans and floor plans have been submitted. The matter of paving should also be considered.

Motion by Robertson

Support by Hirschfield

MOVED, that the Planning Commission approve the site plan for multiple dwellings for Oak Brook Village, consisting of 50 dwelling units subject to a final room count by the City Planner.

Yeas: All - 8

Nays: None

Absent: Melchert

Motion Carried.

16. SITE PLAN APPROVAL REQUEST - SLOAN APARTMENTS ON KIRTS

It was pointed out to the petitioner that a lawn area across

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the front of the site plan was necessary.

Motion by Hirschfield

Support by Cischke

MOVED, that the Planning Commission approve the modified site plan of Sloan Apartments on Kirts Street.

Yeas: All - 8

Nays: None

Absent: Melchert

Motion Carried.

17. PROPOSED STUDY - REVIEW ZONING AT LIVERNOIS AND
SQUARE LAKE INTERSECTION

Motion by Bedard

Support by Robertson

MOVED, that the Planning Commission direct the City Planner to give an oral report to the City Commission on the conclusions of the February, 1966 study of the Livernois-Square Lake Road intersection relative to commercial zoning. The results of this study indicate that there was sufficient commercially zoned property at this intersection at that time.

Yeas: Bedard, Robertson

Nays: Christian, Hirschfield, Bajgler,
Czarnowski, Cischke, Shaver

Absent: Melchert

Motion lost.

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Motion by Robertson

Support by Bajgier

MOVED, that the subject be put on the next meeting agenda to review recommendation to the City Commission in greater detail.

Yeas: Shaver, Czarnowski, Hirschfield,
Christian, Cischke, Bajgier, Robertson

Nays: Bedard

Absent: Melchert

Motion Carried

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Planning Director advised the Commission that the scheduled day of the next Study Meeting is July 4. He suggested holding the meeting either July 3 or July 5.

The Chairman requested June 29th.

Vote for June 29 - Cischke
Bajgier

Vote for July 5 - Shaver

It was decided there would either be no meeting or the Planning Director would set the time.

It was also announced that the City Commission has invited the Planning Commission to attend the Commission meeting on Monday, June 19, 1967 to discuss the manner of continuing consultant services.

Meeting Adjourned - 11:15 P.M. (E.S.T.)

BOARD OF EDUCATION

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GORDON R. SPARKS, Vice Pres.
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School District of the City of Troy

120 HART STREET
(17½ Mile, West of Livernois)
TROY, MICHIGAN 48064

May 3, 1967

DR. REX B. SMITH, Superintendent
BOYD R. LARSON, Assistant Superintendent
RONALD G. SITTER, Business Manager
JOHN DIEFFENBAKER, Administrative Assistant

Phone: 682-0600
Area Code: 313

City Planning Commission
and City Commission
Troy City Hall
500 W. Big Beaver Road
Troy, Michigan

Gentlemen:

The Troy Board of Education suggests that steps be taken to assure a street connection or pedestrian pathway between Golfview Drive and Elbow Lane in Section 29 to provide for elementary students from Somerset Park to walk to Poppleton School in future years and for junior high students to walk to the north to a future junior high school adjoining Boulton Park on the west.

If this is not done residents in the area will forever be having problems with students cutting across lots to get to Big Beaver Road.

Very truly yours,


REX B. SMITH
Superintendent of Schools

m

SENT TO P. COAKLEY
with QUESTIONS

The Hacksey Company

6934 KILLARNEY LANE
TROY, MICHIGAN 48084
879-6800

May 26, 1967

City of Troy
Planning Commission
500 W. Big Beaver
Troy, Michigan

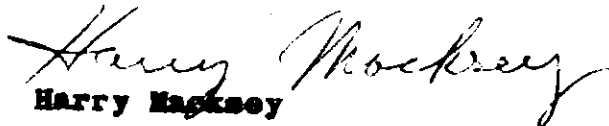
Gentlemen:

Enclosed are copies of the Site Plan for Phase 3 of the Sutters Creek Apartments, to be approved. Phase 3 will complete that particular apartment project, with a total of 80 units.

You will notice that on this Site Plan there is an existing 2 Bedroom home. We will submit an application for a permit to gut this building and convert it into a rental office, a utility area, and a meeting room for any of the residents. The house will be used for a rental office and will be built with glass partitions. The present garage will be rearranged so that it can be used for the storage of all tools needed for maintenance, advertising, or items needed in servicing the tenants.

This building on Phase 3 will be the same brick and general architecture of the present 74 units of Sutters Creek, and will be integral with the whole project.

Truly yours,


Harry Hacksey

HMfjb
Enc.
cc

received
referred by C.C.

ON 1940, 1967 ?

Troy, Michigan
April 25, 1967

Mr. [unclear]
City Planning Commission

Dear Sir:

We wish to make known our objections to the suggested rezoning of the one and a half-mile west of Dequindre, from Twenty-five to one and a half-mile north of Seventeen-Mile Road, roughly one and a half square miles, from residential to industrial. From our observations, it appears to us there are many acres as yet undeveloped in the already existing Industrial Parks.

We are told to expect several thousands of people moving into Troy in the next few years. Please let us keep for them an unspoiled area so they can truthfully say they have moved to the Peaceful, Beautiful, City of Troy.

We have paid a goodly sum to have City Planners make an expert Master Plan for our City. It is intelligently and thoughtfully drawn up. A plan which can make Troy a city to be proud to live in and economically sound.

We respectfully ask that this letter be read at the next meeting of the Troy City Commission.

Interested residents and voters of Troy,

Mr & Mrs Earl R. Yale

Mr & Mrs Thomas Schenker

Mr & Mrs George Lockman

Mr & Mrs Clayton Wichtman

Mr & Mrs Douglas Burgess

Mr & Mrs Francis Staszak

Mr & Mrs Wm. Rohman

Edward Pether

Mr. & Mrs. Arthur
Brentell
Mrs. Mary Calloway
Mrs. Mary Bryant
Mr. & Mrs. Brentell
Mr. & Mrs. Calloway
Mr. & Mrs. Smith Jr
Mr. & Mrs. Bryant
Mr. & Mrs. Eric Norton
Mr. & Mrs. Walter Peludat
Mr. & Mrs. Robert Bagnall
Mr. & Mrs. Thomas Kaszubski
Mr. & Mrs. David Oberholzer
Mr. & Mrs. Remond Fisher, Jr.
Mr. & Mrs. Harold Malakian
Mr. & Mrs. William Ranker
Mr. & Mrs. Harry Lorenson
Mr. & Mrs. Richard Kane
Mr. & Mrs. Emily Philipps
Mr. & Mrs. Frank F. Miller
Mr. & Mrs. James J. Botton

This is just a few of the people who object, because
we were limited for time and wish this read as
soon as possible, it was physically impossible to contact
more at this time.