

12-13-66

A Regular Meeting of the Troy City Planning Commission was held in the Troy City Offices on December 13, 1966, at 7:30 P.M.

PRESENT: Alphonse S. Bajgier, Chairman  
Frank L. Bedard, Vice-Chairman  
Frank Christian  
Emil O. Cieschke (was excused at 11:00 P.M.)  
John C. Czarnowski  
Hilbert H. Hirschfield  
Donald Melchert  
Isaac W. Robertson  
Sherwood E. Shaver (was excused at 11:00 P.M.)

ABSENT: None

\*\*\*\*\*

Minutes - November 8, 1966

Motion by Melchert  
Support by Bedard

Move, that the Minutes of the Regular Meeting of November 8, 1966 be approved.

Motion carried unanimously.

\*\*\*\*\*

1 REZONE - Text Amendment - Section 5.103 (7) (f)

Tabled from last month.

Mr. William Golling, spokesman for several other car dealers, once again gave their viewpoint on why they feel these signs are necessary.

Mr. Savoy and Mr. Borst, also car dealers involved, spoke in support of permitting signs in Automobile Centers.

Motion by Czarnowski  
Support by Melchert

Move, that the Planning Commission deny the request to amend Section 5.103 (7) (f) to allow ground signs in the planned automobile center.

Yeas: Bajgier, Czarnowski, Melchert

Nays: Bedard, Christian, Hirschfield, Robertson

Absent: Cischke, Shaver

Motion Lost.

\*\*\*\*\*

Motion by Robertson  
Support by Bedard

Move, that the Planning Commission meet with the representatives from the dealers to discuss the alternatives for amending the zoning ordinance at our next study meeting.

Yeas: Bedard, Christian, Hirschfield, Melchert, Robertson

Nays: Bajgier, Czarnowski

Absent: Shaver, Cischke

Motion Carried.

2 REZONE-West 1/2 Section 20 from R1B to RM1, RM2, Q1, and Q2

Biltmore Development Company is requesting this rezoning to build a shopping center, multiple dwellings, office complex. Mr. Norman Cohen and Mr. Frankel spoke for the Biltmore Development company, the proponents.

The Reverend Edward Duncan objected to the apartment rezoning. Mr. John Kokalis also objected to the rezoning for apartments. Mrs. Joseph Sochia was in favor of the rezoning for the shopping center.

Motion by Bajgier  
Support by Hirschfield

Move, that this item be tabled until our next regular meeting to consider a study to:

- a. Establish a new policy on multiple dwellings.
- b. An ultimate ratio of single dwellings to multiple dwellings.
- c. Predetermine desirable locations of any proposed multiple dwellings.
- d. On the basis of a proposed new policy reevaluate the total city requirements in terms of public facilities, such as schools, parks and sewers, and determine a revised ultimate population.

Yeas: Bajgier, Czarnowski, Hirschfield, Robertson

Nays: Bedard, Christian, Melchert

Absent: Cischke, Shavar

Motion Carried.

3 REZONE - SW corner of Big Beaver & Crooks Bl to B3

This rezoning request was made by the American Oil Company for the purpose of erecting a gasoline station on said site. Mr. Henry Carl, representative of the American Oil Company gave their reasons for wishing to build a station on this site.

Motion by Robertson  
Support by Hirschfield

Move, that the City Planning Commission recommend to the City Commission that the South West Corner of Big Beaver and Crooks Road be rezoned from B1 to B3.

Yeas: Bajgier, Bedard, Christian, Czernowski, Hirschfield,  
Melchert, Robertson

Nays: None

Absent: Cischke, Shever

4 STREET VACATION - Laurium Road

This Item was referred to the Planning Commission by the City Commission. They requested a study and recommendation on the vacation of a part of Laurium Road in Section 7.

Motion by Hirschfield  
Support by Christian

Move, that the Planning Commission recommend to the City Commission that the part of Laurium Road located in Section 7 be vacated, as requested and that the necessary right-of-way be obtained to construct a cul-de-sac at the new northern terminus of Laurium Rd.

Yeas: All 7

Nays: None

Absent: Cischke, Shever



5 REZONE - Text Amendment - Section 5.156 (2)

Motion by Malchert  
Support by Bedard

Move, that the Planning Commission recommend to the City Commission that Section 5.156 (2) be amended in conformance with the following schedule:

a	b	c	d	e
Parking Angle	Stall Width	Aisle Width	Parking stall Length	Width of two tiers of spaces plus access aisle measured curb to curb
0° to 15°	9 ft. (8)	12 ft.	23 ft.	30 ft. (28)
16° to 37°	9.5 ft.	11 ft.	19 ft.	46.6 ft.
38° to 52°	9.5 ft. (8.5)	13 ft. (12)	19 ft. (20)	53.2 ft. (52)
53° to 74°	9.5 ft. (8.5)	18 ft. (15)	19 ft. (20)	60.4 ft. (58)
75° to 90°	9.5 ft. (9)	24 ft. (20)	19 ft. (20)	62 ft. (60)

(Included in parenthesis are current ordinance requirements and not to be retained in final adoption)

Yeas: All 7

Nays: None

Absent: Cischke, Shaver

6 FINAL PLAT - Troy Apartment Subdivision No. 4

Motion by Hirschfield  
Support by Robertson

Move, that the Planning Commission recommend to the City Commission that the Plat of the Troy Apartment Subdivision No. 4 be approved, subject to any further review by the City Engineering Department.

Yeas: All 7

Nays: None

Absents: Cischke, Shaver

7 SITE PLAN-Chevrolet Dealer-Maplelawn Industrial Park #1

Motion by Bedard

Support by Christian

Move, that the Planning Commission approve the Site Plan of Chevrolet Dealership as submitted by Mr. Savoie, subject to final Engineering Department approval of on site grading.

Yeas: All 7

Nays: None

Absents: Cischke, Shaver

8 CONDITIONAL USE REVIEW - Restaurant - Livernois

The party requesting the review was not present.

Motion by Czarnowski

Support by Melchert

Move, that this item be tabled for the reason that the petitioner was not present.

Yeas: Bajgier, Bedard, Christian, Czarnowski, Hirschfield  
Melchert

Nays: Robertson

Absents: Cischke, Shaver

Note: Planning Commission will review the possibilities of total site plan approval.

12-13-66

9

SITE PLAN - Phase Nine of Somerset Park

Motion by Robertson  
Support by Bedard

Move, that the Site Plan submitted for Phase 9 of Somerset Park be approved, subject to room count review by Bldg. Inspection Department when permits are issued.

Yeas: All 7

Nays: None

Absent: Cischke, Shaver

10

ROBBINS RUNWAY EXTENSION APPROVAL

Motion by Czarnowski  
Support by Bejgier

WHEREAS, on November 9<sup>th</sup>, 1965 the Troy Planning Commission reviewed and approved a site plan submitted by the Jim Robbins Company requesting permission to erect a hanger and install a One Thousand One Hundred Foot (1100) extension to the existing runway located on Stephenson Highway in the City of Troy, and

WHEREAS, prior to review and approval by the Troy Planning Commission, a copy of a telegram from the Federal Aviation Administration was submitted for the Planning Commission's consideration which telegram stated that the Federal Aviation Administration had no objections to the proposal of the Jim Robbins Company, and

WHEREAS, the Federal Aviation Administration did indicate on December 22, 1965 in a letter from James F. Popp, Chief Airports District Officer, that its approval was predicated on the premise that the subject facility was and would continue to be used as a private airport, and

12-13-63

WHEREAS, permission to construct the hangar was premised on the improvement meeting the Federal Aviation Agency requirements for private airports in contrast to the more stringent requirements applied to public airports as more particularly set forth in a certain telegram, dated October 27, 1965, from Harold Dingfield, Federal Aviation Agency Traffic Branch, Chicago, Illinois.

NOW, THEREFORE, BE IT RESOLVED:

1. That the permission granted on November 9, 1965 by the Troy Planning Commission as it pertains to the extension of the North-South runway is hereby rescinded and revoked for failure on the part of the petitioner to comply with the standards of the Federal Aviation Agency as required by the provisions of Chapter 39 of the Troy City Code, and

2. BE IT FURTHER RESOLVED that the use of the hangar facility be restricted to that of private use and shall not be open to the general public for the reason that the location of such facility in relation to the existing runway complies with the Federal Aviation Agency standards for private use airports and not for public use airports.



12-13-66

11 SITE PLAN - Kirks Street - Lot 7

Motion by Hirschfield  
Support by Christian

Moved, that the Site Plan submitted by the Macksey Company  
for lot 7 on Kirks Street be approved, subject to the elim-  
ination of the parking area in the front setback.

Yeas: All 7

Nays: None

Absent: Cischke, Shaver

\*\*\*\*\*

Motion by Robertson  
Support by Melchert

Moved, that this meeting be adjourned at 12:00 A.M.

Yeas: All 7

Nays: None

Absent: Cischke, Shaver