

January 27, 1965

A Special Meeting of the Troy Plan Commission was held in the Troy City Offices on Wednesday, January 27, 1965, at 7:30 p.m.

PRESENT: Emil O. Cischke, Chairman
Alphonse S. Bajgier, Vice-Chairman
Frank Christian, Secretary
Frank L. Bedard
Wilbur D. Bollinger
John C. Czarnowski
Issac W. Robertson
Sherwood E. Shaver

ABSENT: Norman R. Barnard (entered 7:43 p.m.)

Item 1. Preliminary Plat of proposed Emerald Lake Village No. 1
Subdivision by Ladds Inc. Section 2.

Mr. Joel Garrett and Mr. James Murphy of Giffels & Webster were present and submitted an over all view of the subdivision as requested plus showing a general idea as to the eventual use of the entire acreage.

The Plan Commission read the communication of the City Engineer and the City Attorney, which indicate conditions under which they would recommend approval of the plat. The petitioner indicated they would be willing to abide by these conditions.

Mr. Shaver requested permission to abstain from voting on this item.

Motion by Czarnowski
Support by Robertson

Moved, that Mr. Shaver be allowed to abstain from voting on this item.

Yea: Cischke, Bajgier, Christian, Bedard, Bollinger, Czarnowski,
Robertson, Barnard
Nay: none
Abstain: Shaver
Absent: none

Motion by Barnard
Support by Bollinger

Moved, that we recommend to the City Commission, tentative approval of Emerald Lake Subdivision #1 with 65 lots, subject to the following conditions:

1/27/65

1. On the final plat, there shall be indicated the bearings and distances of a closing intermediate traverse. This traverse shall extend across the land so that it intersects the side lines of the shore lots of the plat. The side lines of these lots shall be dimensioned to this traverse line. The lot dimensions paralleling the shore shall be given on this traverse line. This intermediate traverse shall be given in the written description and notation made that the plat includes all of the land to the center of the lake.

2. The final Plat and dedication shall include a provision requiring that the water level of the lakes be maintained below the aforementioned traverse lines.

3. The City Engineer and City Attorney must approve maps, drawings, and wording of the above conditions before Final Approval of said Plat.

Furthermore, the City Engineer will report immediately if visual examination requires further checking and if any water tests contradict his preliminary approval.

Yea: Cischke, Bajgier, Christian, Barnard, Bedard, Bollinger,
Czarnowski, Robertson
Nay: none
Absent: none
Abstain: Shaver

Motion carried.

Item 2. Preliminary Plat - Mt. Vernon Estate Subdivision. S.W.
1/4 of Section 13 in northeast quadrant of Wattles-John R.

Mr. Schefman, Developer and Dave Roe of Tri-County Engineering, Inc. were present and submitted a review of the Preliminary Plat. The Planning Consultant did not request the Plat as submitted, be approved.

Motion by Bajgier
Support by Czarnowski

Moved, that we recommend to the City Commission, tentative approval, to the Preliminary Plat Plan, provided all streets intersect at 90 degree.

Yea: Bollinger, Robertson, Cischke, Shaver, Bedard, Bajgier,
Czarnowski, Christian
Nay: Barnard
Absent: none

Motion carried.

1/27/65

Item 3. Preliminary Plat - Eva Haus Subdivision, located between John R. and Dequindre, Maple and Big Beaver. Section 25.

A review of the Preliminary Plat was presented as the street alignment was changed to allow tie in with other streets outside the subdivision. This was recommended for approval by the Plan Consultant.

Motion by Bedard
Support by Bollinger

Moved, that we recommend approval to the City Commission of the Preliminary Plat for Eva Haus Subdivision as presented.

Yea: All
Nay: none
Absent: none

Item 4. Request of Biltmore Development Company. Section 29.

Mr. Norman Cohen and Mr. Nat Levine were present and displayed a schematic of the proposed rezoning of the remaining property which is part of their development. They ask for help from the City Planner as to how this is to be described on their application for rezoning.

Motion by Robertson
Support by Christian

Moved, that this Commission go on record as being in favor of allowing Biltmore Development Company to consult with the City Planner for help to fill out his request for rezoning.

Yea: All
Nay: none
Absent: none

Motion by Robertson
Support by Bollinger

Moved, that this meeting be adjourned (9:35 p.m.).