

August 10, 1965

A Regular Meeting of the Troy Plan Commission was held in the Troy City Offices on Tuesday, August 10, 1965, at 7:30 P. M.

PRESENT: Frank Christian,
Emil O. Cischke
Alphonse Bajgier, Chairman
Norman Barnard
Issac W. Robertson, Secretary
Sherwood B. Shaver
John C. Czarnowski
Hilbert H. Hirschfield

ABSENT: Frank L. Bedard

MINUTES JULY 13, 1965

Motion by Barnard
Support by Robertson

Moved, that the minutes of the Regular Meeting of July 13, 1965, be approved as printed.

Yea: Seven
Nay: Czarnowski
Absent: One

MINUTES AUGUST 4, 1965

Motion by Robertson
Support by Cischke

Moved, that the minutes of the Special Meeting of August 4, 1965, be approved as printed.

Yea: All - Eight
Nay: None
Absent: One

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Item 1. Revised Hardback Copies - Mt. Vernon Subdivision

Mr. Hilman and Mr. Roe of Tri-County Engineering presented revised hardback copies of Mt. Vernon Subdivision. This plat was reviewed by Bob Shadduck and recommended approval subject to review by the City Engineer. Secretary Robertson read Vilican-Leman report and recommendation. Lots 152-155 would be used as drainage retention basin. These lots are to be entirely enclosed with fencing. Mr. Bankel, the developer, was present.

Motion by Robertson
Support by Cischke

Moved, that the revised hardback copies of Mt. Vernon Subdivision be recommended to the City Commission for approval subject to final examination and approval by the City Engineer.

Yea: Eight
Nay: None
Absent: One

Motion Carried.

Item 2. Request to Rezone - George Glover, Near 16-Mile & Adams

Mr. Glover, Jr., presented Site Plans and requested rezoning of Lot #5 and Outlot A of Thornwood Subdivision from R-1B-1 to B-2 for Business purposes, stating that traffic density on Adams Road prohibits residential use of this property. Mr. Glover built a house on the lot north of this site and on the lot south of this site. Mr. Robertson read Vilican-Leman report, and there was no further comments from the audience.

Motion by Cischke
Support by Shaver

Moved, that Mr. Glover's request to rezone Lot #5 and Outlot A of Thornwood Subdivision be denied for the following reasons:

1. The lots in question are located in a developed residential subdivision. Lots 1 through 8 are developed on the south, east, and north. The lots are shallow and development of business on the parcels in question would negatively affect the living patterns already established in the surrounding area.
2. The area to the west in Bloomfield Township is also presently developed in single family residence.
3. Rezoning to business would represent "spot zoning" and would create traffic and noise in the private rear yards of the lots in the surrounding subdivision.

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Yea: All - Eight
Nay: None
Absent: One

Motion Carried.

Item 3. Request to Rezone - S/P #21 (Section 26)

This request to rezone from R-2 to M-1 Light Industrial Classification was initiated by a petition signed by a majority of the property owners in S/P #21. Mr. Tom Brackett, 1870 Austin, representing the property owners, requested that the property in S/P #21 be rezoned from R-2 and O-1 Office Classification to M-1 Light Industrial, stating that this was undesirable residential building property, being immediately across the street from Industrial Classification. Bob Shadduck gave a short resume that this land to be considered with other land in the area for rezoning to M-1 Classification. No further comments from the audience.

Motion by Czarnowski
Support by Barnard

Moved, that the petition to rezone S/P #21, Section 26, from R-2 and O-1 to M-1 Industrial Classification be recommended to City Commission.

Yea: All - Eight
Nay: None
Absent: One

Motion by Barnard
Support by Robertson

Moved, that the Plan Commission recommend to the City Commission additional land in Section 26, City of Troy, be rezoned from Residential to M-1 Industrial. Said land bounded on the west by Piedmont Street, on the south by I-75 Expressway, on the south by S/P #21 and Eyster's John R Garden Subdivision, on the east by John R Road, on the north by Big Beaver Road, except that portion in the NE 1/4 of Section 26 now zoned B-2 Business Classification.

Yea: All - Eight
Nay: None
Absent: One

Motion Carried.

Item 4. Request to Rezone - Forest & Mildred Clippert, 16-Mile and Rochester Road

Mr. Clippert was present, requested his property on Big Beaver Road be rezoned from R-1E to O-1 Office Classification. This

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has a frontage of 150' on E. Big Beaver and a depth of about 200'. He stated that the noise from gasoline stations and traffic and the car wash that is open all night made it almost impossible to sleep at nights. Therefore, very undesirable for residential.

Motion by Christian
Support by Hirschfield

Moved, that this Commission recommend to the City Commission that Lots # 34, 35, and 36 of Supervisors Plat # 9 be rezoned from R-1E to O-1 Office Classification.

Yea: Seven
Nay: Czarnowski
Absent: One

Czarnowski stated he objected to O-1 Office Classification because he believes it should be B-3 to conform with the adjoining area to the east.

Item 5. John Madonian Request to Rezone near 16-Mile & Crooks

Attorney Heber of Royal Oak, was present representing John Madonian's request to rezone Lot #7 S/P #23 in Section 29, stating he wished to use this property for a Used Car Lot, Beauty Shop and Barber Shop. He requested property be rezoned to B-3 General Business. Bob Shaduck reviewed this request and suggested that the present zone O-1 Office Classification in this area be considered to rezoning to M-1 Classification. No further questions from the audience.

Motion by Robertson
Support by Shaver

Moved, the request of John Madonian to rezone Lot #7 S/P #23 be denied because of incompatibility in zoning. No vote was taken.

Motion by Robertson
Support by Shaver

Moved, that this request be tabled for 30 days for additional study and clarification.

Yea: All - Eight
Nay: None
Absent: One

Motion Carried.

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Item 6. Request Detroit Baptist Union to use property for Church Site Crooks South of South Boulevard (Section 3)

The Detroit Baptist Union was represented by Mr. Rease, Architect, and Mr. Richard Snoad. Bob Shadduck reviewed the plot plan, the plot site was approved by the Planning Commission for the Church use in September, 1959, requiring that before a Building Permit can be granted, that the Planning Commission must review Site Plans. Bob Shadduck reported the building met all set-back requirements, front set back 200 ' after completion of future additions to the building. Oakland County Highway Department recommended changes in the ingress and egress which change has been made on the Plot Plans. No further questions from the audience.

Motion by Barnard
Support by Christian

Moved that the Planning Commission approve the Site Plans for the Detroit Baptist Church in Section 4.

Yea: All - Eight
Nay: None
Absent: One

Motion by Czarnowski
Support by Christian

Moved, to request the petitioners to dedicate the West 60' of this property for right-of-way.

Yea: Two
Nay: Six
Absent: One

Item 7. Request to Rezone - William Straith for Trailer Park or Multiple Dwellings (Section 14)

Mr. William Straith was present stating he wished to use the property for a Deluxe Mobile Home Park for retirees, stating that this would be a more desirable and less costly mode of living for elderly people than a Residential Single Family Dwelling. His second choice was for Multiple Family Zoning of a Town House type development. Mr. Straith owns approximately 37 acres in Section 14 on the south side of Long Lake about mid-way between Rochester Road and John R Road, and is presently zoned R-1C. Bob Shadduck reviewed the requirements of zoning for Trailer Parks. Mr. Robertson read Vilcan-Leman recommendation.

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Motion by Cischke
Support by Czarnowski

Moved, that the request of Mr. William Straith to rezone for a Trailer Court be denied being that it does not conform to the zoning Ordinance. The Multiple Dwelling zoning request not being compatible to the zoning area and therefore the request of Multiple Zoning be denied.

Yea: All - Eight
Nay: None
Absent: One

Item 8 Site Plan - Somerset Park (Phase #2)

Mr. Reamer and Mr. Alpern, Architects for Somerset Park Development Company presented plans for Phase #2 of this Development. Presented overall revised plan of the Biltmore Multiple Family Dwelling including the Golf Course. A slight correction in the area of the Golf Course was made in order to move buildings off the gas main easement. This change reduces the area of the Golf Course by approximately 1/10 of an acre. No further questions at this time.

Moved by Cischke
Support by Shaver

Moved, that the Site Plan for Phase #2 of the Biltmore Development Company be approved as presented.

Yea: All - Eight
Nay: None
Absent: One

Motion Carried.

Item 9. Site Plan - Harry Macksey Multiple, Lot 1 & 1/2 of 2, Kirts Farms Subdivision

Mr. Harry Macksey was present. Bob Shadduck explained the area location, stating that the easement on the property would be used as part of area for figuring density. Mr. Macksey revised plans to conform to Vilican-Leman recommendation. Mr. Shadduck recommends approval. Engineer's Report Reads: The stream shown on the Site plan drains a large area west of Crooks Road. The size of the drains should be approved by the Engineering Department. Richard L. Graham.

Motion by Barnard
Support by Hirschfield

Moved, the Multiple Site Plan of Harry Macksey of Lot 1 and the south 1/2 of lot 2 of Kirts Farm Subdivision be approved subject to changes on the Site Plan presented and dated August 10, 1965.

Yea: All - Eight
Nay: None
Absent: One

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Item 10. Site Plan - Maple View Manor

Mr. Kraft and Mr. Brand were present presenting the plans for Multiple Family Dwellings in Maple View Subdivision. Bob Shadduck gave preliminary review, does not recommend approval. No further questions at this time.

Motion by Cischke
Support by Shaver

Moved, that the Maple View Manor Multiple Family Site Plan be tabled for 30 days, and that Mr. Shadduck be authorized to contact the builders and inform them of corrections and changes to be made.

Yea: All - Eight
Nay: None
Absent: One

Motion Carried.

Item 11. Site Plan - Trojan Manor

Mr. Tom Cusick of Royal Oak, and Mr. Burton of Berkley presented Site Plans. Bob Shadduck reviewed their plans and had no objections other than the vacating of Buckingham Street.

Motion by Rovertson
Support by Cischke

Moved, that the Site Plan of Trojan Manor Multiple Family Dwelling be approved subject to vacating Buckingham Street by the City Commission.

Yea: All - Eight
Nay: None
Absent: One

Motion Carried.

Item 12. Request Elox - Acquire Land

Attorney Gilbert Davis represented the Elox Corporation, requesting that part of Stephenson Highway be leased to the Elox Corporation for parking facilities. This was referred to the Planning Commission by the City Commission for their consideration and recommendation.

Motion by Barnard
Support by Cischke

Moved, that the Plan Commission, after having reviewed the request of Elox Corporation for the lease of land adjoining Stephenson Highway, that the Plan Commission recommend to the City Commission that Stephenson Highway right-of-way, from Rochester Road south to the City Boundary, be reduces from 204' to 150'

Cont'd - Plan Commission
Item 12

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Yea: All - Eight
Nay: None
Absent: One

DATE OF STUDY MEETING

Suggested, that the date for the Study Meeting be set for a tentative date of December 16, 1965. They would like to hold Study Meetings every four months after that.

On August 26, 1965, there will be a Joint Meeting with the City Commission on Urban Renewal.