

Refer:

Minutes of a Regular Meeting of the Troy Plan Commission held
in the Troy City Offices, Tuesday September 14, 1965, at 8:00 p.m.

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

ABSENT: Norman R. Barnard

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Motion by Robertson
Support by Cischke

Move, the minutes of the Regular Meeting of August 10, 1965,
be approved as printed.

Motion carried unanimously

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Motion by Cischke
Support by Bedard

Move, the minutes of the Special Meeting of August 31, 1965,
be approved as printed.

Motion carried unanimously

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Item 1 SITE PLAN - Maplevue Manor, Section 29
Mr. Norber and Mr. Brandt were present and presented
a revised Site Plan for Maplevue Manor which meets
the Ordinance requirements.

Motion by Robertson
Support by Hirschfield

Move, the Planning Commission approve the Site Plan submitted
by Norber Construction Company for Maplevue Manor as it has
been revised and conforms to Ordinance.

Motion carried unanimously.

Item 2 REZONE REQUEST - Madonian request to rezone from M-1 to B-3 in Section 34

Mr. Heber was present and submitted a Plot Plan showing a proposed Used Car Lot, Barber and Beauty Shop on Lot #7 with parking on Lot #6.

Motion by Bedard
Support by Shaver

Move, the Planning Commission recommend to the City Commission the request of John Madonian to rezone property described as Lot 6 and 7 of Supervisors Plat #23, Section 29 from M-1 Light Industrial to B-3 General Business be denied as the character of existing development in this area is Light Industrial.

Motion carried unanimously.

Motion by Shaver
Support by Robertson

Move, the Planning Commission recommend to the City Commission Lot 6 and 23 of S/P #23, now O-1 Office be rezoned to M-1 Light Industrial to place them in proper zoning classification.

Motion carried unanimously.

Item 3 REZONE REQUEST - Hirsch request to rezone from M-1 to B-2, Section 34

Mr. Hirsch was present and ask rezoning of a parcel located in the Southeast corner of existing B-2 District.

Motion by Czarnowski
Support by Christian

Move, the Planning Commission recommend to the City Commission the request of Jerome Hirsch to rezone property described as beginning 830' east of Livernois and 780' south of Maple and being 443.81 x 590.0, from M-1 to B-2, Section 34 be granted for reason this would create a more easily developable parcel for both the commercial and industrial district by squaring off the district.

Motion carried unanimously.

Item 4 SITE PLAN - Audette approval for Car Mart Site Plan in Section 29

Mr. Audette, Mr. Colombo and Mr. Moffett were present and stated they do not intend to change the road but did intend to change the island net work to allow clear ingress from Maple Road and convenient cross over at intermitten spots. The 90' road island would be maintained by Mr. Audette as a one owner. They also will remove the display area fronting Maple Rd.

Letter of City Engineer - states his review and Sewer will be available later this year.

Motion by Czarnowski
Support by Hirschfield

Move, the Planning Commission approve the Site Plan submitted by Frank B. Audette for Troy Auto Mart and the following items are agreed: (1) Storage area to be moved from Maple Rd. area to the rear of the buildings. (2) The display island will be removed from Maple Rd. (3) The 50' set back as required in M-1 District will be respected. (4) Maplelawn Boulevard should be dedicated to the City as a public right-of-way.

Motion carried unanimously.

Item 5 REZONE - Request of Davis & Schaeffer to rezone from R-1B to RM in Section 20

Mr. Schaeffer letter stating he would be out of town and requested to have his item tabled to the next Regular Meeting.

Motion by Robertson
Support by Christian

Move, the request of Davis & Schaeffer to rezone in Section 20 be tabled to the next Regular Meeting per his request.

Motion carried unanimously.

✓ Item 6 REZONE - Request of E. Swickle to rezone from R-1E to M-1 in Section 27

Mr. Yanich was present on behalf of the request to rezone approximately 51-1/2 acres of property located along the south line of the I-75 Freeway. It is irregular in shape with frontage along Livernois Rd. The land extends east to within 400' of Rochester Rd.

Motion by Bedard
Support by Cischke

Move, the Planning Commission recommend to the City Commission the request of E.W. Swickle to rezone property identified as being part of the north 1/2 of Section 27, T.2N. R.11E from R-1E to M-1 Industrial classification. Property on South side of I-75 Freeway between Livernois and Rochester Rd., ranging in depth from 335' to approximately 990'.

Yea: Shaver, Bedard, Christian, Czarnowski, Cischke
Nay: Robertson, Bajgier, Hirschfield
Absent: Barnard

Motion carried.

Note of Record - Reason for Nay Vote for Robertson, Bajgier, Hirschfield. (1) Because of Urban Renewal possible re-commendation and the impact on the area. (2) Want a written report from the School Board in regards to Industrial surrounding a school site. (3) Lack of total access to the site Re: Fire and Police protection.

Item 7 VACATE ALLEY - Request by A. Anzick to Vacate alley No. of Maple E. of Coolidge in Section 29
No one was present on behalf of the request.

The alley is N.W. corner of Maple and Axtell. Has no continuity and serves no function.

Motion by Cischke
Support by Bedard

Move, the Planning Commission recommend to the City Commission that the vacation of an alley located between lots 34-37 and 1-9 in Maple View Subdivision, Section 29 be approved as it does not serve any purpose.

Motion carried unanimously.

Item 8 SITE PLAN - Coventry Square in Section 29
Mr. John Chihan was present and stated this is a Condominium type of dwelling. There are 313 units with 1,2,3 and 4 bedroom units.

Letter of City Engineer states utilities should be available later this year.

Motion by Bedard
Support by Hirschfield

Move, the Planning Commission give tentative approval to the Site Plan submitted by Woodingham Homes, Inc. for Coventry Square Subdivision, pending more information as to size of units.

Motion carried unanimously.

Item 9 SITE PLAN - Maple Gardens in Section 28
Mr. Rubin was present and asked for general approval of his Site Plan, also he would like to maintain the boulevard as a private roadway.

Letter of City Engineer - states drainage is a critical problem and will require on-site ponding.

Motion by Bedard
Support by Robertson

Move, the Planning Commission recommend to the City Commission the Site Plan submitted by Geo. Rubin for Maple Gardens Subdivision in Section 28, be denied for reason the Southern part of property and R-O-W does not meet Zoning requirements.

Motion carried unanimously.

Item 10 SITE PLAN - Somerset Park Phase III in Section 29
Mr. Levine & Mr. Remer were present and submitted Site Plans for Phase III which is immediately north of Phase I. This covers an area of approximately 9.4 acres and consists of 128 units.

Letter of City Engineer - No objections

Motion by Christian
Support by Bedard

Move, the Planning Commission approve the Site Plan as submitted by Levine-Alpern & Associates for Somerset Park Phase III, Section 29, provided the unmarked unit be designated as a 2-bedroom unit.

Motion carried unanimously.

Item 11 HARDBACK COPIES - Maplelawn Industrial Subdivision
Section 29

Mr. Alex, Mr. Moffett and Mr. Wattles were present and submitted Hardbacks for Maplelawn Subdivision in Section 29

Letter of City Engineer - Review and find it conforms.

Motion by Shaver
Support by Cischke

Move, the Planning Commission recommend to the City Commission the Final Plat of Maplelawn Industrial Subdivision be approved subject to the suggested correction of misspelling of name of Maplelawn and subject to review of City Engineer on road alignment.

Motion carried unanimously.

Item 12 PRELIMINARY PLAT - St. Thomas Highlands, Section 18

Mr. Murphy was present and discussed the possibility of making a walk-way between lots 6 & 7.

Letter of City Engineer - suggested changes for improvement to the utility plan plus (1) Storm drainage easement required between Lots 3 & 4. (2) Lot width on #3. (3) Walkway easement of 12' between Lots 6 & 7.

Motion by Bedard
Support by Cischke

Move, the Planning Commission recommend to the City Commission the Preliminary Plat of St. Thomas Highlands Subdivision be approved in Section 18, subject further to the following changes being made prior to submitting the plat to the City Commission: (1) Storm drainage easement between Lots 3 & 4. (2) Walkway easement of 12' between Lots 6 & 7.

Motion carried unanimously.

Item 13 VACATE STREET - Beaver Heights Subdivision request
to Vacate Street in Section 27

Mr. Charles Dyle was present on behalf of the surrounding property owners and stated that the street is grown in weeds and grass and is of no use. The immediate effected residents would like to be able to cut the grass and clear the area.

Motion by Robertson
Support by Cischke

Move, the Plan Commission deny the petition to vacate Troy Street as it would create a Residential block of 1,850 feet which is beyond the limitation.

Motion carried unanimously.

Item 14 HARDBACK - North Adams Valley #1 (formerly Birmingham Valley #1) for approval in Section 18
Mr. Murphy was present and stated that a walkway would be added between lots 9-10 and sewer easements, as recommended by City Engineer, between lots 14-15 and 24-25 would be included.

Letter of City Engineer - Stating a sewer easement must be added between lots 14-15 and 24-25.

Motion by Bedard
Support by Cischke

Move, the Planning Commission recommend to the City Commission the Final Plat of North Adams Valley #1 be approved subject to the review and approval of the City Engineer and subject further to the following changes being made prior to submitting the plat to the City Commission: (1) Sewer easement added between lots 14-15 and 24-25. (2) 12' walkway added between lots 9-10.

Motion carried unanimously.

Item 15 SITE PLAN - Terry Restaurant in Section 29 now zoned M-1
Mr. Copeneka and Mr. Terry were present and submitted a Plot Plan for a clock type (short order) restaurant to cater to commercial and industrial people. The building will be 25' x 88' and parking facilities for 48 cars.

Motion by Czarnowski
Support by Hirschfield

Move, the Planning Commission give Special Permission to the request of Terrys Restaurant to locate on Lot #4, SP #23, Section 29 in the M-1 District as this is considered a necessary service for an Industrial area.

Motion carried unanimously.

URBAN RENEWAL

Discussion followed as a result of the Joint Meeting with the City Commission as to areas which could be considered for Urban Renewal.

Motion by Robertson
Support by Czarnowski

Move, That in the event the City Commission wishes to pursue further, the undertaking of an Urban Renewal project, the Plan Commission recommends initial consideration be given to the area in Section 27, bounded by Rochester Road on the West, Rochester Road relocated on the North, the existing M-1 District on the East, and Maple Road on the South. Following Preliminary and generalized investigations of certain possible Urban Renewal areas it is the opinion of the Plan Commission that the above area might qualify and would warrant first priority for more detailed study should Urban Renewal be undertaken in Troy.

Motion carried unanimously.

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MICHIGAN SOCIETY OF PLANNERS

Mr. Robertson and Mr. Bedard stated they would be able to attend the meeting which will be in October.

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Motion by Christian
Support by Cischke

Move, the meeting be adjourned (11:00 p.m).

Motion carried unanimously.