

A Regular Meeting of the Troy Plan Commission was held in the Troy City Offices on Tuesday, December 14, 1965, at 7:30 p.m.

PRESENT: Alphonse S. Bajgier, Chairman
Frank Christian
Emil O. Cischke
John C. Czarnowski
Hilbert H. Hirschfield
Donald A. Melchert
Sherwood E. Shaver

ABSENT: Frank L. Bedard, Vice-Chairman
Isaac W. Robertson, Secretary

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Motion by Cischke
Support by Melchert

Moved, the minutes of the Regular Meeting of November 9, 1965, be approved as printed.

Motion carried unanimously.

Motion by Cischke
Support by Melchert

Moved, the minutes of the Special Meeting of November 19, 1965, be approved as printed.

Motion carried unanimously.

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1 Emerald Lakes Village Subdivision - Section 2

No one was present on behalf of the request. Letter on file of Mr. L. C. Ladd asking this item be postponed until the January meeting.

Motion by Cischke
Support by Hirschfield

Move, the Planning Commission table the Preliminary Plat of Emerald Lake Subdivision, Section 2, as requested to the next Regular Meeting of January 11, 1966.

Motion carried unanimously.

2 Woodland Heights Subdivision #1 & 2 - Section 6

Mr. Murphy was present on behalf of the request. He stated that Mr. Coleman intended to use the park area for whatever seemed suited. (Residents may want picnic, baseball or nature etc). Also he was willing to go along with whatever the City might suggest. The area is a natural slop and will be drained to the Sprague drain.

Motion by Hirschfield
Support by Christian

Move, the Planning Commission recommend to the City Commission the Preliminary Plat of Woodland Heights Subdivision #1 & 2, Section 6, be approved subject to the review and approval of the City Engineer as to drainage-grading of the park area, and subject further to the following condition that prior to submitting the plat to the City Commission the proper document for the dedication of the park area of the subdivision be submitted to the City Attorney, for his review and approval as required by the Zoning Ordinance.

Motion carried unanimously.

3 Troy Villas Mobile Home Park #2 - Section 26

Mr. Anbender and Mr. Shakett were present.

Letter of City Attorney states that because the Ordinance requires (3) sides industrial and (1) side multiple-family this request does not conform and must be referred to the Board of Appeals for waiver of provision, then reviewed by the Plan Commission.

Motion by Cischke
Support by Melchert

Move, the request of Troy Mobile Home Villa, be tabled pending the action of the Board of Appeals.

Motion carried unanimously.

4 Proposed Amendment to O-1 classification to include mortuary establishments.

Mr. Sullivan and Mr. Davis were present to answer any questions this Commission might have in regards to problems that mortuaries would bring about.

Motion by Cischke
Support by Christian

Move, the Planning Commission recommend to the City Commission an Amendment to Zoning Ordinance to Permit Mortuary Establishments in the O-1 Office District. A copy of which is attached and made a part of these minutes.

Motion carried unanimously.

5 Proposed Rezoning Section 28 - Kirts Street Area.

This is an item on the Agenda for discussion at the Joint Meeting with the City Commission.

Motion by Cischke
Support by Shaver

Move, the Plan Commission table this item until after the joint meeting with the City Commission to allow further study.

Motion carried unanimously.

6 Proposed Rezoning Section 21 & 28 - Civic Center Area

As this area has been discussed in detail at past Study Meetings, the area in question is shown as One-Family development on the land use Plan.

Motion by Czarnowski
Support by Hirschfield

The Plan Commission recommends to the City Commission that the following described area be rezoned. All property zoned Single Family Residential, South of the South boundary of the High School property from Livernois Road, West to the Civic Center in Section 21. All Single-Family zoned property bounded on the North by Big Beaver Road, on the East by Livernois Road, on the South and West by I-75 from Residential to O-1 Office building classification.

Motion carried unanimously.

7 Request to Rezone lots South of Lovington to R-M1 Section 36.

Mr. Ellwell and Mr. Miller were present representing a petition by residents to rezone the rear 300' of lots now zoned M-1 Light Industrial. They propose Multiple district.

Motion by Melchert
Support by Shaver

Move, the Plan Commission table the request to rezone from M-1 Light Industrial to Multiple Section 36, for further study.

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

Motion lost.

Motion by Cischke
Support by Hirschfield

Move, the Plan Commission recommend to the City Commission the request of Dequindre Estates Petitioners to rezone property identified as all of lots 66 & 67 and the back approximate 302' of lots 68 to 85 Dequindre Estate Subdivision Section 36 from M-1 Light Industrial to Multiple family residential be denied for reason that if the zoning were changed as requested, a narrow multiple district would be created.

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

Motion carried.

8 Site Plan - Audettes Troy Auto Village - Section 29

Mr. Audette, Mr. Colombo and Mr. Patterson were present. Mr. Patterson had his Site Plans and Mr. Audette would be able to combine everything into one Site Plan for re-submission to this Commission. They ask for a Special Meeting and would be ready immediately.

Letter of City Engineer stated that municipal utilities would be available when Maple Lawn Industrial Park is constructed.

Motion by Hirschfield
Support by Cischke

Move, the Plan Commission table the request of Audette Troy Auto Village in Section 29, to a Special Meeting of December 20, 1965 at 7:30 p.m. in the City Offices.

Motion carried unanimously.

9

Site Plan - Sutter Creek Apts. - Section 28

Mr. Macksey was present and submitted a Site Plan which he stated could be revised to move the drainage ditch to the southern boundary. Also the internal circulation system could be revised to give more parking spaces.

Letter of City Engineer states storm water retention is required for run-off and storm sewer easement will be necessary along the southern boundary.

Motion by Christian
Support by Hirschfield

Move, the Site Plan for Sutter Creek Apts. Section 28, as submitted by Harry Macksey be tabled to the next regular meeting of January 11, 1966 for reason of rerouting of drainage.

Motion carried unanimously.

10

Site Plan - Continental Flatlets - Section 28

Mr. Paul Amber was present stated this is an addition to a previous request under the name of Vineyard Apartment Colony. Room count was not verified at this time.

Motion by Melchert
Support by Shaver

Move, the Plan Commission approve the Site Plan submitted by Paul Amber for Continental Flatlets Section 28, and the Building Inspector will verify the room count by floor plan.

Motion carried unanimously.

11

Vacate Part of Laurium Street - Section 7

No one was present. This street is not usable and does not give access to adjacent property owners.

Motion by Cischke
Support by Hirschfield

Move, the request to vacate part of Laurium Street in Section 7, be tabled indefinitely for further development of the area.

Mr. Hirschfield withdrew his support.

Motion by Melchert
Support by Czarnowski

Move, the Plan Commission recommend to the City Commission the request to vacate part of Laurium Street in Section 7, be approved.

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

Motion carried.

12 Site Plan - Hollywood Market - Section 29

Mr. John Welch and Mr. Buettner developer were present and submitted Site Plans showing off street parking and driveway accesses.

The parking was sufficient but the obscuring wall to screen the off-street parking and service had proposed driveways that would be a traffic hazard. It was felt that pedestrian entrances could be provided.

A petition to vacate an alley is in process at this time.

Motion by Hirschfield
Support by Cischke

Move, the Plan Commission recommend to the City Commission that the alley between lots 10-25, and lots 26-33 of Maplevue Subdivision be given favorable consideration and table the request of Hollywood Market for Site Plan approval in Section 29, until the alley vacation is decided.

Motion carried unanimously.

13 Site Plan - Trojan Arms Apts. - Section 29

No one was present on behalf of the request. This is the same Site Plan as previously approved but the total site has now been moved (1) tier of lots to the North.

Letter of City Engineer stating an on-site storm sewer is required.

Motion by Cischke
Support by Melchert

Move, the Plan Commission approve the Site Plan, at the new location as submitted by H.O. Anderson Co. for Trojan Arms Apts in Section 29.

Motion carried unanimously.

14 Site Plan - Trudell Ford Dealership - Section 35

No one was present on behalf of the request. They show a 40' front yard used as a display area for used cars. Also some light poles are located in this area.

Letter of City Engineer states that Oakland County Road Commission and Oakland County Drain Commission approval is required. No sanitary sewer is shown, but City water is available.

Motion by Cischke
Support by Christian

Move, the Planning Commission approve the Site Plan submitted by Trudell Ford Dealership for Auto dealership - West side of John R. Road, Section 35, subject to (1) moving the used car sales area back 40 feet and (2) moving the light poles from the same ROW.

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

Motion carried.

15 Site Plan - John R & Maple Roads - Section 25

Mr. Badciong representing Clark Oil Refining Company was present, and submitted Site Plans for lots 9-10 of S/P Maple Acres located N.E. corner John R. and Maple.

He was in agreement with Section 5.164 Corner clearance requirement and will move a sign and light post which would have been located there.

Motion by Cischke
Support by Shaver

Move, the Planning Commission approve the Site Plan submitted by Clark Oil Company for a station located on lots 9-10 of S/P Maple Acres located N.E. corner John R. and Maple. Section 25, be approved subject to moving the sign to meet the Ordinance and the curb cuts on John R. and Maple Rd., to be moved 5' further from the corner.

Motion carried unanimously.

16 Site Plan - Multiple of George M. Rubin - Section 28

Mr. Rubin and Mr. Coleman Attorney were present and stated they want to keep as a private driveway and entrance a strip of land containing approximately 0.916 acres along with a piece used as an entranceway to buildings, containing 1.436 acres.

It was mentioned that this would create a problem for Police protection.

Motion by Hirschfield
Support by Cischke

Move, the request for Site Plan approval by Mr. Rubin in Section 28 be tabled pending an opinion of the City Attorney in reference to the Zoning of the front part of the property and the dedication of the street.

Motion carried unanimously.

17 Maplelawn Subdivision #2 - Hardbacks - Section 29

No one appeared, but Mr. Audette was present in the audience.

There were no objections.

Motion by Cischke
Support by Melchert

Move, the Planning Commission recommend to the City Commission the Final Plat of Maplelawn Subdivision #2 be approved subject to the review and approval of the City Engineer.

Motion carried unanimously.

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A Communication has been received from the Detroit Edison Company asking for a copy of the general development plan (Master Plan), in regards to a Wayne State University and Detroit Edison Company joint study in "Growth Planning study of the Urban Detroit Area".

Request noted and placed on file. We will comply.

Motion by Cischke
Support by Shaver

Move, this meeting be adjourned (11:30 p.m.).

Amendment to Zoning Ordinance to Permit Mortuary Establishments
in the O-1 Office District

The following is recommended as an amendment to ARTICLE VII - O-1
OFFICE BUILDING DISTRICT. Section 5.53 Uses Permitted Subject to
Special Conditions, and would be a new paragraph (2).

(2) Mortuary establishments subject to the following:

- (a) The minimum lot area shall be twenty-five thousand (25,000) square feet and so arranged that adequate assembly area is provided off-street for vehicles to be used in a funeral procession. This assembly area shall be provided in addition to any required off-street parking area.
- (b) The site shall be so located as to have at least one (1) property line abutting a major thorofare of not less than one hundred and twenty (120) feet of right-of-way width, either existing or proposed, and all ingress and egress for the site shall be directly onto said major thorofare, or a marginal access service drive thereof.
- (c) Points of ingress and egress for the site shall be so layed out as to minimize possible conflicts between traffic on adjacent major thorofares and funeral processions or visitors entering or leaving the site.
- (d) No building shall be located closer than fifty (50) feet to the outer perimeter (property line) of the district when said property line abuts any residential district.
- (e) A caretakers residence may be provided within the main building of the mortuary establishment.
- (f) Loading and unloading areas used by ambulance, hearse, or other such service vehicles shall be obscured from all residential view with a wall six (6) feet in height and said wall, plus any other required walls, shall be further subject to the requirements of Section 5.165, ARTICLE XV, "GENERAL PROVISIONS."