

January 14, 1964

A Regular meeting of the Troy Plan Commission was held at the Troy City Offices on Tuesday, January 14, 1964, at 8:00 P.M.

PRESENT:	Henry T. Akin, Chairman	ABSENT: None
	Alphonse S. Bajgier	
	Norman R. Barnard	
	Frank Christian	
	Emil O. Cischke	
	John J. Czarnowski	
	Isaac W. Robertson	
	Frank A. Straub	

Minutes of December 10, 1963

Motion by Czarnowski  
Support by Cischke

Moved, that the minutes of the Regular Meeting held on December 10, 1963, be approved as printed.

Yeas: All-8  
Nays: None  
Absent: None

Consideration for request to add Items to Agenda

Mr. E. Hillaboe representing Mark Builders was present to request consideration of preliminary plat plans at the next regular study meeting. This plat covers property in the southeast 1/4 of Section 18 and contains about 68 acres.

Mr. R. Werbe representing request of John P. Fraser to rezone 35.33 acres, asked for further consideration as he had more comments about traffic flow, and thought that this was on the regular Agenda. He also pointed out there were several gentlemen present to present their views.

Motion by Barnard  
Support by Czarnowski

Moved, that after we have taken action on the items on the Agenda the request of these gentlemen be considered and we listen to them.

Yeas: Akin, Bajgier, Barnard, Christian, Czarnowski, Robertson, Straub  
Nays: Cischke  
Absent: None

Motion carried.

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Item 1. Hardbacks - Birmingham Woods # 1 - Section 19.

Mr. M. Fox of Main & Fox, was present on behalf of the request. Mr. Bisgun's submitted letter states that the hardbacks conform to the preliminary plat.

Motion by Barnard  
Support by Christian

Moved, that the hardbacks for Birmingham Woods #1 be approved.

Yeas: All-8  
Nays: None  
Absent: None

Item 2. Request of Seventh Day Adventist Church to vacate part of Virgilia Street. - Section 28.

Paster Mote was present on behalf of the request. They are in complete agreement with easements being placed where necessary.

Motion by Barnard  
Support by Cischke

Moved, that approval be given to vacating Virgilia Street as petitioned by Seventh Day Adventist Church and relocate Right-of-way as required by the City Engineer.

Yeas: All-8  
Nays: None  
Absent: None

Item 3. Request of Louis Yanich to rezone lot #30 on the SW corner of Daley and Big Beaver from R-1E to O-1. Section 26.

Mr. Yanich was present and stated that he would like to build an office on this corner. This would be about 1000 sq. ft., have a horseshoe drive and be landscaped. He is in no hurry to build.

Motion by Bajgier  
Support by Cischke

Moved, that the request of L. Yanich to rezone Lot # 30 on the SW corner of Daley and Big Beaver from R-1E to O-1 be denied, in lieu, I move that the recommendation of Vilican & Leman to rezone the North and South Side of Big Beaver Rd., to B-3 classification be approved.

(No Vote Taken)



Amendment by Czarnowski  
Support by Barnard

Moved, that the request of L. Yanich to rezone Lot #30 on the SW corner of Daley and Big Beaver to C-1, be tabled in lieu of further research and map to be presented for our consideration of the area.

Yeas: All-8  
Nays: None  
Absent: None

Report on Building Authority

Mr. Bajgier as a member of the Building Authority reported that the Committee was now in operation and had held their first meeting.

Visitors

Mr. Robert Werbe

Partner with Mr. J. Frazer for the K-Mart Shopping Plaza. I seem to be missing Agendas all the time. I reviewed this with the City Commission at their last meeting and have new evidence to present tonight. To re-view this property, it was purchased from the Fruehauf Company for over \$700,000. We are going to use 33 A out of 102A, and build a building of 110,667 sq. ft. There will be 4 ft parking to 1 ft. of building space. You will have future stores due to the fact Sears opened a shopping center on John R. Kresge was aware of Sears, and Sears was aware of Kresge. Kresge is a small center, self contained. We spent money on a survey and felt the need for a center. What reason is there for being against it? Vilican & Leman the Planner turned this down and gave as reasons 1. Traffic Problem. We are spending \$17,500 for two deceleration lanes. We are voluntarily putting in our plans one lane of traffic on 15 Mile and Stephenson frontage.

Mr. E. Brandt, 552 Burtman St., Troy

Read letter submitted by the Panhandle Home Owners Assoc., regarding Park buffer area, as neighbors to industrial area, we never were opposed to K-mart. We have been offered land for a park. Right now our kids play in the street.

Mr. Akin

The Park Commission is proposing a park nearby. Do you assume that if the land is industrial you will get 3 acres for a play site and a buffer zone?

Visitors Cont'd

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Mr. Robert Ernst Jr., 223 Lyons, Troy

I am in favor of the K-mart. The building will be better looking than Industrial spots that are there. J. Robbins has a pile of broken concrete, noise of aircraft. A Golf drive range that does not do much good for the city. Shopping center would look better. Wives could walk rather than drive to Clawson.

Mr. C. Fenseth, 314 Lyons St., Troy

Which will draw greater taxes? Industrial or Commercial. We need a shopping center. We should do anything to get taxes for schools.

Mr. John Frazer

I would like to point out that all the surrounding cities have put commercial on industrial property.

Mr. N. Barnard

We had a meeting in 1956 which adopted our Ordinance and this is not allowed in Troy.

Mr. Shaddock

There is no guarantee that this land will develop, but when sewers are in land will develop and a K-mart will destroy industrial corridor for the area.

Motion by Christian  
Support by Czarnowski

Moved, to consider this item and vote on it at this time.

(No vote taken)

Motion by Cischke  
Support by Robertson

Moved, to have a study meeting on January 29, to have a full commission, to study the K-mart and come to a decision.

Yeas: All-8  
Nays: None  
Absent: None

Motion by Barnard  
Support by Cischke

Moved, that the meeting be adjourned (10:40 P.M.).

Yeas: All-8  
Nays: None  
Absent: None