

January 29, 1964

A Special Meeting of the Troy Plan Commission was held on Wednesday, January 29, 1964, at the Troy City Offices, being called to order at 8:00 P.M.

PRESENT: Henry Akin, Chairman
Alphonse S. Bajgier
Frank Christian
Emil O. Cischke
John J. Czarnowski
Isaac W. Robertson
Frank A. Straub

ABSENT: Norman R. Barnard

Preliminary Plat Greentrees East Subdivision. Section 18, Southeast 1/4, with frontage on Coolidge and Wattles.

Mr. Hilleboe of Mark Builders was present. He submitted an overlay to be attached to the preliminary plat plan and was agreeable to the suggestion of Vilican & Leman to a future access road to the north. The petitioner would like to rearrange some lots to regain lost lot for extending the road, but will take chances on rearranging lots on final plat, as they would like approval now.

Motion by Christian
Support by Cischke

Moved, that approval be given to Greentrees East Subdivision, located in the Southeast 1/4 of Section 18, with the understanding that the recommendation of Vilican & Leman, for a street outlet on the north be included.

Yeas: All-7
Nays: None
Absent: Barnard

Rezoning part of N.W. 1/4 of Section 35 - K-Mart.

Mr. Bajgier reviewed the fact that this item was postponed until tonight to allow Mr. Robertson time to inspect the area and using the information from the last meeting feel that he could come to fair decision.

Mr. Robert Lindsay:
Attorney, speaking on behalf of Mr. John Frazer, Jr., and Mr. John Frazer, Sr. and Mr. Robert Werbe felt he had a new ~~idea~~ to present. This was in the form of (3) reasons why K-Mart would be consistent with good planning.

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1. The base of M-1 District is jobs and taxes. The purpose of M-1 is service by jobs and taxes. K-Mart will produce jobs.

2. This development will give over all taxes. It is more valuable as commercial than it is now. Troy has 72 Industrial Plants with 3-6 acres per plant. This 33 acres would take only very few of these potential plant sites, and still leaves ample industrial land available.

3. Reasonableness of use of property is related to Public Health, Welfare and Morals. Best analysis of this problem is in the first initial study, the zones were set up. When the City Commission decision to rezone Sears, then they gave a new policy to follow. How can the justification of 120 acres be re-zoned? How can it be not fair to rezone a piece 1/4 the size? The corners of Stephenson and Maple is not Industrial as the other (3) corners are commercial. The unreasonableness is not to permit the last corner. Give the people a chance to shop at Sear, K-Mart or Troyland. A possible solution to consider is maintenance of an industrial corridor along Maple Rd, and Stephenson.

Mr Akins:

Did you consider moving west to the Most farm. This was a good spot.

Mr. Lindsay:

This property was rejected by Kresge.

Mr. Bajgier:

Gave a general discussion of discount stores and stated that he had talked with the City Assessor as to the tax value to Troy, and pointed out that comparison with other Cities is not feasible as no two compare the same.

Mr. Lindsay:

This property has been available for (5) years. It would be beneficial to let K-Mart build here along with Sears. There are jobs in both. Values can be found at K-Mart better than Sears.

Mr. Akins:

The land will develop when services are available.

Mr. Lindsay:

K-Mart maybe allowed in Industrial District due to wording in Troy Ordinance. When for the convenient shopping for the people in the Area. B-1 Local Business District states when solely for the convenience shopping of persons residing in adjacent residential areas. This would give them groceries, auto services, etc., there is room for argument here as we have the services.

Motion by Cischke

Support by Czarnowski

Moved, that the discussion be closed.

Yeas: All-7

Nays: None

Absent: Barnard

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Motion by Czarnowski
Support by Cischke

Moved, that the 33 acres of the N.W. corner of Section 35, be rezoned from M-1 Light Industrial to B-3 Commercial Business, so that the proposed shopping center can be constructed, with the provision that the present Industrial corridor be eliminated and be excluded from the 33 acres.

Yeas: Cischke, Czarnowski, Christian
Nays: Robertson, Akin, Straub, Bajgier
Absent: Barnard

Motion lost.

Discussion followed for the suggested Budget for the Planning Commission for the year 1964-65.

Motion by Bajgier
Support by Straub

Moved, that the proposed Budget (per attached sheet) be submitted, plus and in consideration for the services of Vilican & Leman on a retaining basis following the completion of the 701 Plan contract.

Yeas: All-7
Nays: None
Absent: Barnard

Motion by Cischke
Support by Czarnowski

Moved, that this meeting be ajourned (10:30 P.M.).

Yeas: All-7
Nays: None
Absent: Barnard

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Proposed Budget Request - Planning Commission. 1964-65

Planner - full time		\$8,500.00
Secretary - half time		2,000.00
Draftsman - half time		2,400.00
Equipment:		
Drafting table	\$150.00	
Stool	35.00	
Desk	250.00	
Chair	75.00	
Sec. Desk	150.00	
Sec. Chair	30.00	
(3) Lights	90.00	
		<hr/>
		780.00
Misc. Equip. & Supplies		500.00
	Total	<hr/>
		\$14,180.00