

September 8, 1964

A Regular Meeting of the Troy Plan Commission was held in the Troy City Offices on Tuesday, September 8, 1964, at 8:00 P.M.

PRESENT: Emil O. Cischke - Chairman
Alphonse S. Bajgier - Vice Chairman
Frank Christian - Secretary
Norman R. Barnard
Frank A. Straub

ABSENT: Frank L. Bedard
John C. Czarnowski
Issac W. Robertson
Sherwood E. Shaver (entered 8:08)

MINUTES, AUGUST 11, 1964

Motion by Christian
Support by Straub

Moved, that the minutes of the Regular Meeting held on August 11, 1964, be approved as printed.

Yeas: All-5
Nays: None
Absent: Bedard, Czarnowski, Robertson, Shaver

Item 1. Connell Industrial Subdivision - Final Plat Approval.
S.E. 1/4 of Section 36.

No one was present on behalf of the request.

Mr. Shadduck reviewed the request. Preliminary Plat approval was given provided the Right of Way of Connell Court be extended to the north property line and that the Cul-de-sac turn around radius be increased to 90'.

Motion by Barnard
Support by Christian

Moved, that we deny the request for approval of the Final Plat, because it does not conform to the condition imposed on the Preliminary Plat. These conditions are indicated in the minutes of 11-13-63.

Yeas: All-6
Nays: none
Absent: Bedard, Czarnowski, Robertson

Item 2. Jerome Hirsch - Rezoning of property in Section 34.

Mr. Hirsch was present and stated that there was no problem concerning sewers, his information from the City Engineer indicated there was no problem with capacity.

Motion by Bajgier
Support by Straub

Moved, we recommend approval to the request of Jerome Hirsch to rezone approximately 8.7 acres of land having approximately 530' of frontage on Maple Rd, and a depth of approximately 720' and specifically described and identified as Parcel A on the application for rezoning, from RM-1 Multiple Family residential and M-1 Light Industry to B-2 Community Business, and recommend denial on the request of J. Hirsch to rezone approximately 44 acres of land having frontage on Livernois Rd., and specifically described and identified as Parcel #2., on the application for rezoning from B-2 Community Business and M-1 Light Industry to RM-1 Multiple Family Residential.

Yeas: All-6
Nays: none
Absent: Bedard, Czarnowski, Robertson

Item 3. Troy Mobile Home Villa Inc., for use of property located SW 1/4 of Section 26 for trailer court.

Mr. Anbender, Mr. Schackett - owner, and Mr. Yanich were present on behalf of this request. Mr. Yanich stated that approval had been given approximately (5) years ago for 160 units, and since so much time had expired this was up for review. This area has adequate drainage and would bring approximately \$3.00/unit/month for the School District.

Mr. Schackett stated he would like to build 52 units before winter.

Mr. Stanley, Building Inspector pointed out that a 78 fence should surround the property with appropriate green belt. Also, the property is in M-1 District and does not meet requirements to adjacent Multiple zoning.

Letter of legal opinion of City Attorney.

Letter of Sanitary Engineer, Oakland County.

Letter of Health Officer of City of Troy.

Letter to Mobil Homes from Building Inspector stating requirements and standards in B.O.C.A. Basic Code and Chapter 47 compliance for plans.

Motion by Bajgier
Support by Straub

Moved, that the request of Troy Mobile Homes Inc., for permission to use approximately 14.828 acres of land located in SW 1/4 of Section 26, having the easterly property line abutting the R-O-W of Interstate 75, have a trailer park be denied, because this area does not conform to the condition required for trailer parks, as contained in the Zoning Ordinance. Article XV, General Provisions, Section 5.161, Subsection 1 of the Ordinance.

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

Motion carried.

Motion by Barnard
Support by Christian

Moved, that upon written opinion and recommendation from the City Attorney, that the Plan Commission grant approval of the application of Troy Mobile Home Inc., for a trailer park to occupy land located in the SW 1/4 of Section 26 and having 154.81 feet of frontage along the easterly R-O-W line of Stephenson Hwy., and containing approximately 18 acres, subject to the following conditions and changes in the proposed site plan and subject further to review and approval of the Building Inspector.

- (1) that the area so zoned for Trailer Sales be deleted. This use is not permitted in the M-1 District of the Zoning Ordinance.
- (2) that the street pattern be reviewed, to delete the (2) dead-end streets as shown, extending to the east property line.
- (3) adjacent to the fence to be required around the outer perimeter of the property, and within the trailer park, there shall be provided continuous and obscuring landscaping, consisting of deciduous shrubs, evergreen material or ornamental trees to serve as an obscuring screen. All such landscaping and planting shall be maintained in a healthy growing condition, neat and orderly in appearance and shall provide a continuous year around obscuring screen.

Yeas: All-6
Nays: none
Absent: Bedard, Czarnowski, Robertson

Item 4. Biltmore Building Company - Request to Vacate Alleys, Streets and Utility easements located in Pembroke Manor Subdivisions 1, 2 and 3. Section 29.

Mr. Norman Cohen was present and stated that the easements are Edison and they will move to fit the development plan. The present sewer is in Coolidge Road R-O-W.

Recommendation of Vilican & Leman indicated favorable consideration subject to further review and recommendation of the City Engineer. Re: the reservation of any necessary easements in Derby Rd., or elsewhere.

Motion by Straub
Support by Shaver

Moved, that the request of Biltmore Building Company be approved subject to the review and recommendation of the City Engineer regarding reservation of any necessary easements.

Yeas: All-6
Nays: none
Absent: Bedard, Czarnowski, Robertson

Item 5. Yamasaki & Associates request to rezone 4.6 acres of land owned by W. Gnegy located in the SE 1/4 of Section 21 from R-1B One-Family Residential to O-1 Office.

Mr. C. Wadowski, and Mr. H. Guthard were present to show a model of the site plan. They plan a one story building of approximately 16,000 sq. ft., with a set back of 120 feet. Parking will handle 104 cars. They plan to maintain all trees presently on the site plus more for obscuring.

Mr. Bajgier suggested that they meet with the people on planning for screening of the West boundary which abuts the future Civic Site.

Motion by Barnard
Support by Christian

Moved, that approval be given to the request of Yamasaki & Associates to rezone 4.6 acres of land in the S.E. 1/4 of Section 21 from R-1B One-Family Residential to O-1 Office.

Yeas: All-6
Nays: none
Absent: Bedard, Czarnowski, Robertson

Item 6. Meyer Klein - Request to rezone 12.97 acres of land located NE 1/4 of Section 26 from B-1 Local Business and R-1B One-Family Residential to B-2 Community Business.

Mr. Klein and Mr. Van Arsdell were present and stated they would like to construct a neighborhood shopping center which would contain a Supermarket, Service Stores, Drug Store and other stores with a Studio 8 type theatre being the most important factor with necessary parking. The property is in two parcels.

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Parcel I contains 9.85 acres with Big Beaver frontage of 720 feet and John R. frontage of 597 feet. Parcel II is 3.12 acres adjacent to the west 397 feet of the south line of Parcel I but having no frontage. A 2.52 acre residence parcel is located between Parcel II and John R. They feel that because the parcel lies off the end of the E-W Runway of Big Beaver Airport, lends itself to the type of center proposed and that homes could never be built.

Motion by Bajgier
Support by Straub

Moved, that the request of M. Klein to rezone 12.08 acres of land located in the NE 1/4 of Section 26 from B-1 Local Business and R-1E One-Family Residential to B-2 Community Business be tabled for 30 days to the next regular meeting to allow further study.

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

Motion carried.

AMENDMENT TO TROY CITY CODE

Mr. Shadduck presented a recommendation covering Billboards. A copy of which is made a part of these minutes.

Motion by Barnard
Support by Shaver

Moved, that we recommend approval of this amendment to the Troy City Code for control of signs and billboards.

Yeas: All-6
Nays: none
Absent: Bedard, Czarnowski, Robertson

JOINT MEETING WITH TROY SCHOOL BOARD

Discussion of request from the Troy School Board asking for a joint meeting. Re: Sub-division regulations and Multiple development.

Motion by Barnard
Support by Bajgier

Moved, that we hold a joint session with the Troy School Board on October 28, and an Agenda be developed with the order of business.

Cont'd - Plan Commission
School Board

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Yeas: All-6
Nays: none
Absent: Bedard, Czarnowski, Robertson

Motion by Christian
Support by Shaver

Moved, that the meeting be adjourned (10:35 P.M.)

Yeas: All-6
Nays: none
Absent: Bedard, Czarnowski, Robertson

AMENDMENT TO THE TROY CITY CODE, CHAPTER 39 "ZONING."
ARTICLE XV, GENERAL PROVISIONS, SECTION 5.160 SIGNS, TO
DELETE PRESENT ITEM 9b) OF SUBSECTION 5 AND ADD A NEW ITEM
(b) SUBSECTION 5 AS FOLLOWS:

- (b) Billboards shall not be permitted in any use district except in the "M-1" District subject to the following requirements:
 - (1) No freestanding billboard shall be located closer than two hundred (200) feet to any public road right-of-way.
 - (2) A freestanding billboard shall be spaced no closer than 1,000 feet to any other freestanding billboard on the same side of the right-of-way; except that a billboard used to advertise or otherwise identify the principal use of the premises on which located may be excluded from this requirement.
 - (3) A freestanding billboard shall not exceed three hundred (300) square feet in area.
 - (4) Billboards, if illuminated, shall not be of the flashing, moving, or intermittent type and any illumination shall be directed or shaded so as not to interfere with the vision of persons on the adjacent thoroughfares or adjacent property.
 - (5) Billboards shall further meet the requirements of the Building Code, be approved by the Building Inspector and a permit issued.