

February 14, 1967

A Regular Meeting of the Troy Plan Commission was held in the Troy City Offices on February 14, 1967, at 7:30 P.M.

PRESENT: Alphonse S. Bajgier, Chairman
Frank Christian (entered 7:32)
Emil D. Cischke
John C. Czarnowski
Hilbert H. Hirschfield
Donald A. Melchert
Isaac W. Robertson

ABSENT: Frank L. Bedard
Sherwood E. Shaver

Minutes - January 10, 1967

The minutes of the Meeting of January 10, be corrected as follows:

Page 2, item 1, the Yeas should be: Bedard, Christian, Cischke, and Hirschfield, and Robertson. The Nays should be Czarnowski, Bajgier, Melchert.

Motion by Czarnowski
Support by Melchert

Move, that the Minutes of the Regular Meeting of January 10, 1967 be approved as corrected.

Yeas: All-7
Nays: None
Absent: Bedard, Shaver

1 PROPOSED REZONE - Text Amendment to Section 5.103 (7) (f)

Tabled from last month's meeting. Mr. Colling and Mr. Audette spoke for the proposed auto center dealership on why they felt that the signs were necessary to attract customers to their establishments. They assured the Commission that their signs would not be detrimental in any way to the surrounding area.

Motion by Melchert
Support by Czarnowski

Move, that the Plan Commission recommend to the City Commission that the petition to amend Section 5.103 (7) (f) be denied on the grounds that to do so would be tantamount to establishing a Commercial Zone in this area which is not in keeping with the intent or spirit of the zoning ordinance.

Yeas: Bajgier, Czarnowski, Melchert
Nays: Christian, Cischke, Hirschfield, Robertson
Absent: Bedard, Shaver

Motion Lost.

Motion by Hirschfield
Support by Robertson

Move, that the Plan Commission recommend to the City Commission that the request of the Auto Dealers for the planned auto center be granted and that Section 5.103 (7) (f) be amended as follows:

There shall be not more than one (1) individual ground sign allowed for each new car sales agency except that this shall not preclude the erection of one central ground sign designating the name of the center and the manufacturer's names of the automobiles being sold within the center.

Ground signs as above permitted shall be subject to the following conditions:

1. A minimum front set back of twenty-five (25) ft. as measured from any existing or proposed street right-of-way line shall apply.
2. Total surface area of each face shall not exceed two hundred forty (240) square feet.
3. Illumination by other than continuous white light shall be prohibited.

4. Any visible moving parts shall be prohibited.
5. Total sign height and width shall be limited to forty (40) feet and eighteen (18) feet respectively.

Yeas: Christian, Cischke, Hirschfield, Robertson
Nays: Bajgier, Czarnowski, Melchert
Absent: Bedard, Shaver

2 PROPOSED REZONING - Section 20-R1B to RM1, RM2, O1, and B2

Mr. Norman Cohen, representative for the Biltmore Development Company was present and answered questions posed by the members of the Planning Commission and the audience. He asked that this item be kept on the table without any action until such time as he is able to submit alternate plans as agreed to in January.

Present in the audience were: Al Foslin, Lutheran Church of the Master. Troywood Homeowner's Association was represented by James Morton. Andrew Horvath, Joseph Baker, Alpine; Jessie Reynolds, Beach Rd.; Mr Juel Famularo, Alpine; Mr William T. Rogers from Poppleton Homeowners Association; Mr John Kokalis, 445 Colebrook; and Mr. Carl Lynch, President of the Homeowner's Council. Mr. Lynch read a letter of appeal of behalf of the homeowners of Troy to the Commission. (letter attached and made a part of these minutes.)

Motion by Hirschfield
Support by Melchert

Move, that the Planning Commission recommend to the City Commission that the request of the Biltmore Development Company for the rezoning of the West 1/2 of Section 20 from R1B to RM1, RM2, O1, and

2-14-67

B2 be denied.

Yeas: Bajgier, Christian, Hirschfield, Melchert, Robertson
Nays: Cischke, Czarnowski
Absent: Bedard, Shaver

3 CONDITIONAL USE REVIEW - Restaurant in M1 district

This item was tabled from the last meeting. The City Planner informed the Commission that he had received oral communication from the owner stating that he wished the item to be withdrawn from the agenda, and that formal verification of his request for this withdrawal will be received by mail.

Motion by Robertson
Support by Cischke

Move, that the request for withdrawal of this item be granted.

Yeas: All-7
Nays: None
Absent: Bedard, Shaver

4 ADDITIONAL OFFICE ZONING DISTRICT

NO ACTION WAS TAKEN ON THIS ITEM.

5 FINAL PLAT APPROVAL-E. Long Lake Estates SW 1/4 Section 11

The preliminary plat approval was given to this plat on June 14, 1966. The subdivider is using the average lot size option under the zoning ordinance. The area subdivided is 56 acres with 169 lots proposed.

Motion by Czarnowski
Support by Christian

Move, that the Planning Commission recommend to the City Commission that the request for Final Plat approval of East Long Lake Estates SW 1/4 of Section 11 be granted, subject to the final review and approval of the City Engineer.

Yeas: All-7
Nays: None
Absent: Bedard, Shaver

6

PRELIMINARY PLAT APPROVAL - St. Thomas Highlands

The parcel proposed to be subdivided amounts to 13.8 acres and the subdivision is proposed with 22 lots.

The area is zoned R1A which requires lot sites of 21,870 square Ft. in area and 120 ft. wide. The lots appear to meet the zoning requirements. Mr.

Kage, 1190 Torpey spoke for the proponent. He answered questions posed by the Commission.

Motion by Hirschfield
Support by Melchert

Move that the Planning Commission recommend to the City Commission that the preliminary plat of St. Thomas Highlands Subdivision be approved subject to the following conditions: (1) Adams Rd. right-of-way dedication should be shown. (2) Side lot lines of lots three and four should be radial to center of cul-de-sac. (3) The name Walkerton conflicts with a "Walker" in Section 2. (4) The walkway easement between lots 6 and 7 should be adjusted to coincide with the walkway in North Adams Valley #1.

Yeas: All-7
Nays: None
Absent: Bedard, Shaver

7

REZONE - Three requests - Marathon Oil Co.

Mr. Patrick Oliver, 190 W. Big Beaver, represented the Marathon Oil Co. in their request for the three rezonings. They are proposing to build a colonial type gas station diagonally on three different corners in Troy. The first request is the NW corner of Livernois and Long Lake Rd., from B2 to B3. The second request is for the SW corner of Rochester and Wattles Rd. from

B1 to B3. The third request is for the NE corner of Wattles and John R, from B2 to B3. Mr Oliver suggested that the item be tabled to allow them to gather additional data that would show the need for service stations in Troy. Troy now has 31 service stations.

Motion by Robertson
Support by Cischke

Move, that the proposed rezoning to permit gasoline service stations be tabled to allow the petitioner to aid the Planning Commission in showing where service stations might be located in the city.

Yeas: All-7
Nays: None
Absent: Bedard, Thaver

8

COMMUNICATION FROM LUTHERAN CHURCH OF THE MASTER

This communication was in the form of a letter stating that it is doubtful that people occupying apartments are very civic minded. Since they are not homeowners, they are not very likely to be interested in any type of community activity whatsoever. The letter was summed up thus by the Planning Commission secretary, Mr. Robertson. (Copy of the letter was attached and made a part of these minutes.)

9

PRELIMINARY PLAT APPROVAL - Hickory Heights North

Hickory Heights North, NW 1/4, Section 7 is a resubmittal of a plat approved previously. The subdivision regulations require that final plats must be recorded within nine months of preliminary plat approval. In this case, the approval expired December 28, 1966. Mr. Paul Robertson was present to answer any questions that the members of the Commission had.

2-14-67

Motion by Melchert
Support by Christian

Move, that the Planning Commission recommend to the City Commission the preliminary plat of Hickory Heights North be approved subject to adjustments of lot dimensions to meet the ordinance requirements of width, depth, and area and the approval of the City Engineer.

Yeas: All-7
Nays: None
Absent: Bedard Shaver

10 SITE PLAN APPROVAL - Somerset Park Phases #10 & 11

The developer has requested that Phase 11 be withdrawn. The site plans have been reviewed and found in conformity. The Developers are only asking for the approval of Phase # 10.

Motion by Bajgier
Support by Czarowski

Move, that the site plan submitted by the Biltmore Development Company for Phase # 10 of Somerset Park be approved, subject to the final room

Yeas: All-7
Nays: None
Absent: Bedard, Shaver

Motion by Christian
Support by Cischke

Move, that this meeting be adjourned at 11:30 P.M.

Motion carried unanimously.

February 14, 1967

Planning Commission

C City of Troy
500 West Big Beaver Rd.
O Troy, Michigan 48064

P Gentlemen:

Y I'm Carl Lynch, President of the Council of Troy Homeowners.

I speak in regard to the request of the proposed rezoning of
C a large amount of acreage for the development of apartments,
O shopping center, and etc. north of 16 mile rd. Gentlemen,
P we of the Council represent several Homeowner Associations,
Y of more than 4,000 homes. It is the unanimous wish of the
Council that you be unanimous in recommending denial in your
C referral to the City Commission. We would like to see this
O Biltmore project dropped from the table now. We would like
p to see action on this within a set time limit. If possible,
y one month.

We reason there has been a lot of money spent on the stud, and
C development of the Master Plan. A large change, as proposed,
O would open the door to numerous inroads against the city's
p Master Plan by other developers, thus making the Master Plan
y useless. No conformity could ever be carried out. This pro-
posal effects many homes directly, location wise, and many
more indirectly. People purchased homes, picking the area
in which to live, depending upon the compliance or continuity
of our future development plans. A breach in zoning, as
proposed, would create a non-confident attitude toward our
city leaders..

Thank you.

C O P Y C O P Y C O P Y C O P Y C O P Y C O P Y

Coolidge Road
North of Big Beaver

January 25, 1967

Planning Commission
City of Troy
West Big Beaver Road
Troy, Michigan 48084

Gentlemen:

Our congregation, which presently has its church under construction on the west side of Coolidge Road, about one-third of a mile north of Big Beaver, would like to officially go on record as opposing further multiple zoning as it is proposed along Coolidge Road north of Big Beaver.

It is our opinion that concentrations of apartments can lead to area deterioration. While it is true that apartments can serve as effective buffers between industrially-zoned areas and single-residential areas, we feel that an extension of such apartments above Big Beaver into presently zoned single-unit residential areas will tend to destroy the intended residential aspects of that area.

We do not oppose what apartments are when they are new, but we are very concerned about what apartments can become as they grow older and the original owner no longer owns and operates them.

We are also concerned about the very real tendency of large apartment complexes, such as now exist south of Big Beaver in this same area, to become very self-contained, isolated, insulated pockets of residents of the city who feel very little, if any, connection with the city itself. In effect, they can and do become "a city within a city," having a lessened desire to support or participate in the various institutions of the city.

While we realize that there would be increased tax revenues to be derived from a change from single-unit to multiple zoning, we feel that economics should not necessarily be the prime determining factor in the decision. Is it not possible that by taking the increased revenues now, we are creating an area that in the coming years will consume far more than its proportionate share in public services?

It was the unanimous decision of our Church Council, meeting this night that this letter be sent expressing our strong concern.

We thank you for your consideration.

Sincerely,

Rev. C. William Pearson

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