

LGR

AGENDA
SPECIAL MEETING
7:30 P.M.

ROOM "C"

TROY CITY PLANNING COMMISSION

May 5, 1992

1. ROLL CALL
2. MINUTES - Regular Meeting of April 14, 1992

STUDY ITEMS

3. BOARD OF ZONING APPEALS REPORT
4. CURRENT DEVELOPMENT REPORT
5. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Short-Term Accessory Retail Sales in Wholesale and Service Facilities (M-1 Districts)
6. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Deletion of Maximum Establishment Size Requirement in B-1 Districts
7. PROPOSED MASTER THOROUGHFARE PLAN AMENDMENT - "Area Under Study" Designation

POTENTIAL REGULAR MEETING AGENDA ITEMS
(May 12, 1992 & Beyond)

1. SITE PLAN REVIEW (Renewal) - Proposed Office Building - South Side of Big Beaver, West of Spencer (West of Livernois) - Section 28
2. SITE PLAN REVIEW - Proposed Commercial Building - South side of Maple, West of Dequindre - Section 36
3. PRELIMINARY PLAT - TENTATIVE APPROVAL - Nadine Subdivision - Adjacent to Southwest Corner of Square Lake and Dequindre - Section 12
4. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Short-Term Accessory Retail Sales in Wholesale and Service Facilities (M-1 Districts)
5. PROPOSED MASTER THOROUGHFARE PLAN AMENDMENT - "Area Under Study" Designation

May 26, 1992

6. SPECIAL USE REQUEST - Proposed Outdoor Entertainment Activities on Hotel Site - East Side of Crooks Road at I-75 Interchange - Section 9

TO: Troy City Planning Commission

FROM: Laurence G. Keisling, Planning Director

SUBJECT: Special/Study Meeting Agenda - May 5, 1992

1. ROLL CALL

(Resolution to excuse absent members, if necessary).

2. MINUTES - Regular Meeting of April 14, 1992

STUDY ITEMS

3. BOARD OF ZONING APPEALS REPORT

4. CURRENT DEVELOPMENT REPORT

5. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Short-Term Accessory Retail Sales in Wholesale and Service Facilities (M-1 Districts)

At your March 24 Study Meeting we discussed a referral from the City Council of a request from the Michigan Design Center regarding a potential amendment to the text of the Zoning Ordinance, as discussed in their enclosed letter of February 14, 1992. As indicated at the time, the owners are requesting Ordinance modifications which would permit basically two additional types of activities ¹ the provision of space within their complex for interior designers, space planners, etc.; and ² the opportunity to have "floor sample sales", open to the public, on a limited occurrence basis. The latter type of activity or opportunity is of a more immediate concern to the Design Center's representatives. At the Study Meeting, it was suggested that the floor sample sales could be handled through an approval process similar to that related to "sidewalk sales" within Commercial Districts, which are currently the responsibility of the City Council. Although this type of amendment may be feasible in the short term, it was felt that more study is necessary in relation to the proposal which would modify the uses permitted within Design Centers, and potentially within other establishments in M-1 areas.

Since the time of the Study Meeting, I have discussed this matter further with Gary Shripka. In relation to the "floor sample sale" matter, he continues to express concern regarding any action which would facilitate retail sales in M-1 Districts. If action is to be taken in this direction, it is recommended on the basis of the most limited or restrictive approach available. As suggested previously, such an approach may be similar to that related to the control of "sidewalk sales", as indicated in the enclosed excerpt from the Zoning Ordinance (Section 22.50.01, regarding B-3 Districts), and in the enclosed excerpt from Chapter 69 of the City Code ("Miscellaneous Licensed Businesses"). With this direction in mind, we have prepared the enclosed proposed Zoning Ordinance Text Amendment for your review and discussion, and have

- 1) Classic Car Dealer
2) Globe Furniture Rental
3) Carpet Dealer

(Could be more restrictive than no mention of time limit.)

established a Public Hearing for the May 12 Regular Meeting in order to further consider this matter. As indicated above, no further consideration or action is proposed at this time in relation to the other portion of the request from the Design Center, regarding providing for other types of uses or activities within Design Centers.

6. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Deletion of Maximum Establishment Size Requirement in B-1 Districts

Schweitzer and "Father & Son"
A situation which has arisen in relation to the proposed expansion of the Villager Market, on the west side of Livernois south of South Boulevard, has raised a question as to whether a Zoning Ordinance Text Amendment should be considered. The Ordinance provision in question is a portion of Section 20.50.01, which prescribes a maximum establishment size within B-1 Districts of 5,000 square feet of usable floor area. The question available for discussion by the Planning Commission is as to whether or not this restriction should be deleted from the Zoning Ordinance.

The enclosed memorandum to the City Manager, dated March 3, 1992, reviews the history of the Villager Market situation, including the conditions under which that facility became a legal non-conforming use. As you can see, those particular property owners have been placed in a difficult position, through no action of their own. As you are aware, it is typically not proper to consider amending the text of the Zoning Ordinance based upon an individual property condition or situation. Any Ordinance provision, or amendment thereto, would of course apply to any property within the District. The question here is as to whether or not the indicated establishment size restriction is necessary or beneficial within the B-1 District, taking into consideration the nature and status of Troy's development within such Districts. As indicated in the enclosed memorandum, the Building Department has indicated that the subject restriction has appeared to have very little impact on B-1 development over the years.

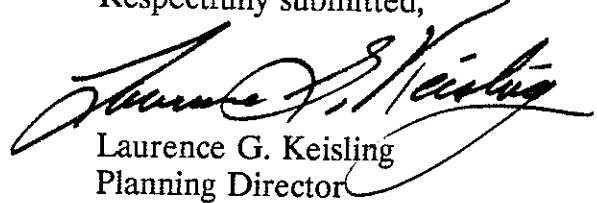
7. PROPOSED MASTER THOROUGHFARE PLAN AMENDMENT - "Area Under Study" Designation

At the April 14, 1992 Regular Meeting the Commission considered and adopted a series of detail amendments to the Master Thoroughfare Plan. In the course of discussion of those proposals, some of the Commission members proposed that consideration be given to the adoption of a designation such as "Area Under Study", for areas such as the I-75/Rochester Road and I-75/Crooks-Long Lake Interchange areas, where new or revised roadway patterns are being considered, but specific roadway configurations are not as yet available for inclusion in the Master Thoroughfare Plan. This approach would presumably enable the Plan to serve as a somewhat more informative document in relation to pending thoroughfare system improvement activities.

May 5, 1992 Agenda

At the April 14 Meeting the Commission took action to establish a Public Hearing for your May 12, 1992 Regular Meeting, in order to consider this amendment. A copy of the Public Hearing advertisement is enclosed, indicating the proposed Plan designation, and the areas in which this designation is proposed to be applied at this point. At the Study Meeting we should note any comments which you might have regarding the proposed designation, and other locations which might be considered for the application of same.

Respectfully submitted,



Laurence G. Keisling
Planning Director

LGK/eb

PROPOSED ZONING ORDINANCE TEXT AMENDMENTShort-Term Accessory Retail Sales in Wholesale and Service Facilities
(M-1 Districts)

Amend Section 28.25.00 (Conditional Uses Permitted in M-1 Districts) to read as follows: (Underlining, with the exception of Section Titles, denotes changes:

28.25.00 Conditional Uses Permitted

The following uses shall be permitted in M-1 Districts, subject to the conditions imposed for each use:

28.25.01 Outside storage facilities for materials or equipment necessary for the manufacturing, compounding, or processing activities referred to in Section 28.20.00, and thus clearly accessory to such activities. Outside storage is prohibited in conjunction with warehouse and wholesale establishments. Permitted storage areas shall further be subject to the following conditions:

1. Storage areas shall be totally obscured by a masonry wall on those sides abutting any other Zoning District, and on any yard abutting a public thoroughfare. The extent of such walls may be determined by the Planning Commission based upon the specific use, in conjunction with Site Plan Review. Such walls shall further conform to the standards established in Section 28.30.04, and shall meet all the requirements of Article XXXIX (Environmental Provisions), Section 39.10.00. The height of the items stored shall not exceed the height of the screening walls.
2. Outside storage areas established under this Section shall not include required parking or loading areas, nor shall they restrict or impede access to or through the site.
3. All outside storage areas shall be subject to the approval of the Fire Department as to their location and the nature of the items to be stored.

28.25.02 The City Council, by resolution, may grant temporary permission for retail sales as an accessory to a wholesale or service facility within an M-1 District. Such permission may be granted for periods not to exceed two (2) days in length within any six (6) month period.

In conjunction with approving such short-term accessory retail sales activities, the City Council shall find that:

- A. Adequate parking is available on and immediately adjacent to the subject site.
- B. The proposed temporary use will have no negative impacts on adjacent properties.

(B-3)

22.50.00 DEVELOPMENT STANDARDS:

22.50.01 All business, service or processing, except for off-street parking loading and those open air uses indicated under the provisions of Section 20.25.00 shall be conducted within completely enclosed buildings. The outdoor storage and display of goods for sale shall be expressly prohibited, except that the City Council, by resolution, may extend temporary permission for "sidewalk sales" as designated in Chapter 69, Sections 1 and 2.

22.50.02 See Section 40.20.00 for parking requirements.

22.50.03 An Environmental Impact Statement, according to the provisions of Article VII of this Chapter, shall be submitted as a part of an application for rezoning or Site Plan Approval, whichever shall first occur, which is intended to enable a development of thirty thousand (30,000) square feet of floor area or greater. This provision is also applicable to multi-stage developments whose total building area will ultimately meet or exceed this amount.

22.50.04 The Plan Commission may require the provision of the following kinds of circulation and access facilities, when they determine that such will serve to significantly reduce potential traffic congestion and improve safety conditions both on and adjacent to the subject site, and that the uses to be served by such facilities are compatible and that no interior circulation problems will result:

- A) Joint-access driveways or driveways located so as to provide access to more than one site.
- B) Cross-access interior drives or drives that will allow vehicles to move from one site to another without re-entering the frontage street.

In instances where the provision of such facilities will require the grant of easements between abutting property owners to assure proper vehicular circulation between properties, such easements over the applicant's property shall be presented in a form acceptable to the City of Troy Legal Department prior to the granting of a building permit, and shall be recorded prior to the granting of any Certificate of Occupancy.

No construction or grade variation shall be permitted which will restrict the proper operation of such vehicular circulation facilities, and no Certificates of Occupancy shall be issued until the construction of such facilities within the applicant's site is complete.

22.50.05 See Section 39.95.00 of the General Provisions for the standards and regulations applicable to construction of buildings and uses in this District when the site falls within a designated Flood Hazard Area.

CHAPTER 69 MISCELLANEOUS LICENSED BUSINESSES

1. Sidewalk Sales. No person or business shall engage in the outdoor display of goods for sale without first obtaining a license therefore. No such license shall be granted except upon approval by resolution of the City Council. Applications for licenses shall be in accordance with Chapter 59 of this Code and the fee for such licenses shall be prescribed in Chapter 60 of this Code.

2. Restrictions.

No license for sidewalk sales shall be granted except upon certification of the Building Inspector and Fire Chief. No licenses for sidewalk sales shall be issued more than once during any consecutive 30 day period within any shopping center or within 700 feet of any other commercial establishment during said 30 days, and each permit shall be valid for not more than 72 hours. The applicant shall certify to the City Clerk that he has notified all other commercial establishments within said shopping center ^{or} ~~of~~ said 700 foot distance at the time application for the sidewalk sale is submitted. Outdoor sales shall not block or obstruct more than one-half (1/2) the width of the sidewalk on which such sales shall occur and shall occupy that portion of the sidewalk (1/2 width) which is immediately adjacent to the front of the business establishment. Displays shall not extend beyond said sidewalk either into a drive or parking lot or laterally beyond the limits of the establishment to which a license has been issued.

(Rev. 10-13-75)

4. Christmas Tree Sales. No person shall engage in the business of selling Christmas trees at retail or operate or maintain a building or yard where Christmas trees are sold at retail without first obtaining a license. No license shall be granted except upon certification of the Building Inspector and Fire Chief. Applications for license shall be made in accordance with Chapter 59 of this Code and the fee shall be as prescribed in Chapter 60 of this Code.

(Rev. 8-26-91)

5. Cash Deposits. No license for the retail sale of Christmas trees shall be granted until the applicant shall make a clean-up deposit for each retail sales lot to be operated, said deposit to be retained by the City for a period of not less than ten (10) days after Christmas of the year in which the license was granted. Said deposit shall then be returned to the applicant upon its release being approved by the Building Inspector certifying in writing that the licensed premises to which said deposit was applicable have, within ten (10) days after Christmas of the year for which the license was granted, been cleared of all left-over trees, branches, paper, waste and debris. In the event that any licensee shall fail to so clear the premises, the Building Inspector may cause the premises to be cleared and the cost thereof shall be deducted from the deposit and the balance, if any, shall be returned to the licensee.

(Rev. 8-26-91)

8. Registration of Dealers in Precious Metal, Gems and Items.

8.1 Definitions as used in this section:

- (a) "Agent or employee" means a person who, for compensation or valuable consideration is employed either directly or indirectly by a dealer.
- (b) "Dealer" means any person, corporation, partnership, or association, which, in whole or in part, engages in the ordinary course of repeated and recurrent transactions of buying or receiving precious items from the public within this state.
- (c) "Gold" means elemental gold having an atomic weight of 196.967 and the chemical element symbol of Au, whether found by itself or in combination with its alloys or any other metal.
- (d) "Jewelry" means an ornamental item made of a material that includes a precious gem.
- (e) "Local police agency" means the police agency of the City of Troy.
- (f) "Platinum" means elemental platinum having an atomic weight of 195.09 and the chemical element symbol of Pt, whether found by itself or in combination with its alloys or any other metal.

February 14, 1992

City Council
City of Troy
500 W. Big Beaver
Troy, MI 48084

DESIGN
CENTER
1700 Stutz Drive #2F
Troy, Michigan 48084
(313) 649-2773/4772
FAX: (313) 649-1224

Ladies and Gentlemen:

We own and have operated the Michigan Design Center (MDC) at 1700 Stutz Drive, since 1977. We are a 210,000 square foot regional wholesale market center for the upper-end interior furnishings trade, serving Michigan, Ohio, Indiana and southern Ontario. Our showrooms sell to interior designers, architects, contract specifiers, retail stores and institutional and corporate purchasers. We currently have about 1500 manufacturers shown in our showrooms. Competitive market centers are the Merchandise Mart (Chicago) to the west, and the Marketplace (Philadelphia) and the New York Design Center (New York) to the east. The end-users who, with their designers, shop MDC, are among the wealthiest people in the tri-state area.

We also own Design Center of the Americas (DCOTA) in Florida (just south of the Ft. Lauderdale Airport on I-95), a 550,000 square foot facility serving all the south-east states, the Caribbean, Latin America and South America. DCOTA is regarded as the most successful design center in the United States by industry insiders. We operate DCOTA in the same manner as MDC.

MDC is located in the M-1 (Industrial) Zoning Area, adjacent to the Troy Motor Mall, although our operation is about as different from "industrial" as you can imagine. From a zoning ordinance perspective, we are a hybrid and do not fit into any existing classification.

Up until now, our zoning has not been a problem. However, like a lot of other industries today, ours is evolving and changing, and we are changing with it. Some of this evolution may be in conflict with the strict guidelines of M-1 zoning, and therefore we need to address the issues up front and determine how we can work together to accommodate our reasonable needs.

I met with Larry Keisling recently, and he indicated the method for accommodating our needs is to write to the City Council and request a zoning ordinance text amendment, which is the purpose of this letter.

City Council
City of Troy
February 14, 1992
Page Two

Without getting into an extensive dissertation about our industry, I will briefly outline the two areas we need to address.

First: Our industry is seeking better ways to service the design community (our showrooms' clients) and the end-user (designers' client). One avenue toward better service and efficiency is to allow interior designers, decorators, specifiers, architects, buying services, and space planners (the "trade") to establish small offices within the design center. This significantly enhances the operating convenience of the trade having their offices near their sources, gives the trade a place to work with their clients in the privacy of their own offices, and helps our showrooms by keeping their clients (the trade) close to them like a captured audience. Therefore, we request a text change to "permit interior designers, decorators, specifiers, architects, buying services and space planners, who deal directly with the public, to establish offices within a design center (a wholesale multi-showroom interior furnishings building).

Second: Our showrooms sell mostly custom-ordered merchandise specified after the client sees a showroom sample, and very little merchandise is actually sold off the showroom floors in the normal course of business. Because the interior furnishings manufacturers introduce new merchandise twice a year, our showrooms (the manufacturers' representatives) must re-merchandise their floors accordingly, to include the new and current product lines. In order to accomplish this, the showrooms must sell their existing floor samples quickly and efficiently, as the showroom owners do not normally own warehouses to store any merchandise. This is a problem that occurs in design centers nationwide, and after many years, a solution has been devised, which we have been using successfully. The solution is a public floor sample sale held on a weekend, where the floor samples are moved out of the showrooms and into common areas, and sold at cost or below (at least 60% off showroom list prices). The sale is advertised and publicized in the media, and the public must pay an admission fee to enter the building (we give half of the admission to charity). The public cannot order any merchandise from the showrooms. The public purchases only floor samples displayed in landlord controlled areas. The public has enthusiastically grasped this opportunity to purchase designer quality merchandise at cost or below. The additional traffic caused by these sales is no problem to our neighbors because no one in our area is open for business on Saturdays or Sundays.

City Council
City of Troy
February 14, 1992
Page Three

We have recently been advised by a Zoning Inspector that these sample sales are not currently permitted in the M-1 district, and therefore we request a text change to "permit up to two weekend floor sample sales to the public per year to be conducted by a design center (a wholesale multi-showroom interior furnishings building)".

We believe the above requests are fair and reasonable, and will allow us to continue successfully operating MDC in a high caliber fashion. We feel our operation reflects very well on the City of Troy, and brings the quality of people into the area that support other high caliber businesses.

If you do not believe a text change is in order, we would be pleased to obtain a variance or interpretation of the existing ordinances to accommodate our needs.

If you have any questions, or wish to visit MDC to better understand our needs, please call me at 649-4770. Thank you for your consideration, and we look forward to hearing from you and remain,

Sincerely,



James Danto
President

JD/ejk

cc: Frank Gerstenecker, City Manager
Larry Keisling, City Planner

(B-1)

20.50.00 DEVELOPMENT STANDARDS:

20.50.01 All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on said premises. No individual business establishment shall include a usable floor area in excess of 5,000 square feet.

20.50.02 All business, service, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building. The outdoor storage and display of goods for sale shall be expressly prohibited, except that the City Council, by resolution, may extend temporary permission for "sidewalk sales" as designated in Chapter 69, Sections 1 and 2.

20.50.03 See Section 40.20.00 for parking requirements.

20.50.04 The Plan Commission may require the provision of the following kinds of circulation and access facilities, when they determine that such will serve to significantly reduce potential traffic congestion and improve safety conditions both on and adjacent to the subject site, and that the uses to be served by such facilities are compatible and that no interior circulation problems will result:

- A) Joint-access driveways or driveways located so as to provide access to more than one site.
- B) Cross-access interior drives or drives that will allow vehicles to move from one site to another without re-entering the frontage street.

In instances where the provision of such facilities will require the grant of easements between abutting property owners to assure proper vehicular circulation between properties, such easements over the applicant's property shall be presented in a form acceptable to the City of Troy Legal Department prior to the granting of a building permit, and shall be recorded prior to the granting of any Certificate of Occupancy.

No construction or grade variation shall be permitted which will restrict the proper operation of such vehicular circulation facilities, and no Certificates of Occupancy shall be issued until the construction of such facilities within the applicant's site is complete.

20.50.05 See Section 39.95.00 of the General Provisions for the standards and regulations applicable to construction of buildings and uses in this District when the site falls within a designated Flood Hazard Area.

March 3, 1992

TO: Frank Gerstenecker, City Manager

FROM: Laurence G. Keisling, Planning Director

SUBJECT: Villager Market - Zoning History and Comments

I am writing in response to your request for information regarding the zoning and development history of Morelli's Villager Market, on the west side of Livernois south of South Boulevard. As you have been advised, the owners have proposed to expand the market, but were unable to receive the necessary variance from the Board of Zoning Appeals, as requested in February of 1991.

The following information summarizes the zoning and development history of the area including the Villager Market site.

- A. **June 8, 1971:** The enclosed site plan for the 8,400 square foot Villager Market was approved by the Planning Commission, on their B-2 zoned site having 173 feet of frontage on the west side of Livernois south of South Boulevard. The properties to the north, south and west of the site were at that time also zoned in the B-2 (Community Business) classification.
- B. **March 6, 1972:** The 6 acre B-2 zoned site at the southeast corner of South Boulevard and Livernois was rezoned to the B-1 (Local Business) classification, as a part of a relatively small-scale series of actions to reduce the extent of commercially-zoned sites, and to make the zoning classifications on some of the commercial sites more restrictive.
- C. **April 24, 1972:** Parcels to the west of the Villager Market and Meadowbrook Nursery School sites, having approximately 266 feet of frontage on the south side of South Boulevard, were rezoned from B-2 to R-1B, as a part of the above noted commercial area reduction and restriction actions.
- D. **June 19, 1972:** The B-2 zoned parcels in the Livernois Road frontage, including the Villager Market and Meadowbrook Nursery sites, were rezoned from B-2 to B-1. In addition to being consistent with other actions which placed a more restrictive classification on various commercial sites, this action also eliminated the non-conforming setback condition which was created on the Morelli site by rezoning the site to the west from B-2 to a residential classification. Under B-2 zoning, a 75 foot setback would be required from the Villager Market's west property line, where 20 feet was indicated on the site plan. The City Clerk's records indicate that Louis and Thomas Morelli were notified of both the

Planning Commission and the City Council Hearings regarding this rezoning action.

- E. **July 11, 1977:** A series of Zoning Ordinance Text Amendments were adopted regarding Commercial Districts and related provisions. Among the amendments was the adoption of a provision which appears within the B-1 District text as a part of Section 20.50.01, and states that "no individual business establishment shall include a usable floor area in excess of 5,000 square feet." Several of the amendments were intended to more clearly differentiate between the various Commercial Districts, and to assure, for example, that the B-1 District would be the most restrictive Commercial District. This specific provision was intended to help to differentiate between the scale of uses, as well as the uses themselves, which can occur in the various Commercial Districts. With this provision it was intended, for example, that no larger scale uses such as "supermarkets" would be constructed in B-1 Districts. Under this new provision, the Villager Market became a non-conforming structure.
- F. **September 14, 1982:** The Planning Commission held a Public Hearing in order to consider the potential B-1 to R-1B rezoning of the parcel to the south of the Villager Market site, also owned by the Morelli's. Although the Morelli's did not appear at that Hearing, Louis Morelli did appear at the subsequent Planning Commission Special Meeting of September 28, 1982. As a result of their consideration of this matter, the Planning Commission decided not to recommend B-1 to R-1B rezoning of that parcel as a part of a series of rezoning proposals presented in conjunction with the recent Commercial Areas Plan Amendment to the Master Land Use Plan.
- G. **February 24, 1986:** Following a Public Hearing, the City Council denied a request for R-1B to O-1 rezoning of the parcel immediately to the west of the Villager Market site, which had been rezoned from B-2 to R-1B in 1972.
- H. **February 19, 1991:** The Board of Zoning Appeals denied the request for expansion of the legal non-conforming Villager Market building to a total gross floor area of 18,244 square feet. A copy of the proposed site plan presented at that time is enclosed.

The owners of the Villager Market are now in a difficult position if they wish to expand their building. As indicated above, the Board of Zoning Appeals denied their request to expand the legal non-conforming structure, which is non-conforming due to the 5,000 square foot per establishment limit. If the Morelli's were successful in a request to

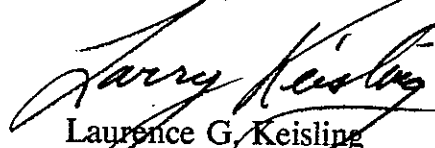
Villager Market
Zoning History and Comments

rezone their site from B-1 back to B-2, the building would still be non-conforming due to its setback from the abutting residential area to the west, rather than due to its size. Board of Zoning Appeals action would thus once again be necessary in order to permit building expansion.

The only other approach which could be considered in order to resolve the Morelli's problem would be amending the text of the B-1 District to delete the maximum 5,000 square feet per establishment limit. This action would of course apply to all other B-1 zoned sites. It is my preliminary opinion, however, that such an action would not have a significant impact on the City's development pattern, considering the extent of our development and the limited amount of commercially-zoned land available for further development. It should further be noted, of course, that the subject Ordinance provision does not prohibit someone from constructing a building complex in excess of 5,000 square feet. It just prohibits the division of that building complex into units larger than 5,000 square feet. Conversation with the Building Department has indicated that they are not aware of any other conflicts or problems which have resulted from the present 5,000 square foot restriction. I have not as yet inquired as to any concerns which they might have regarding the deletion of this restriction.

If you have no objection, I would be pleased to present the question of a proposed Zoning Ordinance Text Amendment deleting the 5,000 square foot provision to the Planning Commission, for their consideration and recommendation. I would also be pleased to respond to any other questions which you might have regarding this matter.

Respectfully submitted,

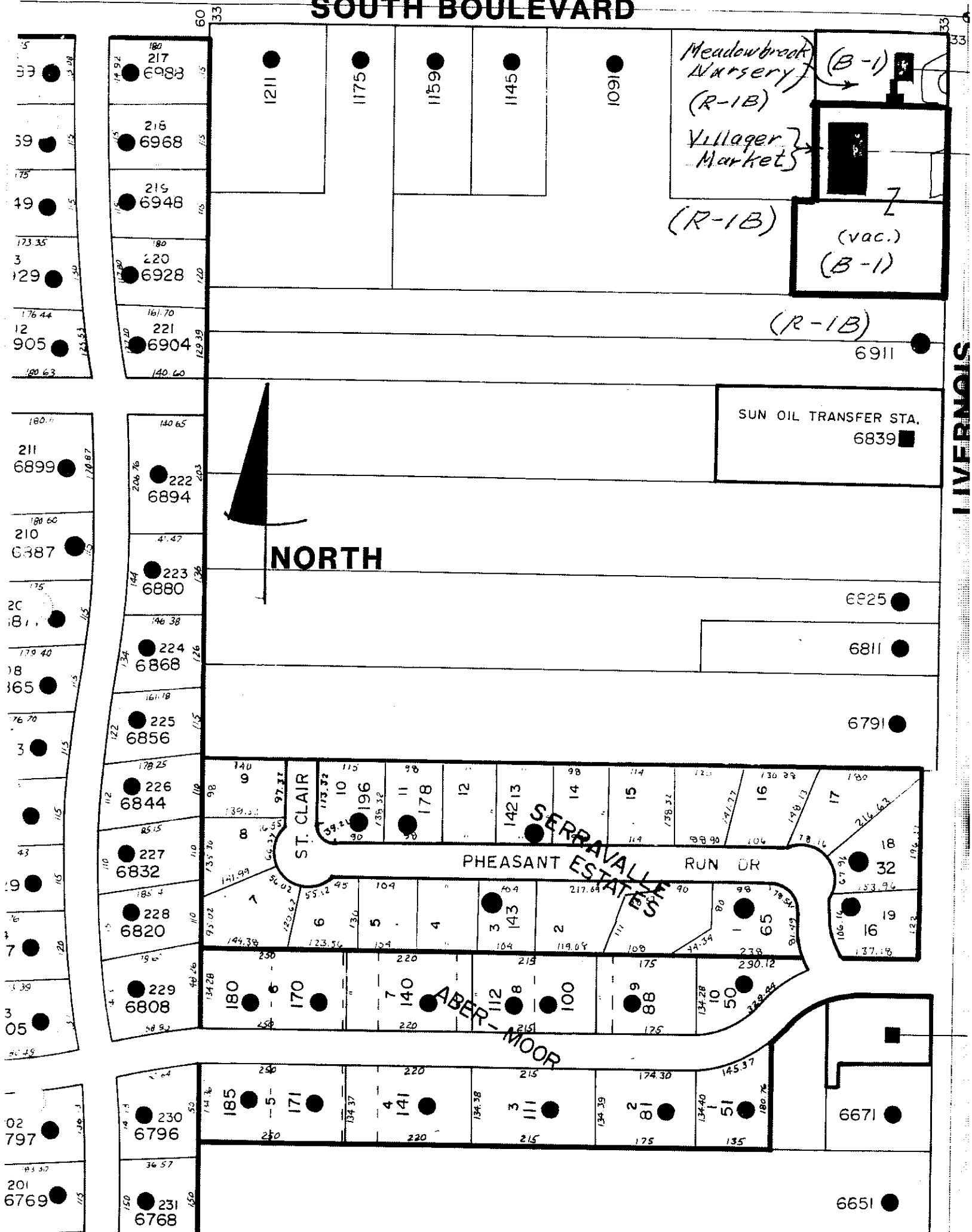


Laurence G. Keisling
Planning Director

LGK/eb

copies: John Szerlag, Assistant City Manager
Gary Shripka, Chief Building Inspector
John Martin, Assistant City Attorney
File SP-153

LEVEL 5



BOARD OF ZONING APPEALS

FEBRUARY 19, 1991

ITEM #10. VARIANCE REQUESTED: Thomas W. Kurmas, 6975 Livernois, for relief to exceed the maximum allowed building size.

Mr. Shripka explained that the petitioner is requesting relief of the Zoning Ordinance to construct a 9,404 square foot addition to an existing legal non-conforming commercial building. The proposed addition would increase the building size from 8,820 square feet to 18,244 square feet. The Zoning Ordinance limits the building size, in this zoning district, to 5,000 square feet.

Thomas Kurmas was present and stated that the building was constructed in 1969, the owner now wishes to update and increase the size of the building. They have a hardship in that the zoning requirements have changed since the building was constructed.

The Chairman opened the public hearing.

There were no comments from the audience.

The Chairman closed the public hearing.

There was 1 letter of objection on file: City of Rochester Hills.

Motion by Lovio
Supported by Storrs

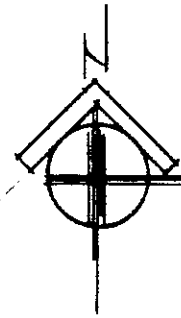
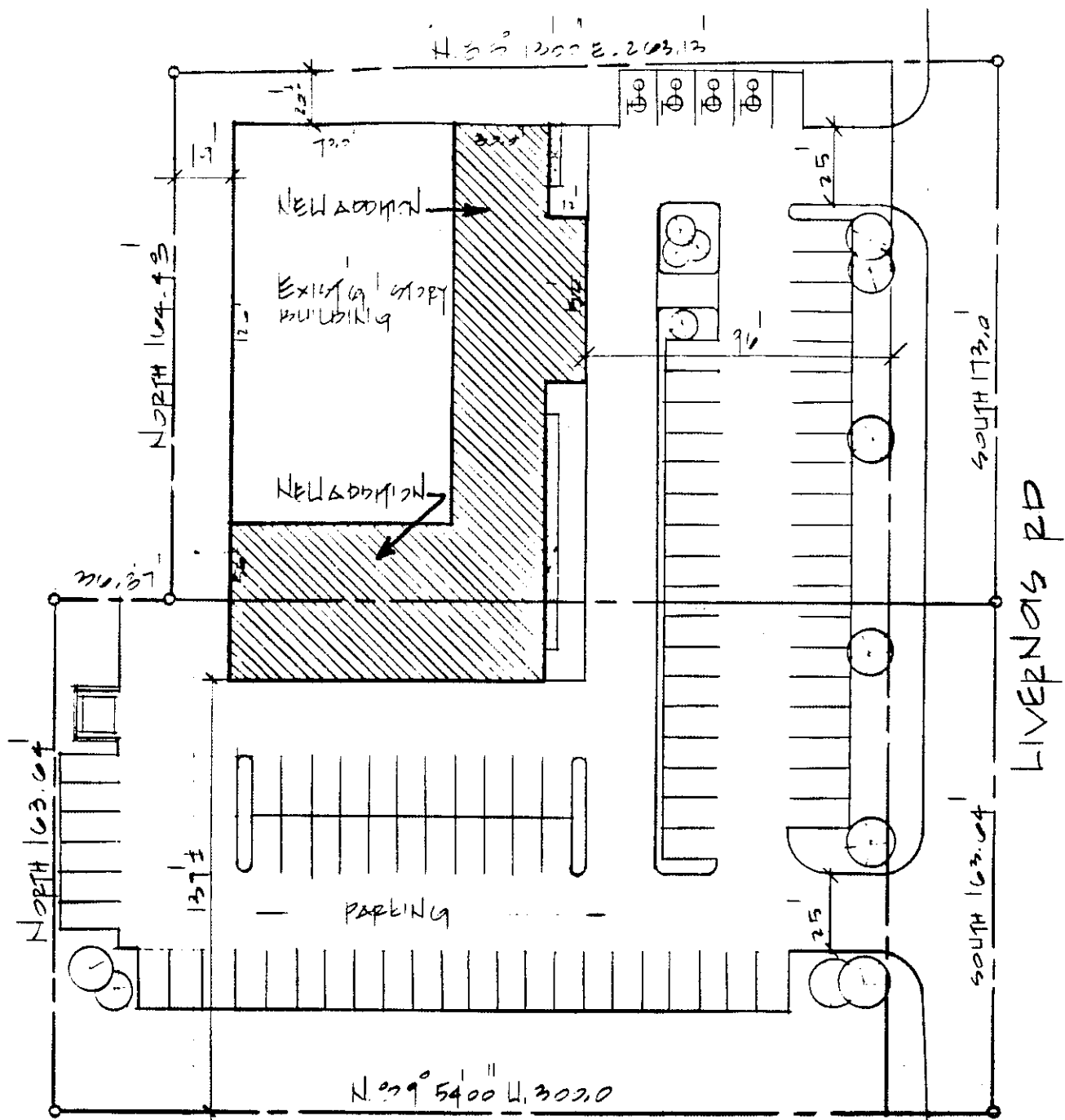
MOVED, to deny the request from Thomas Kurmas, 6975 Livernois, to construct an addition to an existing legal non-conforming building which would result in a 18,244 square foot building where a 5,000 square foot building is permitted.

1. The petitioner has not presented a practical difficulty or hardship.
2. Approval would result in over-building.

Yeas: 6
Nays: 1- Shaver (would like to see petitioner investigate other alternatives)
Absent: 0

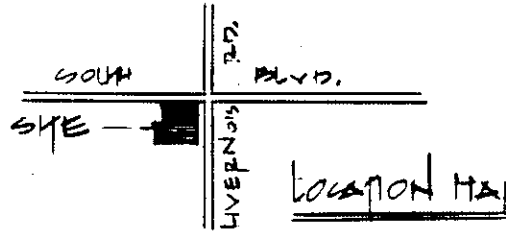
MOTION TO DENY REQUEST CARRIED.

#16



Site Plan

SCALE 1" = 50'



New Addition For :
Village Market

THOMAS W. KURMAS & ASSOCIATE
ARCHITECTS • ENGINEERS • INTERIOR DESIGN
30400 TELEGRAPH ROAD SUITE 333
BIRMINGHAM, MICHIGAN 48010 313/540-0000
Member of the American Institute of Architects

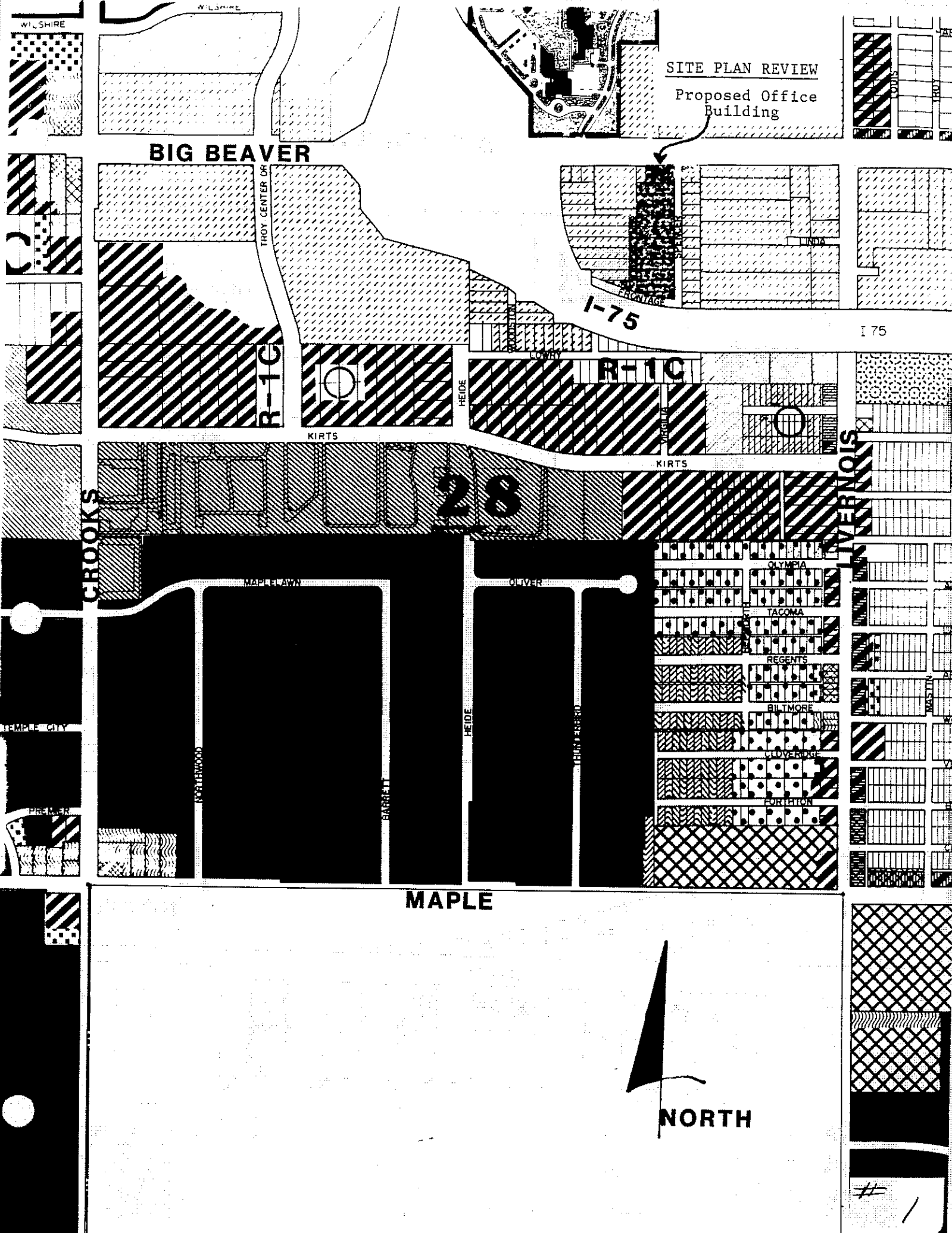
CITY OF TROY

A Public Hearing will be held by and before the Planning Commission of the City of Troy at City Hall, 500 W. Big Beaver, Troy, Michigan on Tuesday May 12, 1992 at 7:30 P.M., or as soon thereafter as the agenda will permit, to hear comments relative to the following proposed amendments to the Master Thoroughfare Plan portion of the Master Land Use Plan, in accordance with Act 285, Public Acts of 1931, as amended ("The Municipal Planning Commission Act"):

- I. The adoption of an "Area Under Study" designation or category within the legend of the Master Thoroughfare Plan.
- II. Application of the "Area Under Study" designation to the Master Thoroughfare Plan in the I-75/Crooks Road/Long Lake Road interchange area, and in the I-75/Rochester Road interchange area.

You may express your comments by writing this office or by attending the Public Hearing.

Kenneth L. Courtney
City Clerk



SITE PLAN REVIEW

Proposed Office Building

BIG BEAVER

I-75

I 75

R-1C

R-1C

KIRTS

KIRTS

28

CROOKS

IVERNESS

MAPLE LAWN

OLIVER

HEIDE

OLIVER

CROFTWOOD

BARTLETT

MAPLE

NORTH

585

575

303 TOP B D6

201

BIG BEAVER

SITE PLAN REVIEW
Proposed Office
Building

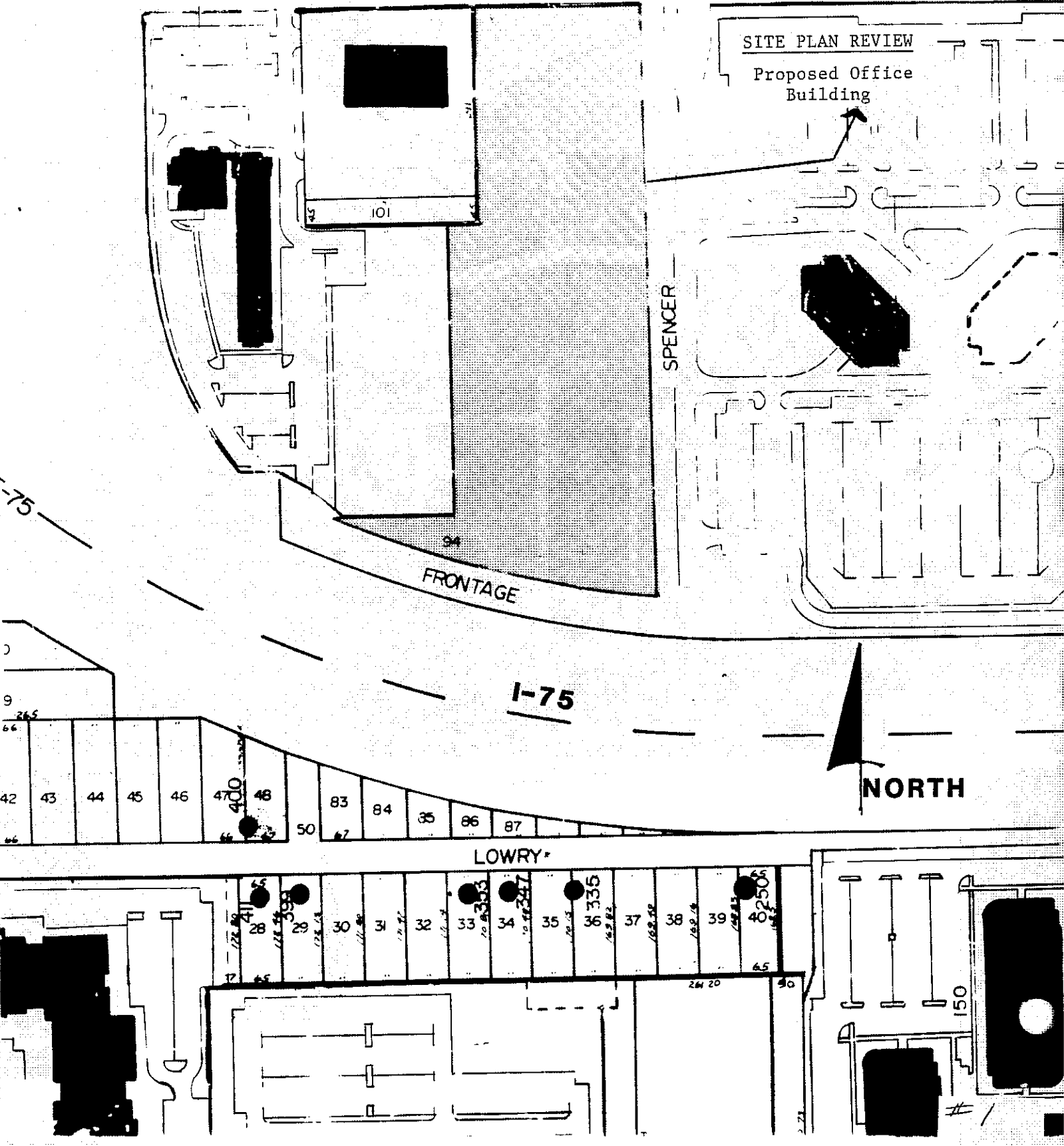
SPENCER

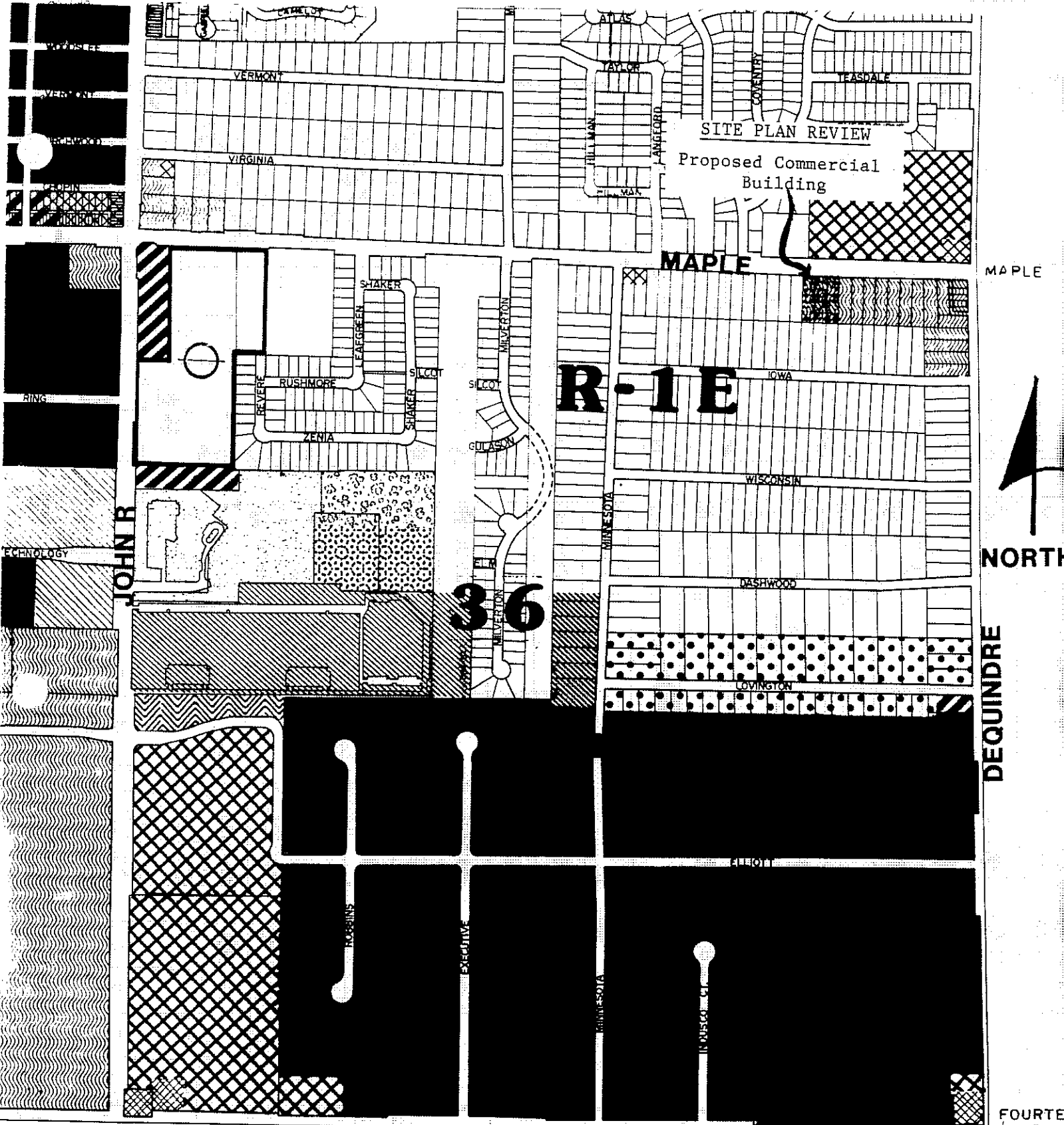
FRONTAGE

I-75

NORTH

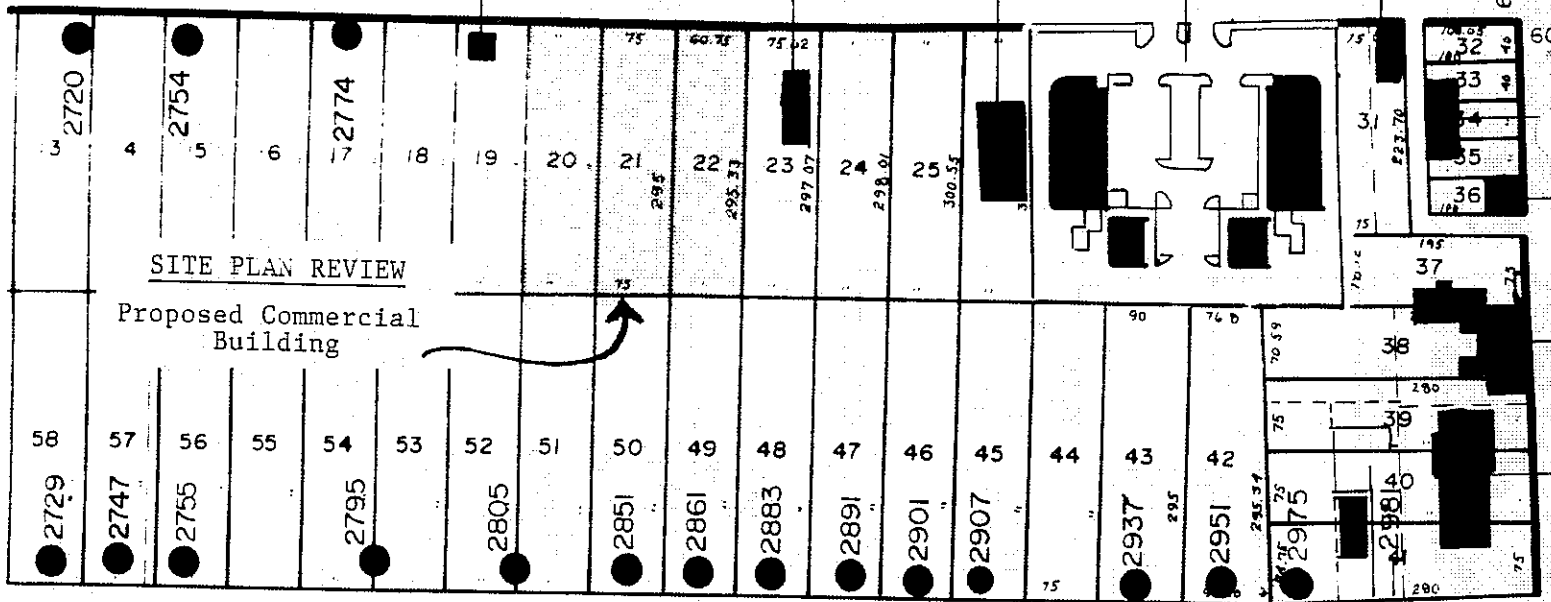
LOWRY



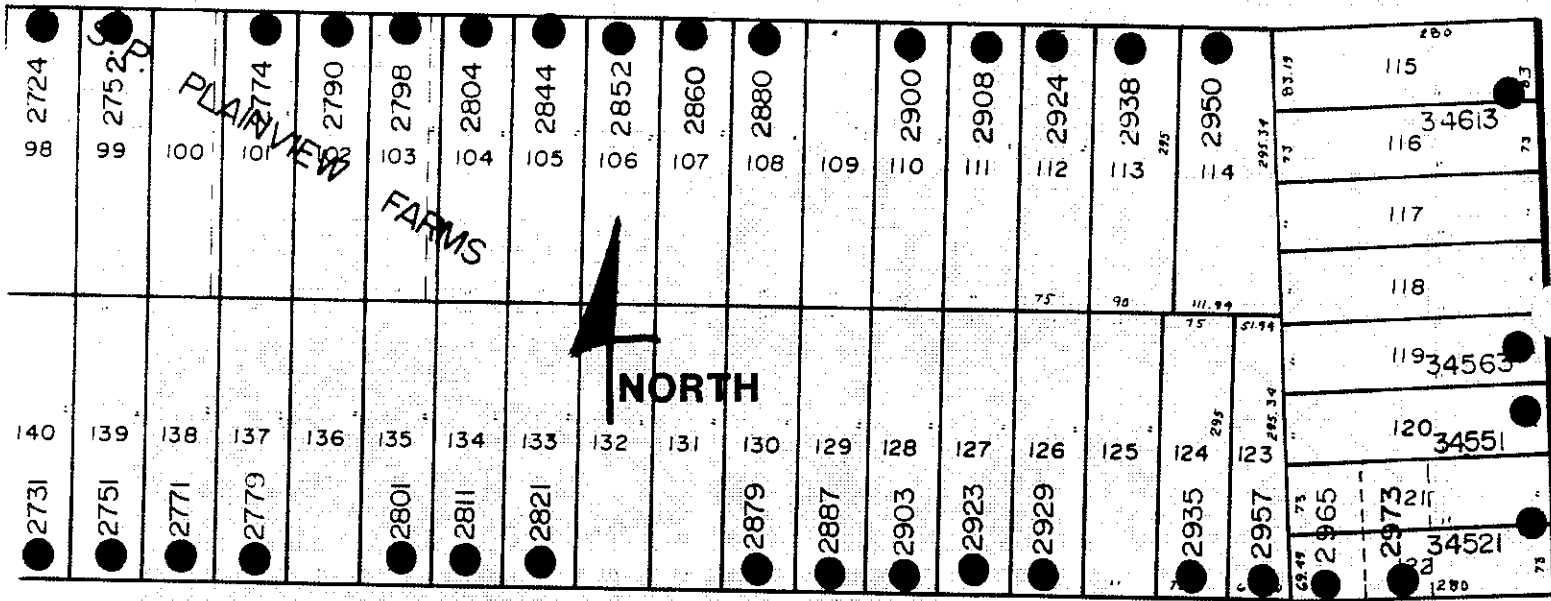


JOHN R
FOURTEEN MILE
DEQUINDRE
FOURTEEN MILE
DEQUINDRE

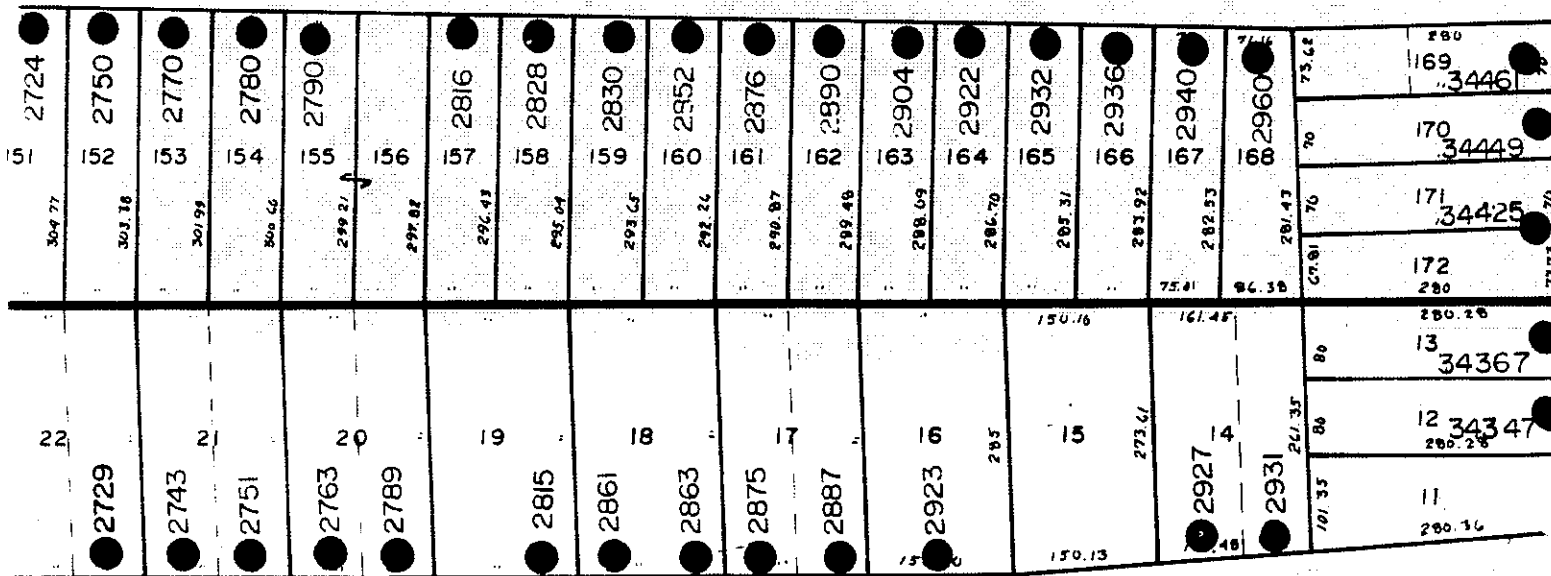
MAPLE



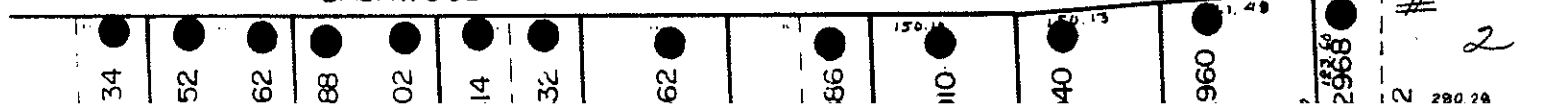
IOWA



WISCONSIN



DASHWOOD



DEQUINDRE

PROPOSED SUBDIVISION

Nadine

SQUARE LAKE

SQUARE LAKE

1-2
R-1C

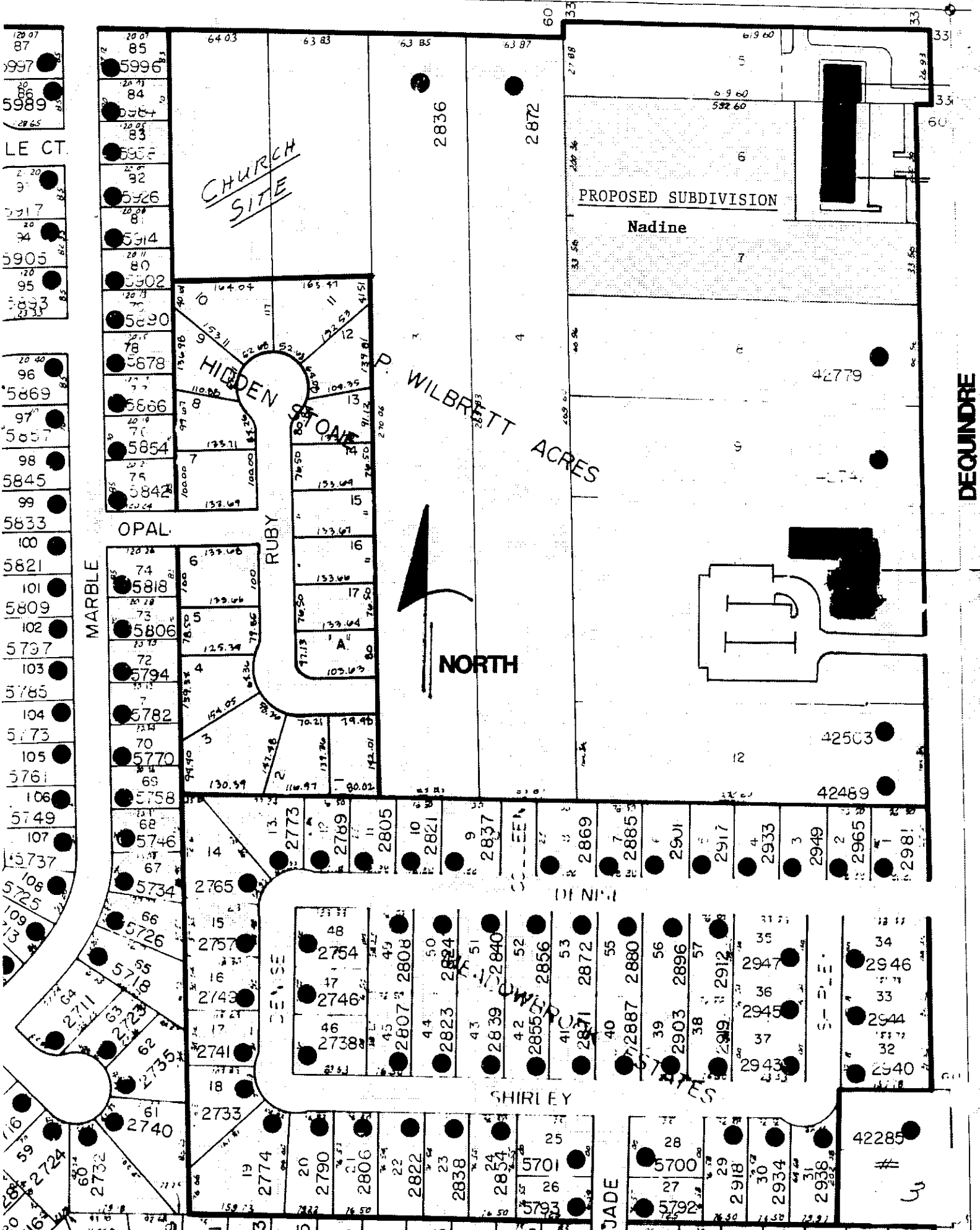
NORTH

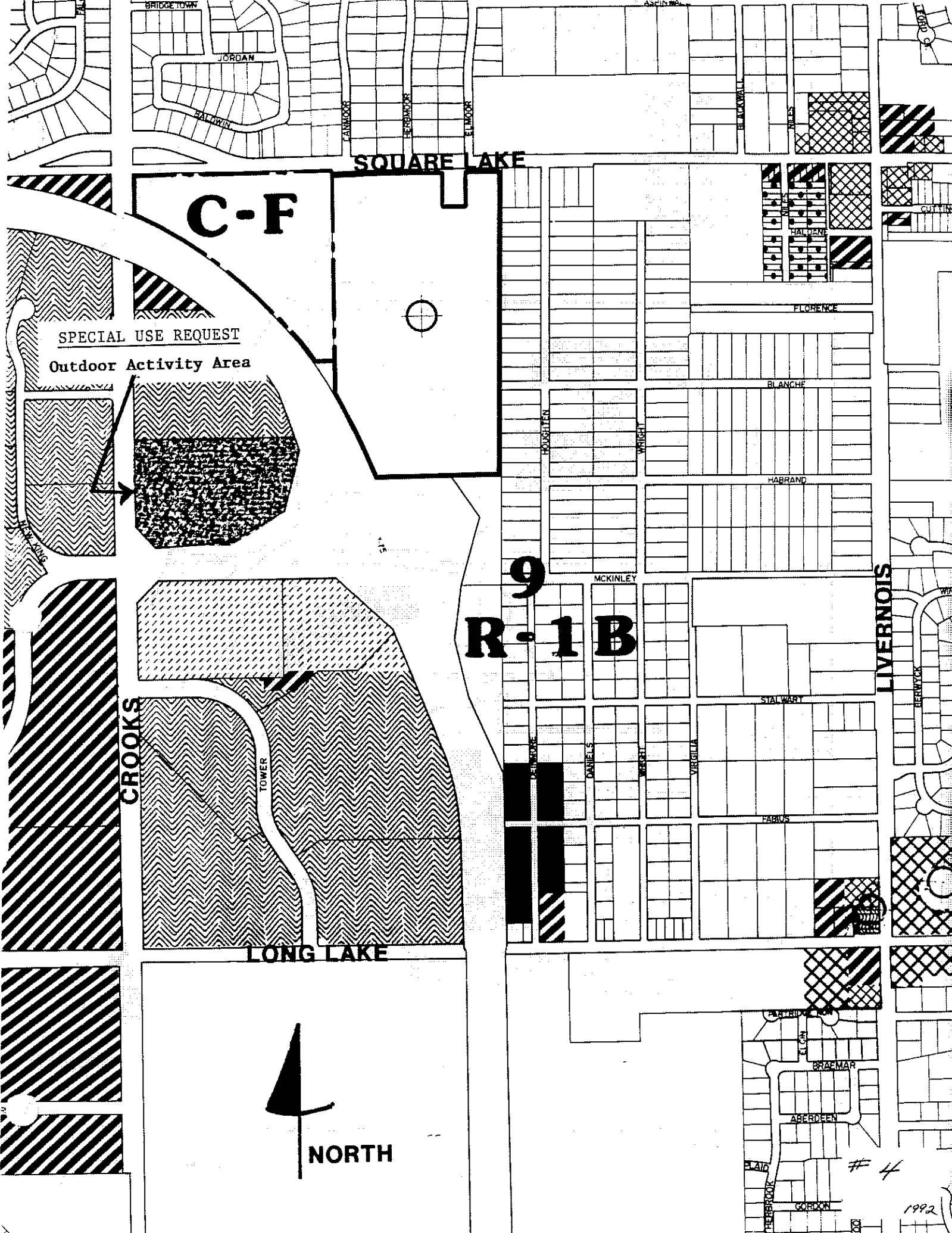
DEQUINDRE

LONG LAKE

LONG LAKE

SQUARE LAKE





C-F

SQUARE LAKE

SPECIAL USE REQUEST

Outdoor Activity Area

**9
R-1B**

CROOKS

TOWER

LONG LAKE

LIVERNOS

NORTH

1992

I 5700

5600

500

CROOKS

75
33

33

SPECIAL USE REQUEST
Outdoor Activity Area

NORTH

#4