

LCK

AGENDA

SPECIAL MEETING

7:30 P.M.

TROY CITY PLANNING COMMISSION

July 2, 1991

1. ROLL CALL
2. MINUTES - Special Meeting - May 7, 1991
Special/Joint Meeting - June 4, 1991
Regular Meeting - June 11, 1991

STUDY ITEMS

3. BOARD OF ZONING APPEALS REPORT
4. CURRENT DEVELOPMENT REPORT — *Sterling Heights Letter.*
5. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Truck and Trailer Rental on Mini-Warehouse Sites
6. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Prohibition of Outdoor Storage of Goods or Materials in R-C Districts

Proposed Amendment to Consent Judgment - Sunset Plaza

POTENTIAL REGULAR MEETING AGENDA ITEMS

(July 9, 1991 & Beyond)

1. SITE PLAN REVIEW - Proposed Office Building Expansion - North Side of Kirts, West of Livernois - Section 28
2. SPECIAL USE REQUEST - Proposed Metal Finishing in an M-1 District - South Side of Park Street, between Troy Court and Combermere - Section 34
3. SPECIAL USE REQUEST - Proposed Day Care Facility in an Existing School - South Side of Butterfield, West of Crooks - Section 29
4. PROPOSED REZONING - North Side of Troywood, West of Rochester - Section 22 - R-1C to P-1
5. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Truck and Trailer Rental on Mini-Warehouse Sites
6. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Prohibiting Outdoor Storage of Goods or Materials in R-C Districts
7. SITE PLAN REVIEW (RENEWAL) - Add Drive to Emerald Square Shopping Center - North of Square Lake, West side of Rochester - Section 3

8.

TO: Troy City Planning Commission

FROM: Laurence G. Keisling, Planning Director

SUBJECT: Special/Study Meeting Agenda - July 2, 1991

1. ROLL CALL

(Resolution excusing absent members, where appropriate).

2. MINUTES - Special Meeting - May 4, 1991
Special/Joint Meeting - June 4, 1991
Regular Meeting - June 11, 1991

STUDY ITEMS

3. BOARD OF ZONING APPEALS REPORT

4. CURRENT DEVELOPMENT REPORT

5. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Truck and Trailer Rental on Mini-Warehouse Sites

The enclosed letter comprises a request by Ryder Truck Rental for consideration of an amendment to the text of the Zoning Ordinance in order to permit the rental of trucks as an accessory use within "Mini-Warehouse" or "Self-Storage" developments. Their particular concern relates to their present operation in conjunction with the Secured Storage Systems development, at 1485 Mapleway (south of Maple Road, west of Coolidge). An amendment to the text of the Zoning Ordinance would of course potentially apply to all mini-warehouse developments throughout the City, if they could comply with the standards as established.

A proposal of this type was previously considered in 1988, in conjunction with Ordinance violations which the City had at that time served on Shurgard Self Storage facilities on East Maple Road and on Chicago Road. At that time, Zoning Ordinance text related to mini-warehouse or self-storage developments within M-1 Districts was developed and adopted. The adopted language, however, specifically prohibited the leasing or rental of trucks, vans, trailers and other vehicles. This language now appears as Section 28.30.02 of the Zoning Ordinance. The enclosed memoranda dated July 20, 1988 and September 7, 1988 summarize the discussion and considerations which occurred at that time.

At the Study Meeting we would propose to review this matter, and the formal request which has now been submitted by Ryder Truck Rental. A Public Hearing on this matter has been scheduled for your Regular Meeting of July 9, 1991.

6. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Prohibition of Outdoor Storage of Goods or Materials in R-C Districts

Throughout the years in which the R-C (Research Center) District has been applied and developed in the City, the staff has taken the position that the outdoor storage of goods or materials is prohibited in such Districts. On the other hand, such storage is specifically provided for within the text of the M-1 (Light Industrial) District.

Reference to the text of the R-C District indicates that outdoor storage is not specifically prohibited, except in the case of the Special Approval uses covered under Section 27.30.02 of the Ordinance. We have further noted that such storage is specifically prohibited in all of the Office and Commercial Districts.

Various questions and concerns raised in recent years, as to the propriety of various kinds of outdoor storage in R-C Districts, has indicated the need for adding language to the text which would clearly prohibit such storage. At the Study Meeting we would propose to further discuss this matter, and indicate some of the types of use or activity questions which have been raised in this regard. As indicated by the enclosed notice, a Public Hearing has been set for your July 9 Regular Meeting in order to further consider this matter.

Respectfully submitted,

Laurence G. Keisling
Planning Director

LGK/eb

September 7, 1988

TO: Frank Gerstenecker, City Manager

FROM: Laurence G. Keisling, Planning Director

SUBJECT: Plan Commission Reconsideration of Proposed Zoning Ordinance
Text Amendment - Truck Rental in Self-Storage Development

Following a Public Hearing at their July 12 Regular Meeting, the Plan Commission took action to recommend against the adoption of a Zoning Ordinance Text Amendment related to Self-Storage or Mini-Warehouse Development, including language which would provide for the rental of trucks in conjunction with such establishments. The background of this proposal and the Plan Commission's recommendation was conveyed to the City Council by my enclosed memorandum of July 20, 1988. At the August 1, 1988 City Council meeting, an attorney representing the original petitioners in this matter appeared and requested that this matter be referred back to the Plan Commission, as they had not been notified of the Commission's hearing on this proposal. They were therefore requesting an opportunity to have their position heard by the Plan Commission, and felt that some of the information which they could provide may cause the Plan Commission to revise their opinion and recommendation regarding this proposal.

The Plan Commission considered this matter once again at their Regular Meeting of August 9, 1988. Mike Lavoie, attorney for Shurgard, was present at that time along with two representatives of Ryder Truck Rental and two other Shurgard Corporation representatives. He distributed the enclosed August 9, 1988 letter and attached alternate versions of the proposed Ordinance Text. Mr. Lavoie stated that truck rental and self-storage uses are quite compatible, and that 40% of Shurgard's Mini-Storage facilities involve truck leasing activities. On a nationwide basis, 25% of truck leasing occurs from self-storage developments. He then noted the petitioners' proposals for a revised approach to the determination of parking requirements, and their concern regarding limiting truck leasing to those who are leasing self-storage areas. Jan Watson, District Manager of Shurgard, stated that business competition demands more and more services, and that storage facilities which do not provide rental trucks are failing in business. She felt that they could live with the proposed limitation on leasing to storage tenants, but they would certainly prefer open leasing, in the interest of better public relations and business.

In the course of the Commission's discussion, Mr. Lepp noted that there is a Ryder Truck Rental facility approximately one mile from the Shurgard site. Mr. Wright noted the importance of limiting the extent of "commercial" uses within industrial areas. Although the petitioners suggested that action on this matter be tabled in order to enable further consideration and discussion, the Commission members generally felt that they had a full understanding of the petitioners' concerns, and that their position on this matter had not changed. They then adopted the following resolution:

Sept. 12, 1988 *Planning Dept. for Nov. 7, 1988*

C-15

Moved by Melaragni

Supported by Wright

RESOLVED, that the Plan Commission hereby recommends to the City Council that no Zoning Ordinance Text Amendment be adopted in relation to establishment of Mini-Warehouse or Self-Storage developments, with accessory truck leasing facilities, within M-1 Districts for the following reasons:

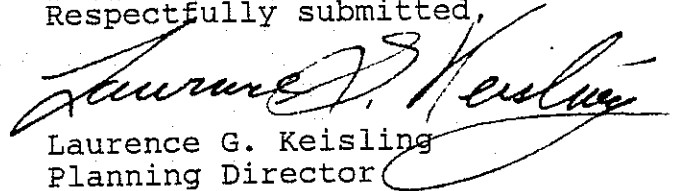
1. The provisions in relation to truck leasing would be in conflict with the basic intent of the Light Industrial District in relation to restricting commercial uses.
2. Portions of the proposed restrictions would be difficult to enforce.
3. The outside storage of rental trucks would be aesthetically undesirable.

Yeas: All Present

Absent: Reece, Ethier
Chamberlain

MOTION CARRIED

Respectfully submitted,


Laurence G. Keisling
Planning Director

LGK/eb

copies: Debbie Christen, Assistant City Attorney
Gerald VandenBussche, Chief Building Inspector

Attachments:

July 20, 1988

TO: Frank Gerstenecker, City Manager
FROM: Laurence G. Keisling, Planning Director
SUBJECT: Proposed Zoning Ordinance Text Amendment - Self-Storage
or Mini-Warehouse Development

By the enclosed letter of May 19, 1988 the City Council has received a request that consideration be given to providing for truck rental facilities as an accessory use related to Mini or Self-Storage Warehouse facilities. These storage facilities are presently limited to locations within M-1 Districts. The Shurgard organization, the petitioners in this matter, are presently being cited for illegally establishing truck rental facilities at their site on the west side of Chicago Road south of Maple Road. It is their position that truck rental facilities are or should be a permitted accessory use in relation to Self-Storage facilities.

In the course of discussing this matter with the Plan Commission at their June 7 Study Meeting, I suggested that, if the Commission and the City Council wished to positively consider a Text Amendment which would provide for such uses, consideration should also be given to additional language related to the total subject of Mini-Storage facilities. The Commission felt that such provisions should be included under the "Uses Permitted Subject to Special Use Approval" category, if they are to be adopted. Other potential Ordinance provisions were also discussed, including the provision of space for parking or storing rental vehicles, the prohibition of significant vehicle repair, and a restriction which would limit the rental of trucks or trailers to those leasing storage spaces in the development. It was further suggested that such rental facilities be limited to trucks, rather than including trailers per se.

In order to resolve this question, we prepared a proposed Zoning Ordinance Text Amendment and established a Public Hearing for the Plan Commission's Regular Meeting of July 12, 1988 in order to consider same. At that time it was noted that the location of this proposed text under the "Uses Permitted Subject to Special Use Approval" category would also bring into effect the discretionary standards which relate to this total category of uses. In the course of the Commission's discussion some of the members expressed concern as to an action such as this which could be interpreted as providing for additional commercial uses within M-1 Districts. Some also felt that the provisions limiting the leasing of trucks to those leasing storage space within the development, and the provision limiting outside storage only to rental trucks would be difficult to enforce. They thus adopted the following resolution recommending that this Ordinance provision not be adopted:

Moved by Ethier

Supported by Spilman

RESOLVED, that the Plan Commission hereby recommends to the City Council that no Zoning Ordinance Text Amendment be adopted in relation to establishment of Mini-Warehouse or Self-Storage developments, with accessory truck leasing facilities, within M-1 Districts for the following reasons:

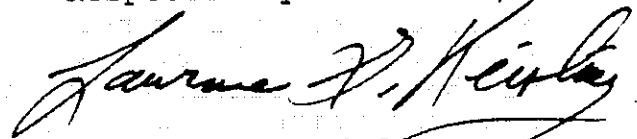
1. The provisions in relation to truck leasing would be in conflict with the basic intent of the Light Industrial District in relation to restricting commercial uses.
2. Portions of the proposed restrictions would be difficult to enforce.
3. The outside storage of rental trucks would be aesthetically undesirable.

Yeas: All Present (7)

Absent: Wright, Reece

MOTION CARRIED

Respectfully submitted,



Laurence G. Keisling
Planning Director

LGK/eb

copy: W. Robert Semple, Ass't. City Manager
Gerald VandenBussche, Chief Building Inspector
Peter Letzmann, City Attorney
Debra Christen, Ass't. City Attorney

PROPOSED ZONING ORDINANCE TEXT AMENDMENT

SELF-STORAGE OR MINI-WAREHOUSE DEVELOPMENT

Amend Article XXVIII (M-1 Light Industrial District) by adding the following provisions related to Mini-Warehouse or Self-Storage Development under the category of "Uses Permitted Subject to Special Use Approval":

- 28.40.06 Mini-Warehouse or Self-Storage Developments, wherein indoor storage areas are made available to the general public, subject to the following conditions:
- A. The Plan Commission shall determine that the site driveway system is designed in a manner which will ensure safe and easy access to all building elements.
 - B. No outside storage of materials or vehicles shall be permitted, except as otherwise provided in this Section.
 - C. Off-street parking shall be provided at a rate of one space for every seventeen hundred (1,700) square feet of gross warehouse building area. Section 40.12.11 (E) (2) shall not apply.
 - D. A manager's apartment may be permitted in order to enable 24 hour surveillance of the development.
 - E. The leasing of trucks or vans for the purpose of transfer of items stored or to be stored within the Mini-Warehouse Development may be permitted, subject to the following conditions:
 - 1. Parking spaces shall be provided on the site for all such trucks or vans, over and above the parking required by paragraph C above.
 - 2. The leasing of trucks or vans shall be limited to those parties leasing storage space within the Mini-Warehouse Development.

Re-number present Sections 28.40.06 through 28.40.08, to become Sections 28.40.07 through 28.40.09, respectively.

RYDER

Transportation Resources

RYDER SYSTEMS, INC.
1485 Mapleway
Troy, Michigan 48063
(313) 585-0100

REC'D

JUN 21 91

PLANNING DEPT

June 20, 1991

Troy City Council
500 W. Big Beaver
Troy, MI 48083

Re: Secured Storage Systems
1485 Mapleway

This letter is in reference to the letter dated May 28, from Marlene Struckman (attached). Secured Storage Systems and Ryder Truck Rental have had an affiliation since January 15, 1988. We would like to seek a Zoning Ordinance Text Amendment to allow the rental of trucks at 1485 Mapleway. We are asking the City of Troy to please let us continue our successful relationship. We would more than welcome a visit from the Troy City Council to let us show you firsthand the quality services that we provide to both the business community and the residents of Troy. The mission of Ryder Truck Rental and Secured Storage Systems is to provide quality truck rental and related value added services of the highest standards which consistently meet or exceed the needs of our customers. For many years Ryder Truck Rental has been the premier company in the truck rental industry, maintaining the highest quality standards and operating with the newest and best maintained fleet in the industry. The average age of our equipment is less than 2 years old. Ryder's objective, unlike our competition, has never been to put a truck rental dealer on every corner. We believe in quality not quantity. Our dealers, like Secured Storage Systems, are required to uphold the Ryder standards that are set in our Mission Statement.

Secured Storage Systems is one of Top 10 Dealers in terms of revenue production and their Commitment to Excellence. It would be very unfortunate if we would have to sever our relationship, and we ask for your understanding and consideration regarding this matter.

I have enclosed some pictures to show you where we are located and how we are situated in the City of Troy.

Troy City Council
June 20, 1991
Page Two

Picture #1 is a view from Maple Rd. with Secured Storage Systems set back approximately 500'

Picture #2 shows the adequate parking available to our customers

Pictures #3 and 4 show the designated parking for the Ryder Trucks behind the fence and separate from our customer parking

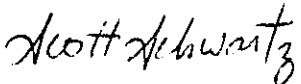
I understand that by granting us a Zoning Ordinance Text Amendment you might feel that you are opening the door to other truck rental companies. I know the City of Troy does not want this to happen, and by setting standards such as:

- set back location, away from main roads
- high quality operation
- adequate secured parking for both customers and rental trucks

you will be able to limit the number of locations that want to or are able to Rent Trucks, and be able to maintain the high quality image that the City of Troy has, and that the residents of Troy, like myself, want maintained.

Thanks for your consideration and I look forward to hearing from you soon.

Sincerely,



Scott Schwartz
Senior Manager - Consumer Rental

- copies of this letter have also been sent to Mr. Larry Keisling, planning director, and Marlene Struckman, Housing and Zoning Inspector.

City of Troy

May 28, 1991

Vern Hutton
825 Watershed
Ann Arbor MI 48105

RE: Secured Storage Systems
1485 Mapleway

Dear Mr. Hutton:

A recent inspection at the subject location revealed Ryder Trucks on the premises and offered for rent.

This property was given special use approval as a mini self storage development and is subject to the following conditions:

- 1) Outside storage of materials and vehicles shall be prohibited.
- 2) Leasing or rental of trucks, vans, trailers and other vehicles shall be prohibited. (Zoning Ordinance Chapter 39, Sec. 28.30.02).

This type of use must be discontinued by June 21, 1991. Failure to comply will result in court action.

If you have any questions please contact me at 524-3359.

Sincerely,



Marlene Struckman
Housing and Zoning Inspector

MS/sw

500 W. BIG BEAVER ROAD TROY, MICHIGAN 48084

Bldg. Inspections	524-3344	Dept. of Public Works	524-3370	Library	524-3545	Purchasing	524-3336
City Assessor	524-3311	Engineering	524-3383	Museum	524-3570	Recreation (Parks)	524-3484
City Attorney	524-3320	Finance	524-3411	Personnel	524-3339	Traffic Engineer	524-3379
City Clerk	524-3316	Fire	524-3419	Planning	524-3364	Treasurer	524-3334
City Manager	524-3330	Information	524-3300	Police Dept.	524-3443		

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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 July 9, 1991 at 7:30 P.M., or as soon thereafter as the agenda will permit, to consider a proposal to amend the text of Section 27.50.00 of the Zoning Ordinance (Research Center District, Development Standards) to include the following Sub-Section:

27.50.02 The outdoor storage of goods or materials shall be prohibited.

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

Kenneth L. Courtney
City Clerk

C-F

WILSHIRE

EMERSON

TROY CENTER

N. SHORE

CIVIC CENTER

TOWN CENTER

BIG BEAVER

C

TROY CENTER DR

R-1C

VR-1C

KIRTS

HEIDE

28

CROOKS

MAPLE

OLIVER

HEIDE

THURSDAY

MAPLE

LIVERNOIS

OLYMPIA

TACOMA

REGENTS

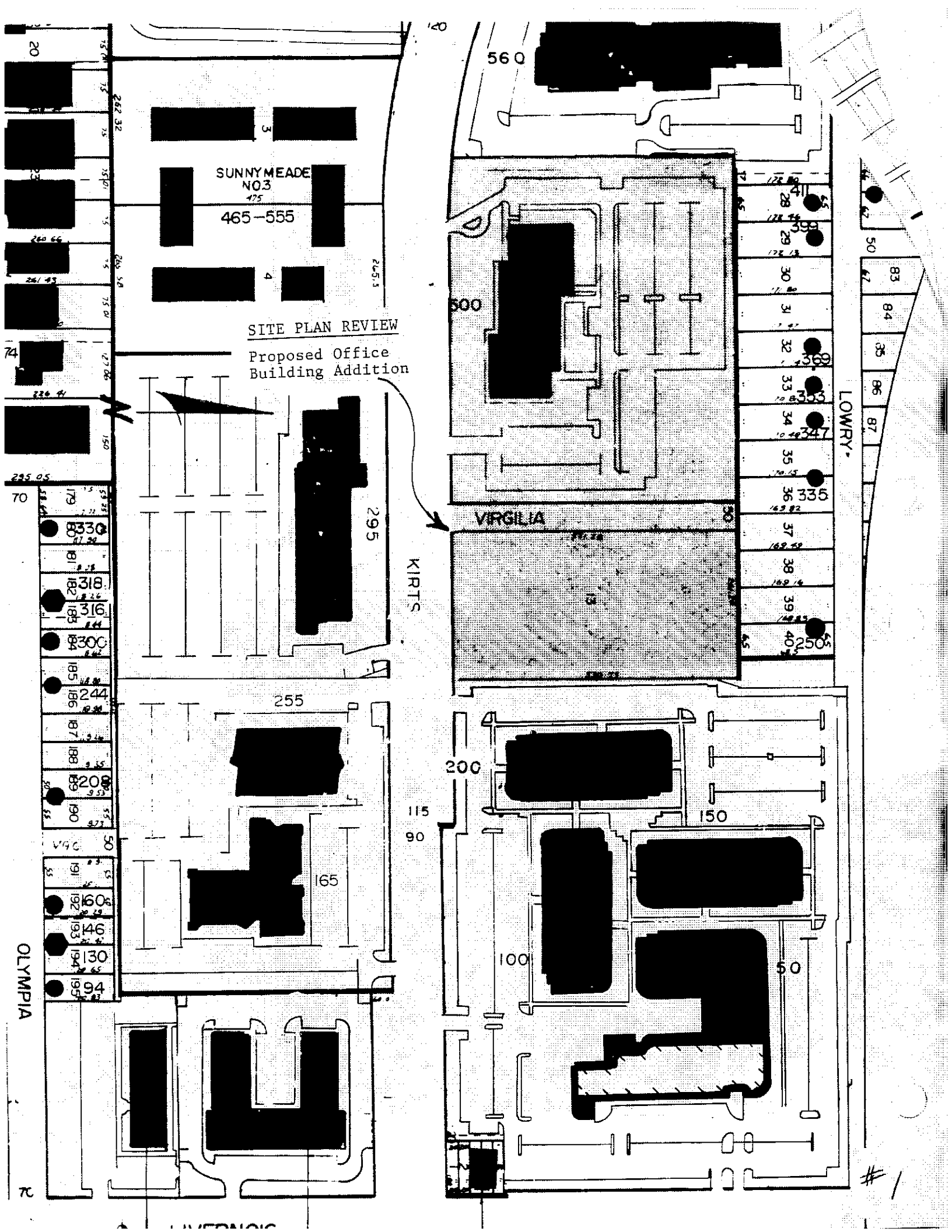
BILTMORE

CLOVERIDGE

PORTLAND

#1

#1



SUNNY MEADE
NO. 3
475
465-555

SITE PLAN REVIEW

Proposed Office
Building Addition

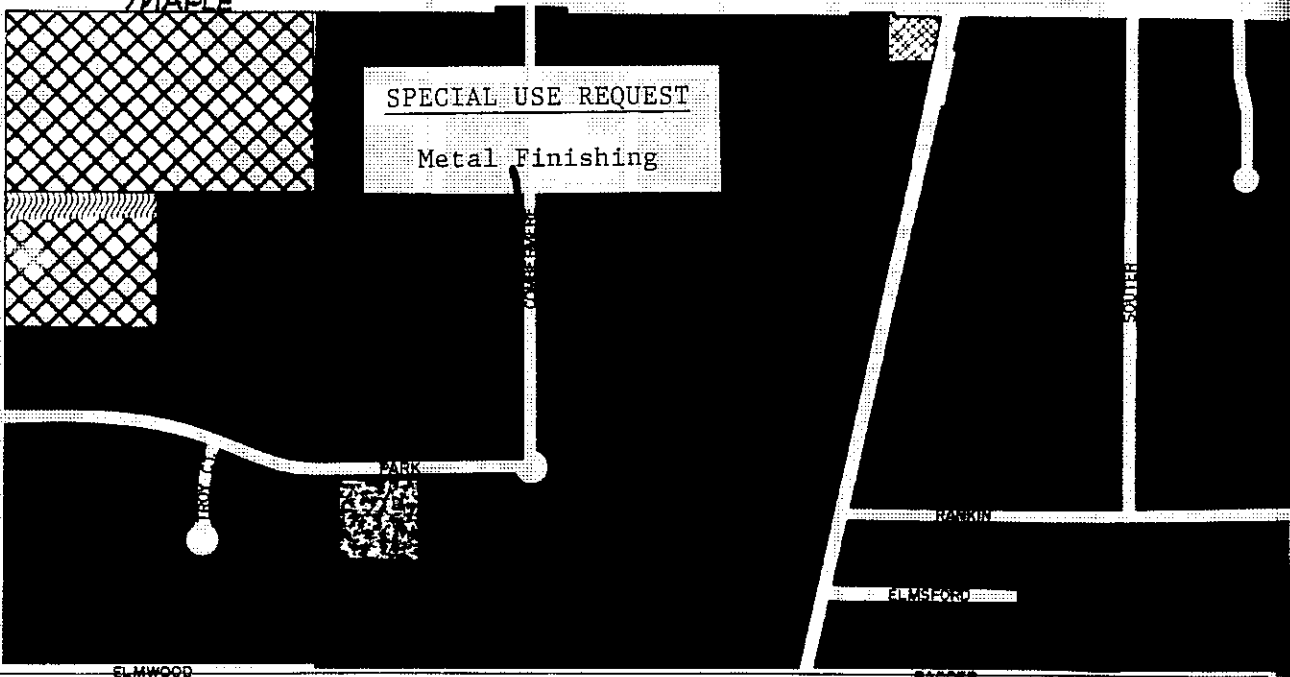
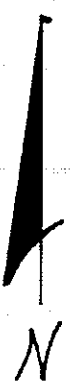
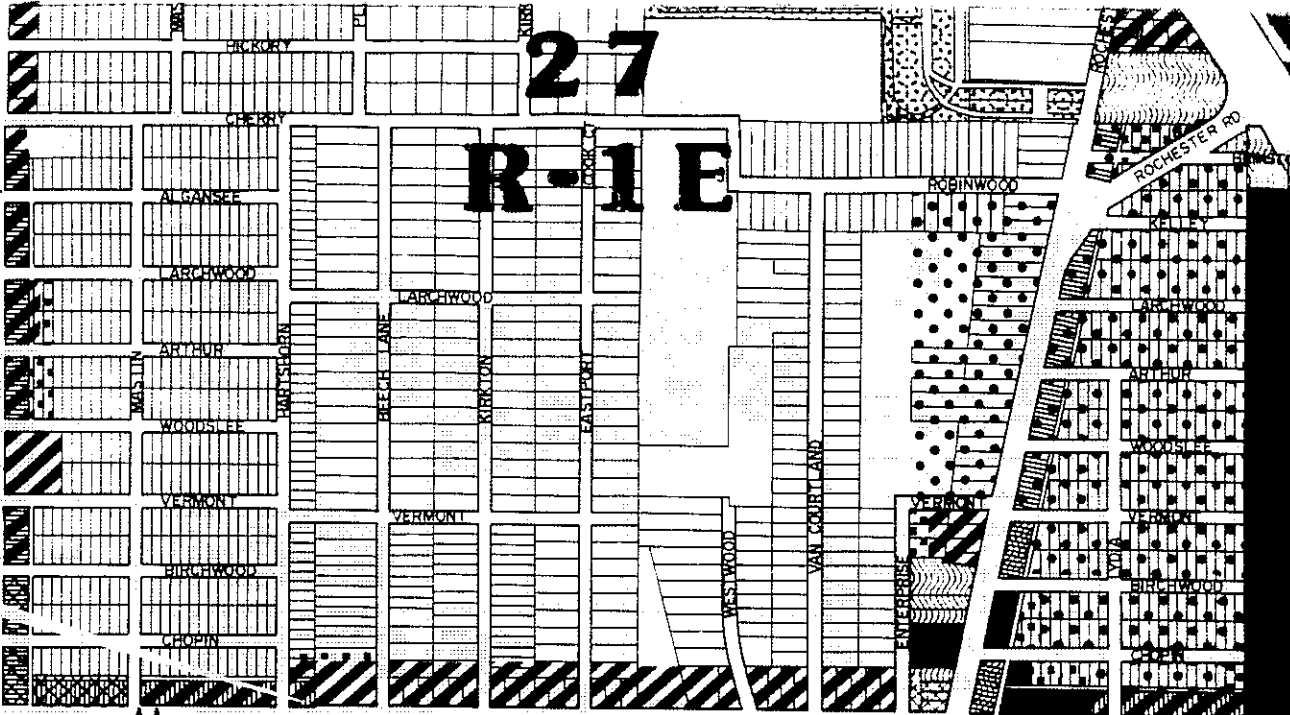
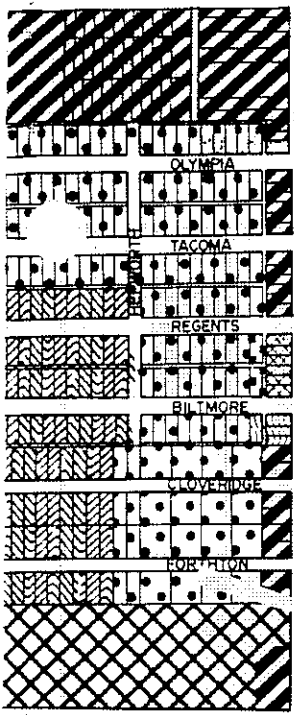
KIRTS

VIRGILIA

LOWRY

OLYMPIA

#1



LIVERNOIS

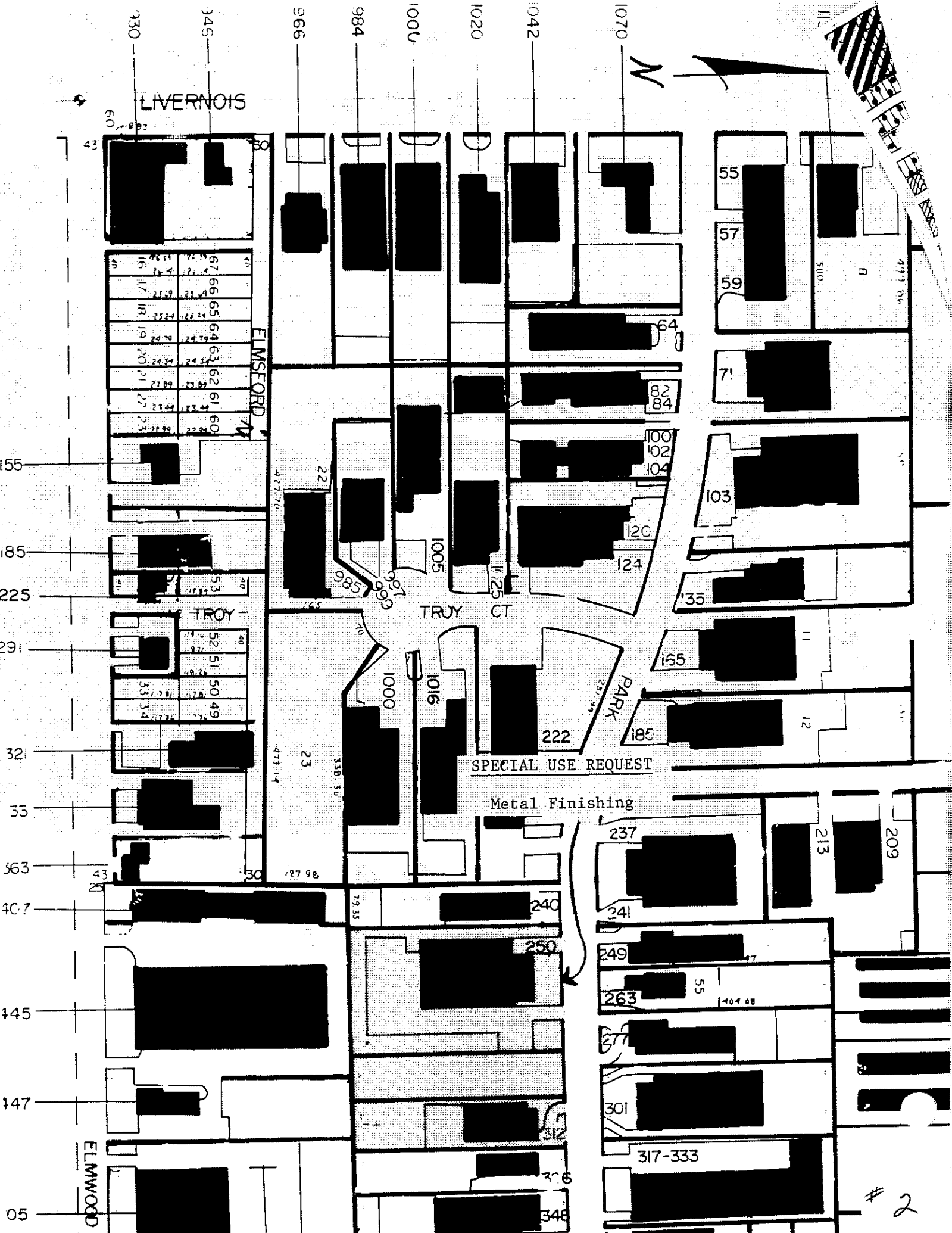
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ROCHESTER

HENDRICK

2

FOURTEEN
MILE



LIVERNOIS

ELMFORD

TRUY CT

SPECIAL USE REQUEST

Metal Finishing

PARK

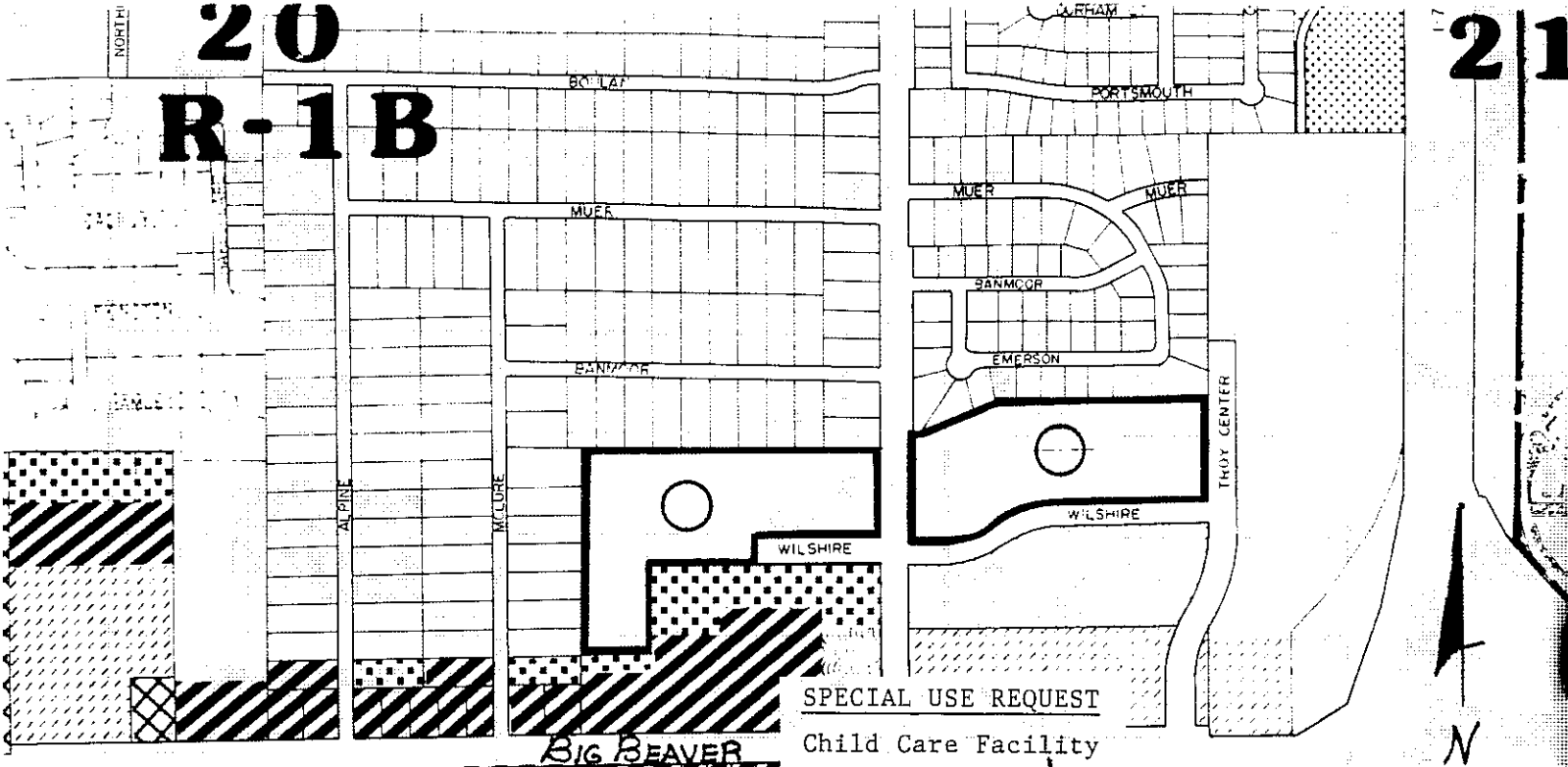
ELMWOOD

2

20

R-1B

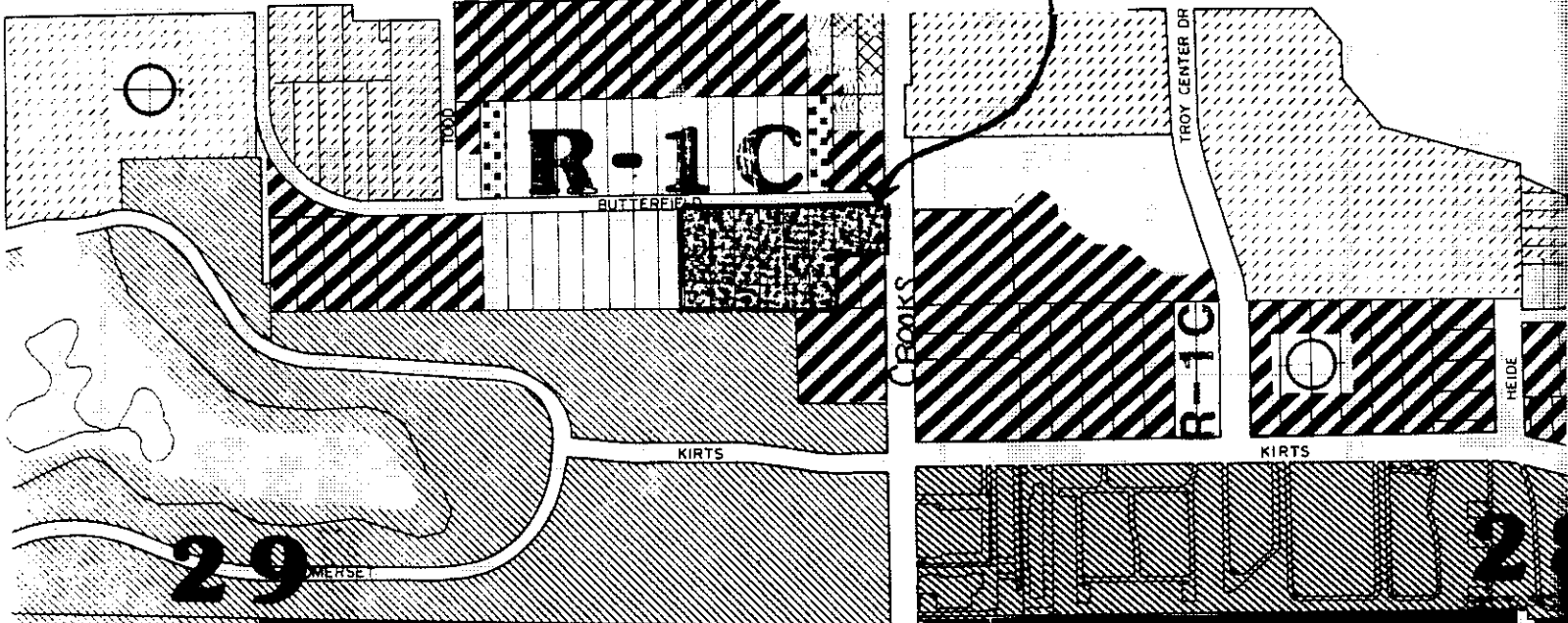
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SPECIAL USE REQUEST
Child Care Facility

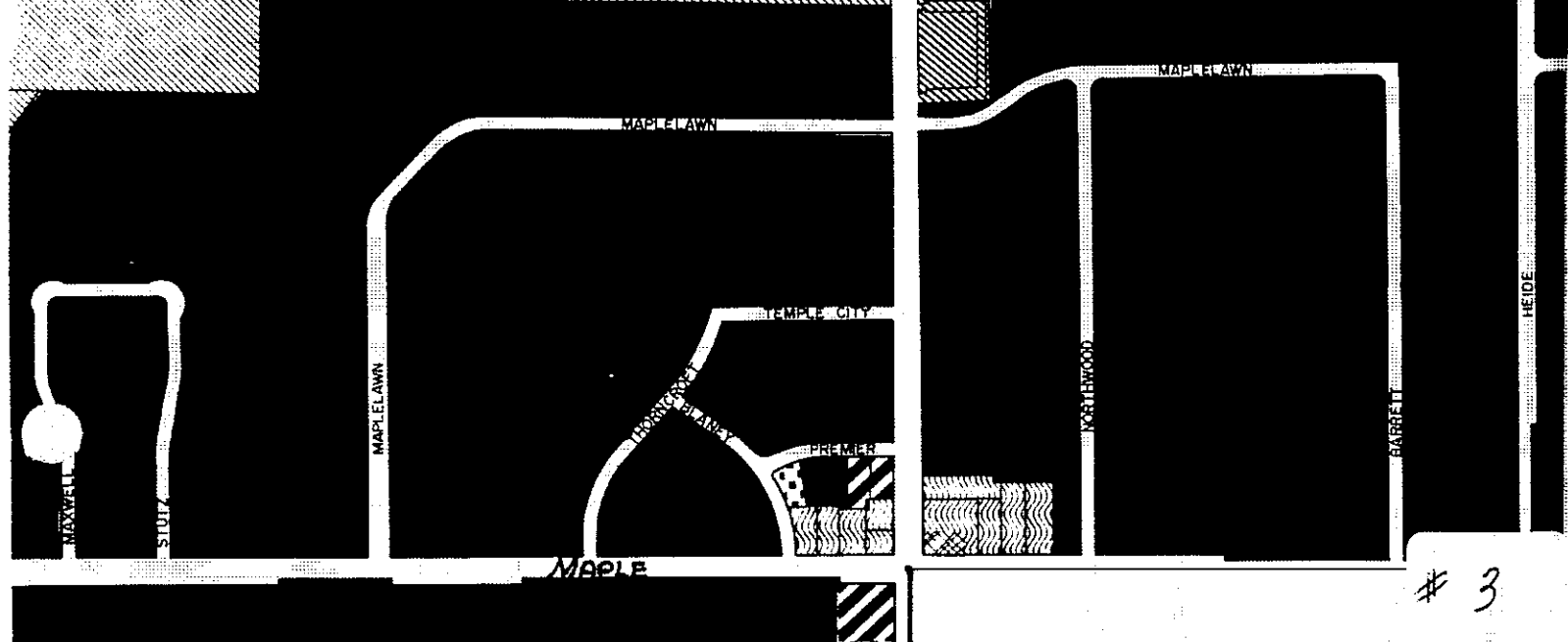
BIG BEAVER

R-1C

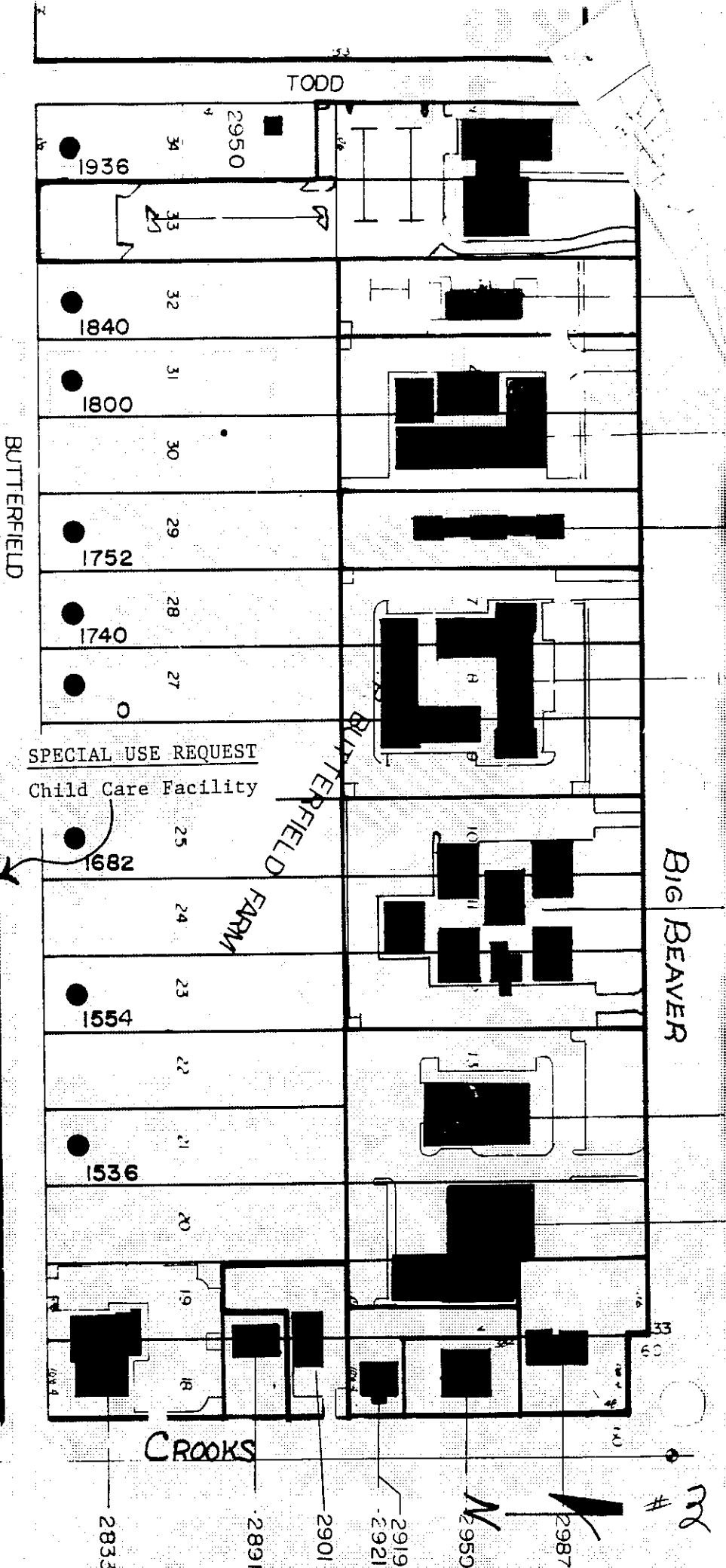
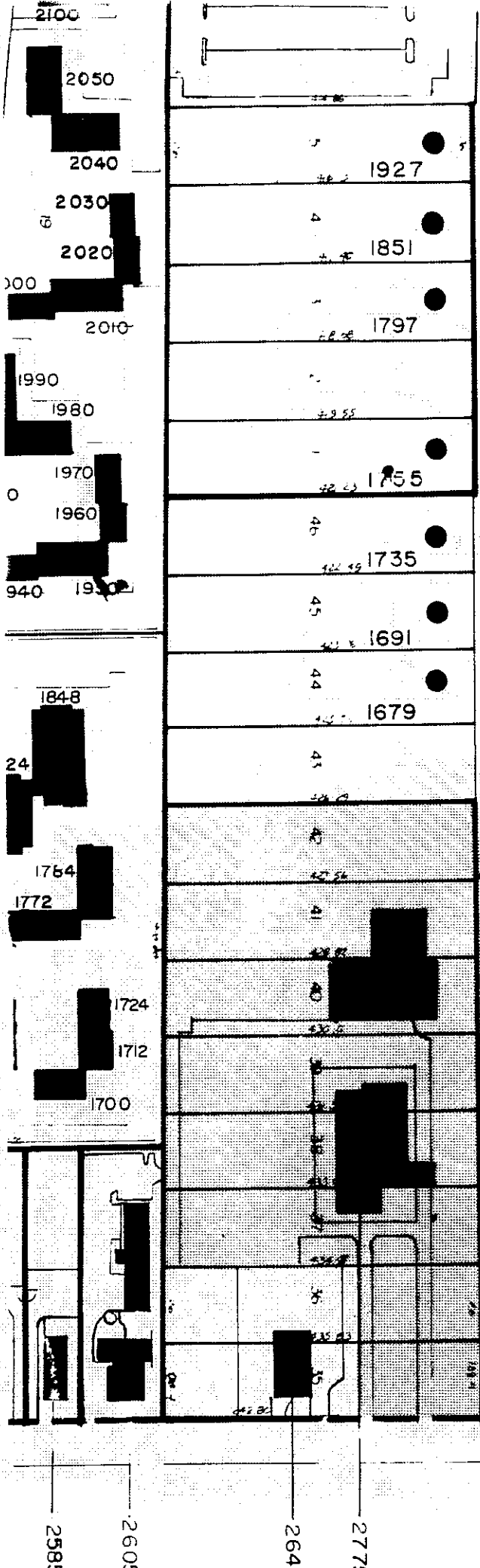


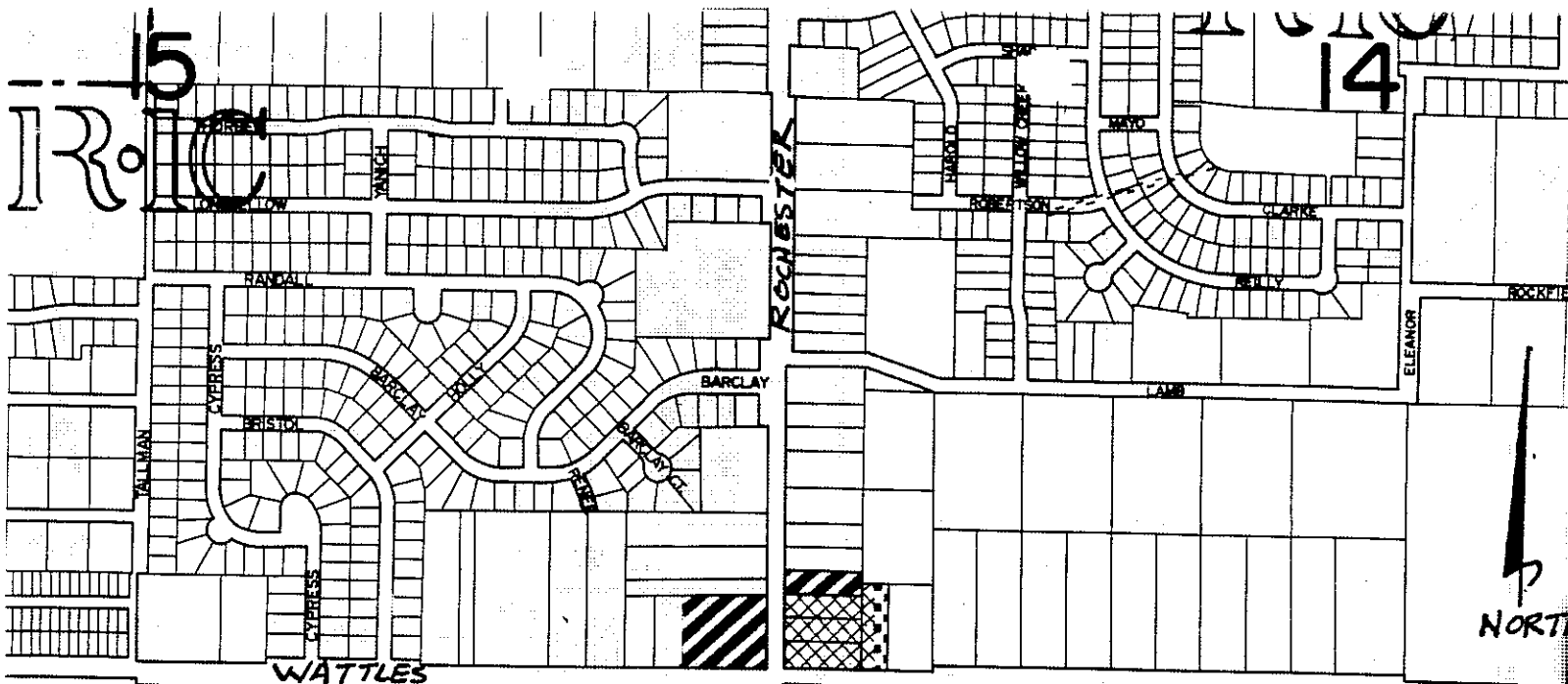
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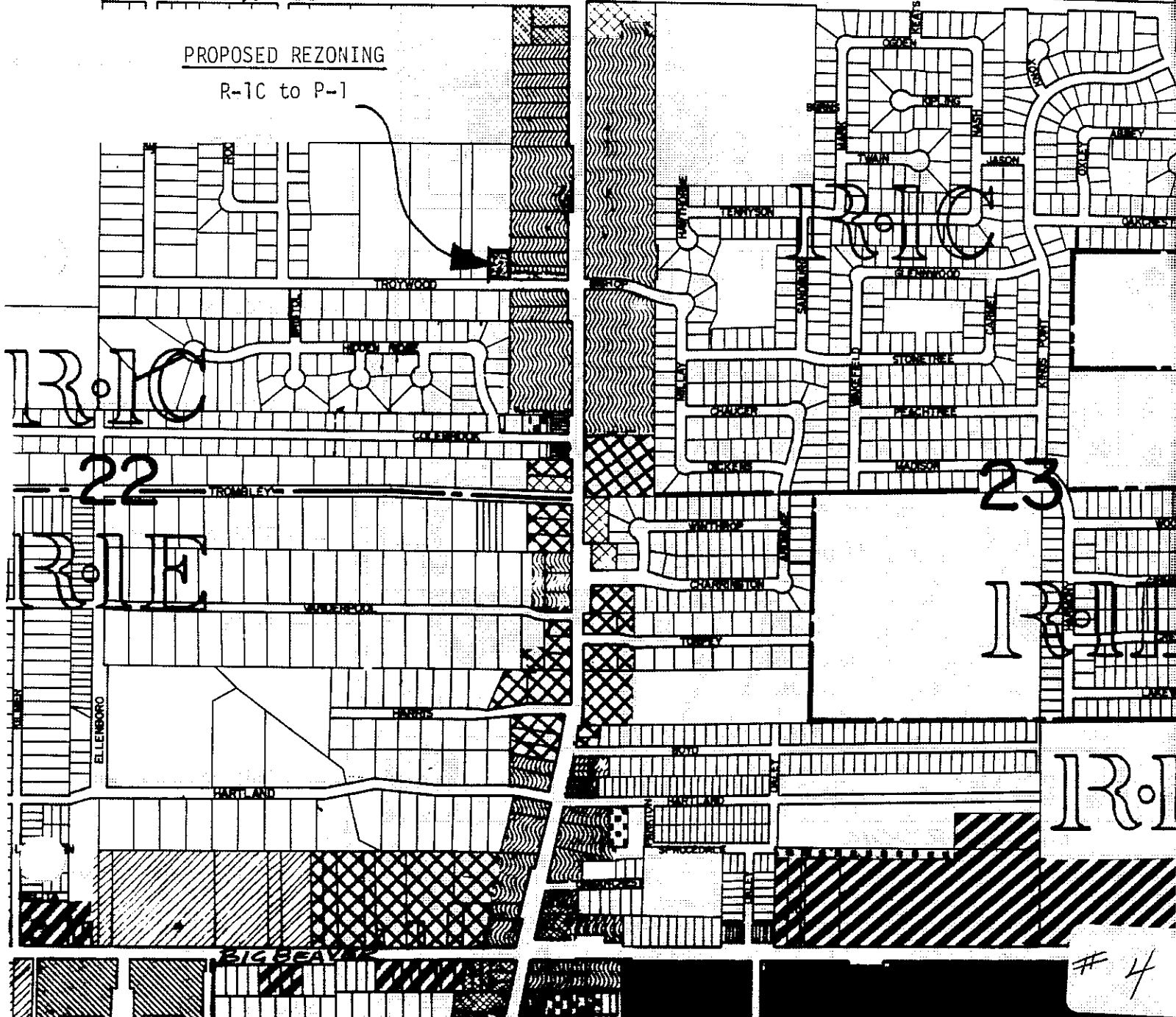


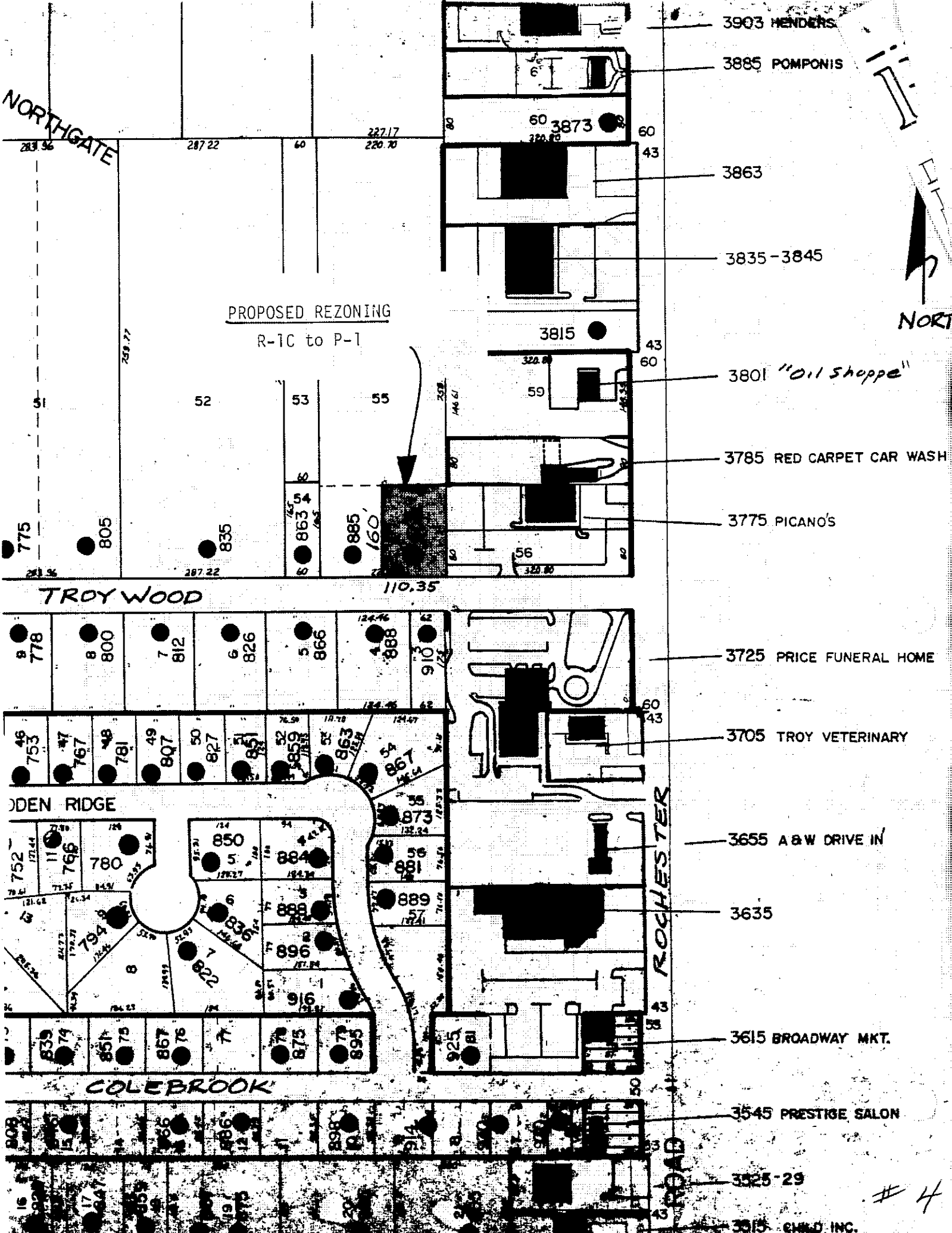
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PROPOSED REZONING
R-1C to P-1





PROPOSED REZONING
R-1C to P-1

NORTH

TROY WOOD

JORDEN RIDGE

COLEBROOK

ROCHESTER ROAD

3903 HENDERS

3885 POMPONIS

3873

3863

3835-3845

3815

3801 "Oil Shoppe"

3785 RED CARPET CAR WASH

3775 PICANO'S

3725 PRICE FUNERAL HOME

3705 TROY VETERINARY

3655 A&W DRIVE IN

3635

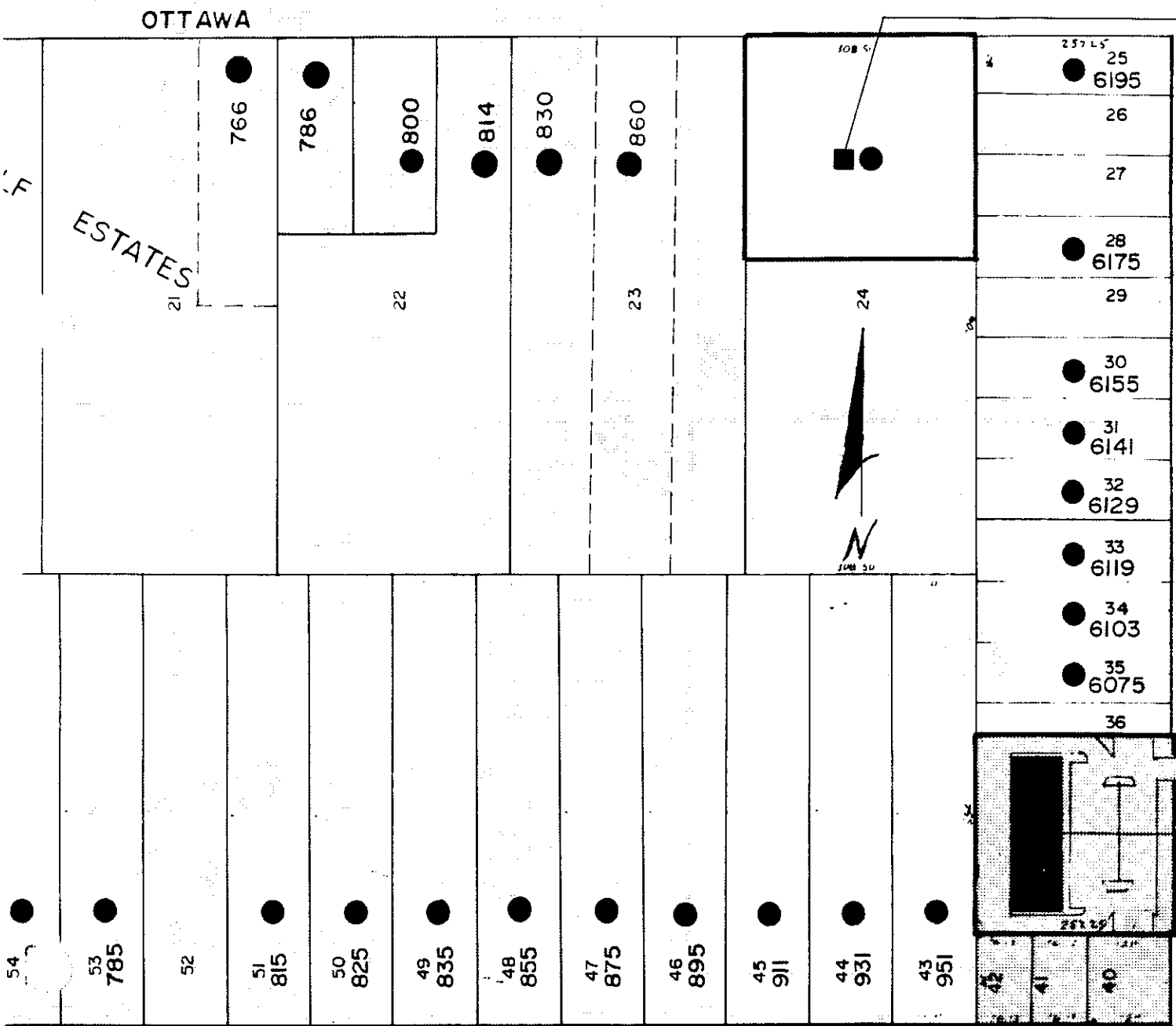
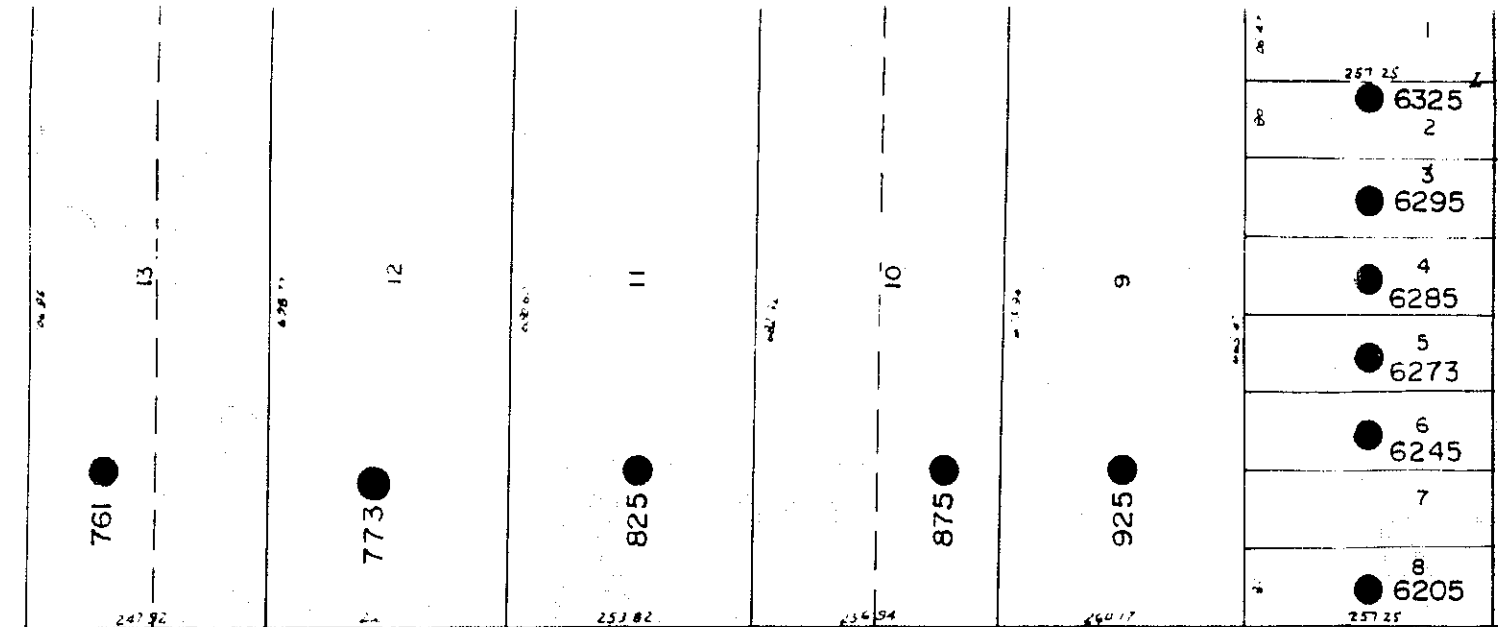
3615 BROADWAY MKT.

3545 PRESTIGE SALON

3525-29

3515 CHILD INC.

4



SQUARE LAKE

SITE PLAN REVIEW

Addition of Driveway

7

