

AGENDA
REGULAR MEETING
7:30 P.M.

TROY CITY PLANNING COMMISSION

August 14, 1990

1. **ROLL CALL**
2. **MINUTES** - Regular Meeting of July 10, 1990
Special Meeting (With Park Board) August 1, 1990
3. **PUBLIC COMMENTS**

SITE PLANS

4. **SITE PLAN REVIEW** - Proposed Industrial Building - Northeast Corner of Woodslee and Bellingham - Southeast 1/4 of Section 26

SPECIAL USE REQUESTS

5. **PUBLIC HEARING - SPECIAL USE REQUEST AND SITE PLAN REVIEW** -
Proposed Auto Service Facility - South Side of Maple, West of Dequindre -
Section 36

* * * * *

****APPROVAL REQUIREMENTS**

A) The Plan Commission has final authority on the following types of matters. A minimum of five (5) affirmative votes are required for approval.

- 1) Site Plan Review
- 2) Special Use Requests
- 3) Master Plan Amendments [six (6) votes required]

B) The Plan Commission acts in an advisory capacity on the following types of matters. Their action constitutes a recommendation to the City Council. Such recommending actions require a majority vote of those Commission members present.

- 1) Rezoning Proposals and Ordinance Text Amendments
- 2) Subdivision Plats
- 3) Street and Alley Vacations or Extensions
- 4) Historic District Designations

Reports covering the Plan Commission's recommendations on these matters are directed to the City Manager's Office. The City Manager's Office is responsible for preparation of City Council Agendas. Inquiries as to when a matter will appear on a City Council Agenda should be directed to the City Manager's Office (524-3330).

When the City Council receives reports regarding Rezoning, Ordinance Text Amendments, and Street and Alley Vacations, they have the option of denying the proposals without a Public Hearing, or establishing a Public Hearing for a future date. The City Council will typically establish a Public Hearing, when requested by the petitioner, although they are not compelled to do so.

TO: Troy City Planning Commission
FROM: Laurence G. Keisling, Planning Director
SUBJECT: Regular Meeting Agenda - August 14, 1990

1. ROLL CALL
2. MINUTES - Regular Meeting of July 10, 1990
Special Meeting (With Park Board) of August 1, 1990
3. PUBLIC COMMENTS

SITE PLANS

4. SITE PLAN REVIEW - Proposed Industrial Building - Northeast Corner of Woodslee and Bellingham - Southeast 1/4 of Section 26

vs 5,370

A plan has been submitted for the construction of a 5,466 square foot industrial building on an irregularly-shaped parcel extending north from Woodslee Street along the east side of Bellingham Street in the area north and west of Maple and John R in the John R Garden Subdivision. The somewhat unusual site resulted from the combination of several parcels and the vacation of a portion of the Arthur Street right-of-way, along with the provision of easement areas to enable construction of Bellingham Street as a part of the John R Garden paving project. The sketch attached to the enclosed January 1987 memo indicates the various parcels and easements involved, including the triangular easement proposed at the southeast corner of Larchwood and Bellingham. The property owners have indicated that they will grant this final easement in conjunction with the construction of the building now proposed.

A residence and garage is located on the northerly portion of the petitioner's property indicated as the "residential parcel". The industrial site extending to the south includes an existing 1,600 square foot building and the proposed building in the southerly major portion of the site. Access to this site will be provided by way of a driveway from the Woodslee Street frontage, and a driveway from Bellingham Street. The driveway and parking area adjacent to the existing 1,600 square foot building will be paved in conjunction with this proposal.

The petitioners have previously requested setback variances in conjunction with proposals to expand the existing building and construct a smaller new building. Their most recent request for such variances was denied in September of 1989.

The plan as now submitted meets the 50 foot landscape setback requirements for all new construction, an objective which is rather difficult to achieve on this relatively narrow parcel. Based on the position that the angular parking space shown at the rear of the residential portion of the site is not acceptable, there are 15 conforming parking spaces available on this site. The total building area will, therefore, have to be reduced slightly to approximately 6,970 square feet. With this modification, approval of this site plan is recommended by the Planning Department.

Proposed resolution

Moved by

Supported by

RESOLVED, that Site Plan Approval, as requested for the construction of a 5,370 square foot industrial building, and parking and drive area improvements for an existing 1,600 square foot building on an M-1 zoned parcel extending north from Woodslee Street on the east side of Bellingham Street is hereby (granted, subject to the following conditions: _____) or (denied, for the following reasons: _____).

With this action it is understood that the petitioner will convey, in conjunction with the construction of the proposed building, a triangular easement for street and utility purposes at the southeast corner of Larchwood and Bellingham, having an area of approximately 1,035 square feet.

Yeas:

Nays:

Absent:

SPECIAL USE REQUESTS

5. PUBLIC HEARING - SPECIAL USE REQUEST AND SITE PLAN REVIEW - Proposed Auto Service Facility - South Side of Maple, West of Dequindre - Section 36

In September of 1988 Special Use Approval and Site Plan Approval were granted for the construction of a 10,400 square foot multi-use auto service center on a 1 acre B-3 zoned site having 150 feet of frontage on the south side of Maple Road west of Dequindre. Construction did not proceed within the one year approval period, and a similar plan was recently submitted in order to once again secure the necessary approvals.

It is our understanding that the current proposal was to develop the site in two phases, with the first phase consisting of a Valvoline Instant Oil Change center on the front portion of the site. A Public Hearing was established for this meeting in order to consider the Special Use Approval portion of this proposal. The petitioners have subsequently indicated that the plan will potentially be changed, and they have thus requested postponement of consideration of this item.

It is recommended that the Commission open the Public Hearing on this matter, and then continue the hearing to your September Regular Meeting.

Proposed resolution

Moved by

Supported by

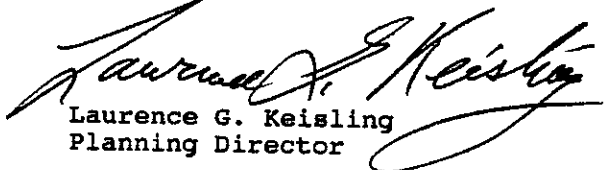
RESOLVED, that the hearing on the request for Special Use Approval in order to enable construction of a 10,400 square foot multi-use auto service facility on a 1 acre B-3 zoned site on the south side of Maple Road west of Dequindre be adjourned to the September 11, 1990 Regular Meeting.

Yeas:

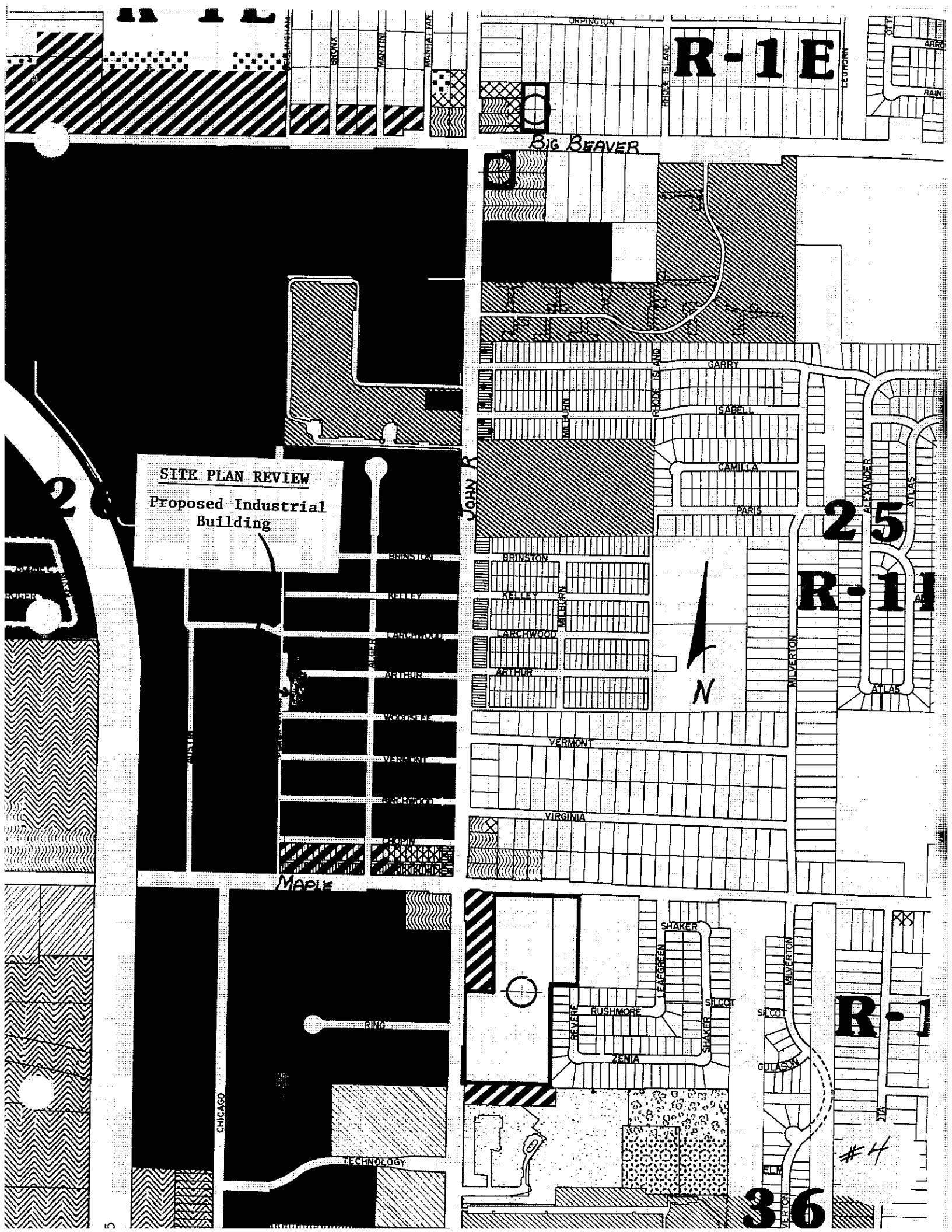
Nays:

Absent:

Respectfully submitted,


Laurence G. Keisling
Planning Director

LGK/eb



SITE PLAN REVIEW
Proposed Industrial Building

R-1E

25
R-1

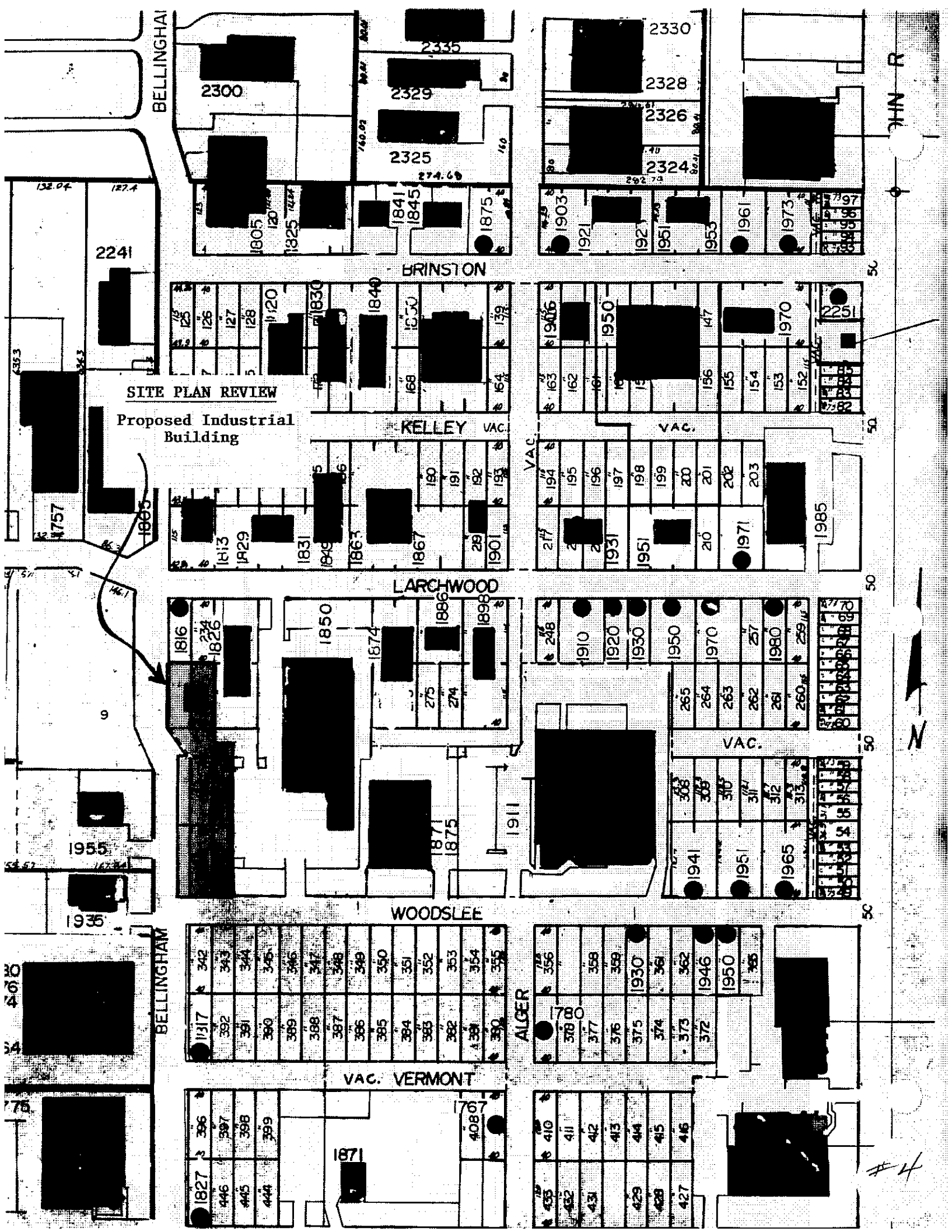
R-1

36

BIG BEAVER



#4



BELLINGHAM

BRINSTON

KELLEY

LARCHWOOD

WOODSLEE

ALGER

VAC. VERMONT

SITE PLAN REVIEW

Proposed Industrial Building

3111 R

N

#4

SF-663

Board of Zoning Appeals

-10-

September 19, 1989

ITEM #19. VARIANCE REQUESTED: Donald L. W. Kohler and Sharon L. Kohler, 1818 Larchwood/1815 Woodslee (proposed), for relief of the required setback from Bellingham.

Mr. VandenBussche explained that the petitioner is requesting a permit to construct a 80'x40' addition onto an existing non-conforming industrial building and also to construct an 80'x40' new industrial building. The plot plan shows that the addition results in the extension of a 28' non-conforming setback from Bellingham and the new building would have a 32 foot setback from Bellingham. The Zoning Ordinance requires a minimum 50 foot setback in this zoning district and does not permit additions or extensions to existing non-conformities. This request was before the Board in March of 1987, at which time it was granted based on the fact that the City had to realign Bellingham and caused the problem with building locations. A permit was never issued for this construction and the original variance granted is no longer valid.

Donald Kohler was present and indicated that without the variance, he cannot build. The Board questioned the use of the building, Mr. Kohler stated that they did contract machine work. They machine steel frames, etc for the auto industry. The Board questioned other uses within the building. The petitioner indicated that they silk-screen T-shirts and indicated that the large trailer was for their own race car. He indicated that the re-alignment of Bellingham took property from his site. He stated that he has also purchased additional property to the side and rear to allow him positioning of drives as requested by the City. Mr. Kohler stated that he did not construct his buildings after the previous variance because they were still negotiating right-of-way acquisitions.

The chairman opened the public hearing.

There were no comments from the audience.

The chairman closed the public hearing.

The Board inquired as to whether or not this was a buildable site, and it was determined that an addition could be constructed, but construction of a second building was questionable.

There was 1 letter of objection on file: M. Shamley, 1874 Larchwood.

Motion by Milia
Supported by Lovio

MOVED, to deny the variance request of Donald L. W. and Sharon L. Kohler, 1818 Larchwood and 1815 Woodslee (proposed) for relief of the required setbacks from Bellingham.

1. The variance would be contrary to public interest.
2. It appears that the petitioner is trying to over-build the property.
3. The petitioner has not demonstrated a hardship.

Yeas: 6
Nays: 1-Giachino
Absent: 0

MOTION TO DENY REQUEST CARRIED.

#4

BZA
9-19-89

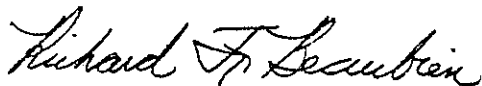
January 9, 1987

TO: Frank Gerstenecker, City Manager
FROM: Richard F. Beaubien, Transportation Engineer
SUBJECT: Proposed Arthur Street Vacation Adjacent to
Kohler Property - John R Garden Subdivision

The attached sketch shows the proposed vacation of Arthur Street adjacent to the Kohler property in the John R Garden Subdivision. The area proposed for vacation is 1,100 square feet.

In exchange for this vacation we have asked Mr. Kohler to grant an easement over a portion of Lot 223 to accommodate a transition to the new road alignment for Bellingham, north of Larchwood, recently approved by the Planning Commission and Troy City Council. The area of the proposed easement is 1,035 square feet.

Respectfully submitted,



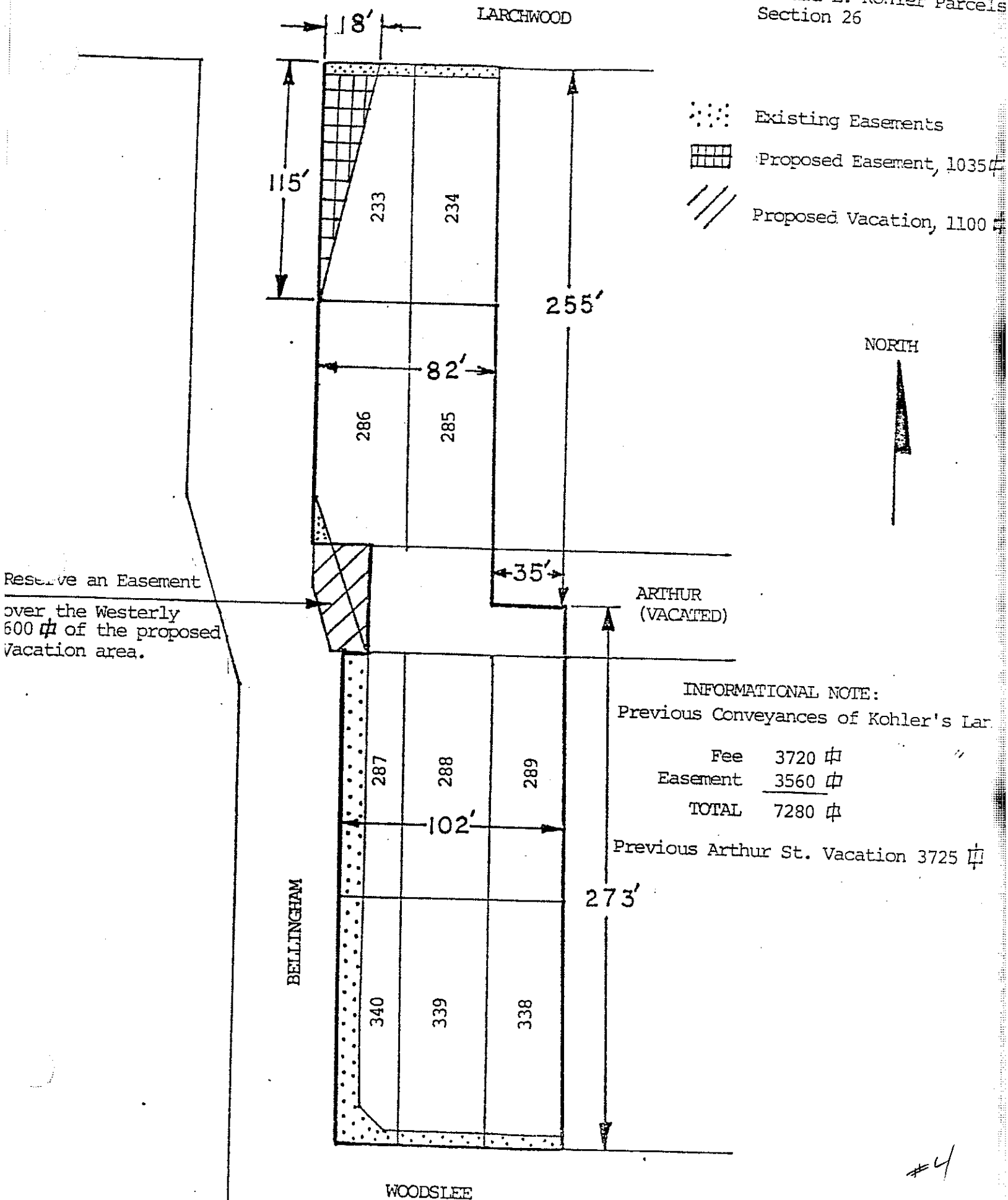
Richard F. Beaubien, P.E.
Transportation Engineer

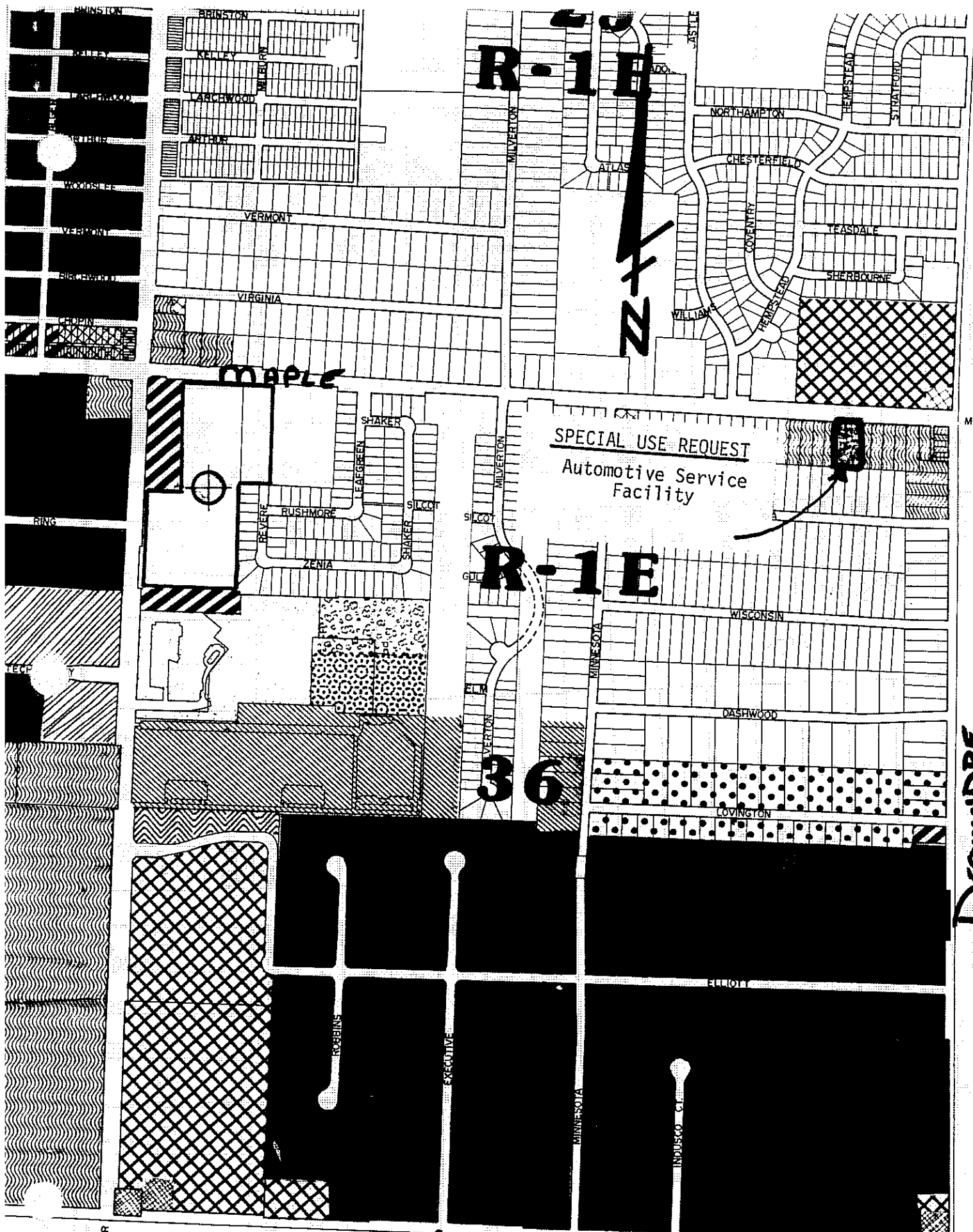
RFB:ct

cc: W. Robert Semple, Assistant City Manager
✓ Laurence Keisling, Planning Director
John R Garden File

Att.

JOHN R GARDENS SUB.
Donald L. Kohler Parcels
Section 26





R-1E

SPECIAL USE REQUEST
Automotive Service
Facility

R-1E

36

14 mi Rd.

DEQUINDRE

DEQUINDRE

JOHN R

#5

FOURTEEN N