

**AGENDA**  
**REGULAR MEETING**

7:30 P.M.

August 8, 1989

**TROY CITY PLANNING COMMISSION**

1. ROLL CALL
2. MINUTES - Special Meeting of July 6, 1989  
- Regular Meeting of July 11, 1989
3. PUBLIC COMMENTS

TABLED ITEMS

4. SITE PLAN REVIEW - Proposed Industrial Building - Northwest Corner of John R and Woodslee - Section 26

SITE PLANS

5. SITE PLAN REVIEW - Proposed Office Building - Southwest Corner of John R and South Boulevard - Section 2

SUBDIVISIONS

6. REVISED TENTATIVE PRELIMINARY PLAT - Sandallwood Village Subdivision - Northwest 1/4 of Section 2
7. PRELIMINARY PLAT - TENTATIVE APPROVAL - Windmill Ridge Subdivision - Southeast 1/4 of Section 12

TO: Troy City Planning Commission

FROM: Laurence G. Keisling, Planning Director

SUBJECT: Regular Meeting Agenda - August 8, 1989

1. ROLL CALL
2. MINUTES - Special Meeting of July 6, 1989  
- Regular Meeting of July 11, 1989
3. PUBLIC COMMENTS

#### TABLED ITEMS

4. SITE PLAN REVIEW - Proposed Industrial Building - Northwest Corner of John R and Woodslee - Section 26

Action was tabled on this matter, following extensive discussion at your July 11 Regular Meeting, in order to provide an opportunity for more Planning Commission members to be present. As indicated in the minutes of that meeting, none of the resolutions presented resulted in the required five votes necessary to approve a site plan.

The proposal is for the construction of a 20,500 square foot industrial building on a potentially consolidated 1.54 acre parcel at the northwest corner of John R and Woodslee, involving 269 feet of frontage on John R and 251 feet of frontage on Woodslee. In addition to the parcels owned by the petitioner, this site includes the City-owned parcel consisting of Lots 55-59 on John R, and the south half (25 feet) of the potentially vacated Arthur Street right-of-way. The site plan as presented includes two-way drives entering the site from the northerly and westerly portions of the site, along with a one-way entrance-only drive entering from Woodslee Street along the east side of the building. In previous discussions with the petitioner, the Planning Department had asked that the proposed easterly Woodslee Street drive be deleted, and that the parking spaces be relocated so as to provide a double-loaded two-way drive west of the building. The petitioner, the owner of Northern Electrical Testing who will be relocating his facilities from the building presently leased at the northwest corner of John R and Larchwood, indicated that it was his intention to locate his own space in the southeasterly portion of the proposed building, and to lease the remaining portion of the building to other parties. He felt that the drive and parking along the east side of the building is essential in order to provide adequate access and convenient parking for his own employees. He has taken this position even with the recognition that the provision of a double-loaded driveway on the westerly side of the site could enable the construction of more building area.

All applicable Ordinance requirements are complied with and approval of this site plan would be in order.

Since the time of the previous meeting, the petitioners have considered alternative access patterns, and have contacted the owners of the John R Spring Company, who have proposed a development on the site immediately to the north, in order to investigate the feasibility of a joint driveway from John R Road. The adjacent owners do not feel that such a drive would be of any benefit to them, and the petitioners in this present

matter feel that such a driveway would be detrimental as it would cause them to lose a portion of their parking. The petitioners have also given further consideration to the effect of eliminating their proposed John R Road driveway, and feel that such would be detrimental to truck access and maneuverability on their site. They are therefore requesting that the site plan be approved in the form previously presented.

Proposed resolution

Moved by

RESOLVED, that Site Plan Approval, as requested for the construction of a 20,494 square foot industrial building on a 1.54 acre M-1 zoned parcel at the northwest corner of John R and Woodslee Streets is hereby (granted, subject to completion of the Arthur Street vacation process west of John R, and acquisition of the City's remnant parcel within the John R Road frontage, and subject to the following conditions: \_\_\_\_\_ or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

Absent:

SITE PLANS

5. SITE PLAN REVIEW - Proposed Office Building - Southwest Corner of John R and South Boulevard - Section 2

A site plan has been submitted for the construction of a <sup>6,778</sup>~~6,840~~ square foot single-story office building on an O-1 zoned parcel at the southwest corner of John R and South Boulevard. The site has 127.3 feet of frontage on John R and 240 feet of frontage on South Boulevard, for a total site area of 0.7 acres. This parcel and the parcel immediately to the south, which presently contains a residence, were rezoned from B-1 to O-1 as a part of the series of City-initiated actions following adoption of our amended Commercial Areas Plan. A single driveway is proposed to serve the site entering from South Boulevard. A cross-access easement will be provided, extending to the south property line, presumably in order to provide an opportunity for a reciprocal easement over a potential John R Road driveway in conjunction with office development of the site to the south. As that parcel is still used residentially, we have asked that a 6 foot opaque fence be provided along the south property line. All applicable Ordinance requirements are complied with and approval of this site plan is recommended.

Proposed resolution

Moved by

Supported by

RESOLVED, that Site Plan Approval, as requested for the construction of a <sup>6,778</sup>~~6,840~~ square foot single-story office building on a 0.7 acre O-1 zoned site at the southwest corner of John R and South Boulevard is hereby (granted, subject to the following conditions: \_\_\_\_\_) or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

Absent:

## SUBDIVISIONS

3. REVISED TENTATIVE PRELIMINARY PLAT - Sandallwood Village Subdivision - Northwest 1/4 of Section 2

In September of 1986 the City Council granted Tentative Preliminary Plat Approval to the Sandallwood Village Subdivision, on a 75 acre R-1D zoned parcel on the east side of Rochester Road south of South Boulevard in Section 2. The subject parcel involves 1,304 feet of frontage on Rochester Road, between the Rochester Villas cluster-residential development and the Alibi Lounge. The parcel extends east 1/2 mile from Rochester Road to Emerald Lakes Village Subdivision No. 7. The Eyster's Suburban Home Subdivision lies along the total north boundary of this property, and includes a 30 foot platted but unopened half-street portion of Lovell Avenue. A 5 acre "exception" lies in the center of the proposed subdivision site, and contains a residence to which access to Rochester Road must be maintained. When submitted, we were aware that the southeasterly portion of the proposed subdivision area lies within a flood plain area related to the open watercourse which crosses the southeast corner of the property.

As originally approved, the proposed subdivision involved 173 lots, developed under the lot-averaging approach applicable to the subject R-1D Zoning District. The processing and development of this subdivision has been substantially delayed by the Department of Natural Resources, as a result of their requirements related to the substantial flood plain area, along with the additional wetland areas which they have determined to be present on this site. Extensions of Tentative Preliminary Approval were granted by the City Council, with the most recent one year extension having been granted in September of 1988. At one point the flood plain and wetland areas established by the DNR caused the plat to be reduced from a potential of 173 lots to 128 lots. The developer, Mr. Chirco, has been attempting to work with the DNR in order to point out that construction in the area and changes in drainage patterns have caused elimination of a significant portion of the flood plain and wetland area conditions which the DNR was attempting to preserve.

*Revised Plat*  
In an effort to proceed with single-family residential development in this area, the developers have retained a different engineer (MCS Associates) who have prepared and submitted a somewhat revised Tentative Preliminary Plat. The plat as now submitted involves a total of 134 lots, still using the R-1D lot-averaging approach. A single access street is provided from Rochester Road opposite DeEtta Avenue. As before, the plat provides for the opening, expansion and improvement of a substantial portion of the half-street right-of-way along the north boundary, in a manner which will maintain access to all abutting properties within the subdivision to the north, while also eliminating the straight half-mile street configuration which was previously platted. Once again, street connections are provided to Eckerman, Barabeau, and Shelldrake Streets within the Eyster's Suburban Home Subdivision, as well as to the Lovell Street stub extending from Emerald Lakes Village No. 7. Since the time of the original Tentative Approval, the City Council has taken action to authorize vacation of that portion of the 30 foot wide Lovell Street right-of-way which abuts the Alibi Lounge site. The Building Department is presently reviewing plans for redevelopment of that site, including the subject vacated right-of-way. The plat as now submitted meets all applicable Ordinance requirements. The proposed 29.3 acre Sandallwood Park, comprised primarily of wooded flood plain and wetland areas, will be owned and maintained by residents of this proposed subdivision. The Revised Tentative Preliminary Plat, as now submitted, meets all applicable Ordinance requirements, and achieves the development objectives intended in conjunction with consideration of the previous proposal. Approval of this Revised Tentative Preliminary Plat is recommended.

Proposed resolution

Moved by

Supported by

RESOLVED, that the Planning Commission hereby recommends to the City Council that Tentative Approval be granted to the revised Preliminary Plat of Sandallwood Village Subdivision in the northwest 1/4 of Section 2.

Yeas:

Nays:

Absent:

7. PRELIMINARY PLAT - TENTATIVE APPROVAL - Windmill Ridge Subdivision - Southeast 1/4 of Section 12

This proposed subdivision, consisting of 20 lots and a detention basin outlot within a 7.2 acre parcel, lies in the area west of Dequindre Road and north of Long Lake Road. The site consists of the rear portion of three acreage home sites and excepts the front portion of these parcels. This proposed subdivision development will serve to tie together Windmill Pointe North Subdivision and Stonehurst Subdivision through the extension and inter-connection of existing streets known as Knight Drive, King Drive, Renshaw Drive and Fedora Drive. The layout proposed will however discourage through traffic in this area, as compared to the potential direct easterly extension of Knight Drive.

This proposed subdivision is to be developed in accordance with the lot-averaging provisions applicable to the subject R-1C Zoning District. Although the dimensions of this parcel cause some of the lots to be relatively shallow, all applicable Ordinance requirements are complied with and Tentative Preliminary Approval is recommended.

Proposed resolution

Moved by

Supported by

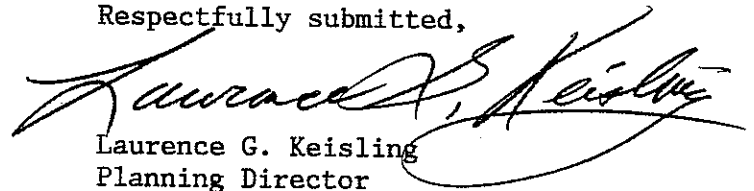
RESOLVED, that the Planning Commission hereby recommends to the City Council that Tentative Approval be granted to the Preliminary Plat of Windmill Ridge Subdivision, in the southeast 1/4 of Section 12.

Yeas:

Nays:

Absent:

Respectfully submitted,

  
Laurence G. Keisling  
Planning Director

LGK/eb

R-1D

R-1

R-1E

R-1E

BIG BEAVER

SITE PLAN REVIEW

Proposed Industrial Building

25

R-1

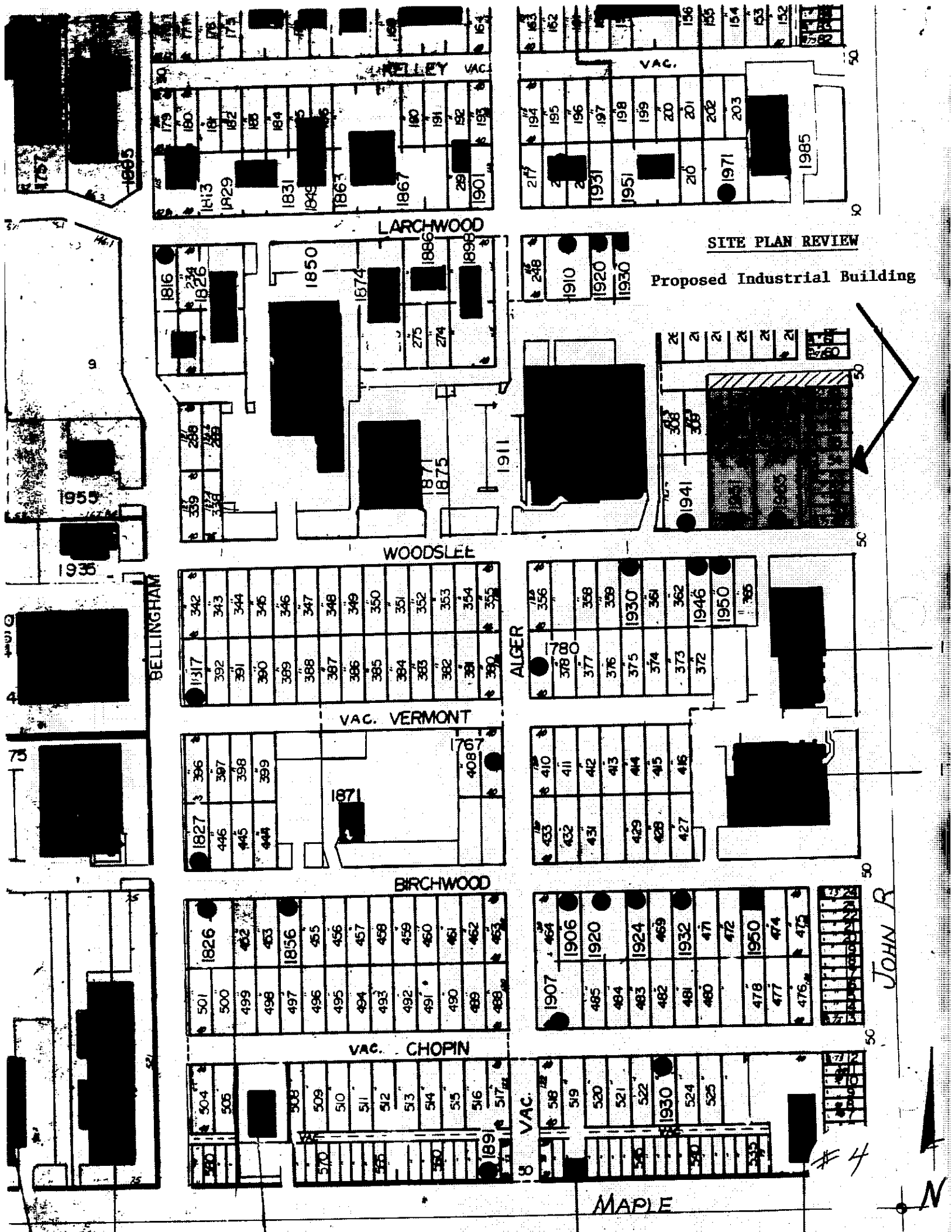


I-75

MAPLE

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SITE PLAN REVIEW

Proposed Office Building

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JOHN R

JOHN R

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R-1D

C-

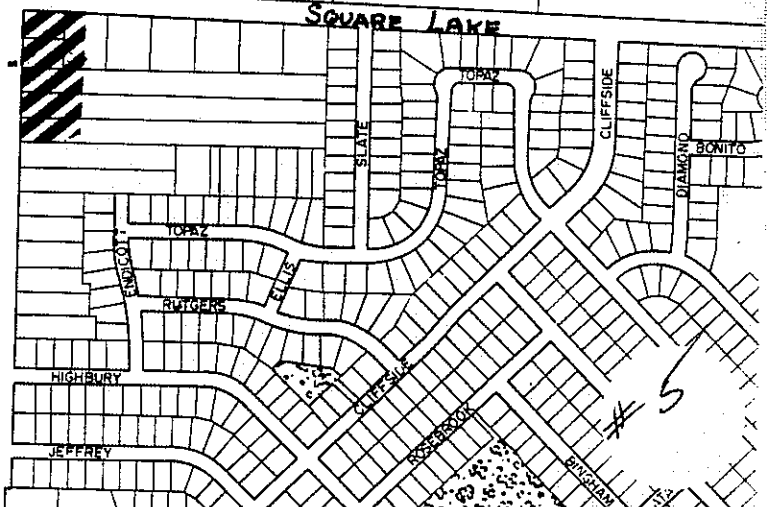
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R-1D



SQUARE LAKE

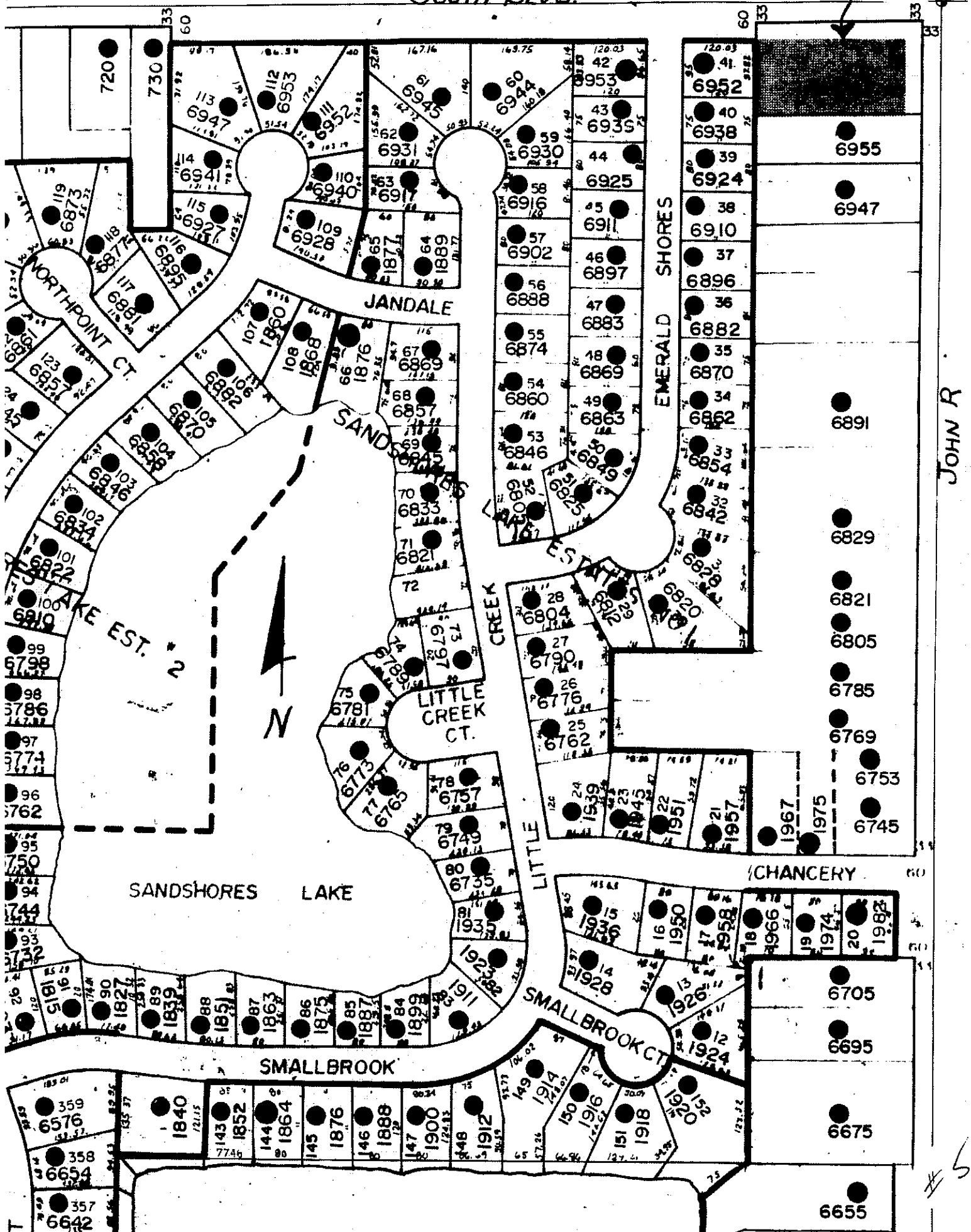
WILLOW GROVE



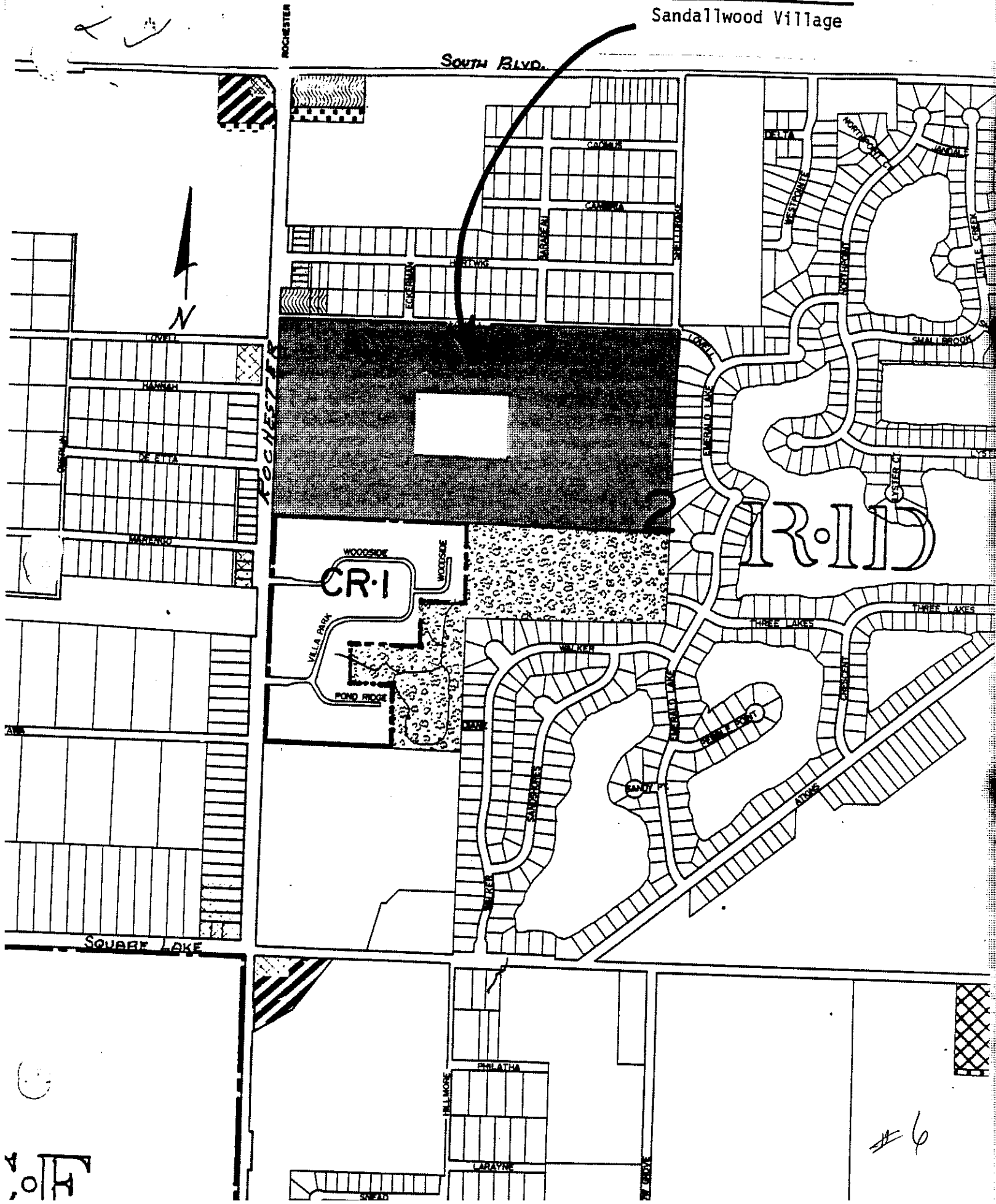


Proposed Office Building

SOUTH BLVD.



Sandallwood Village



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PROPOSED SUBDIVISION  
"Windmill Ridge"

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JENNINGS

DEQUINDRE

LONG LAKE

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# SQUARE LAKE

SQUARE LA

12

**R-1C**

**PROPOSED SUBDIVISION**

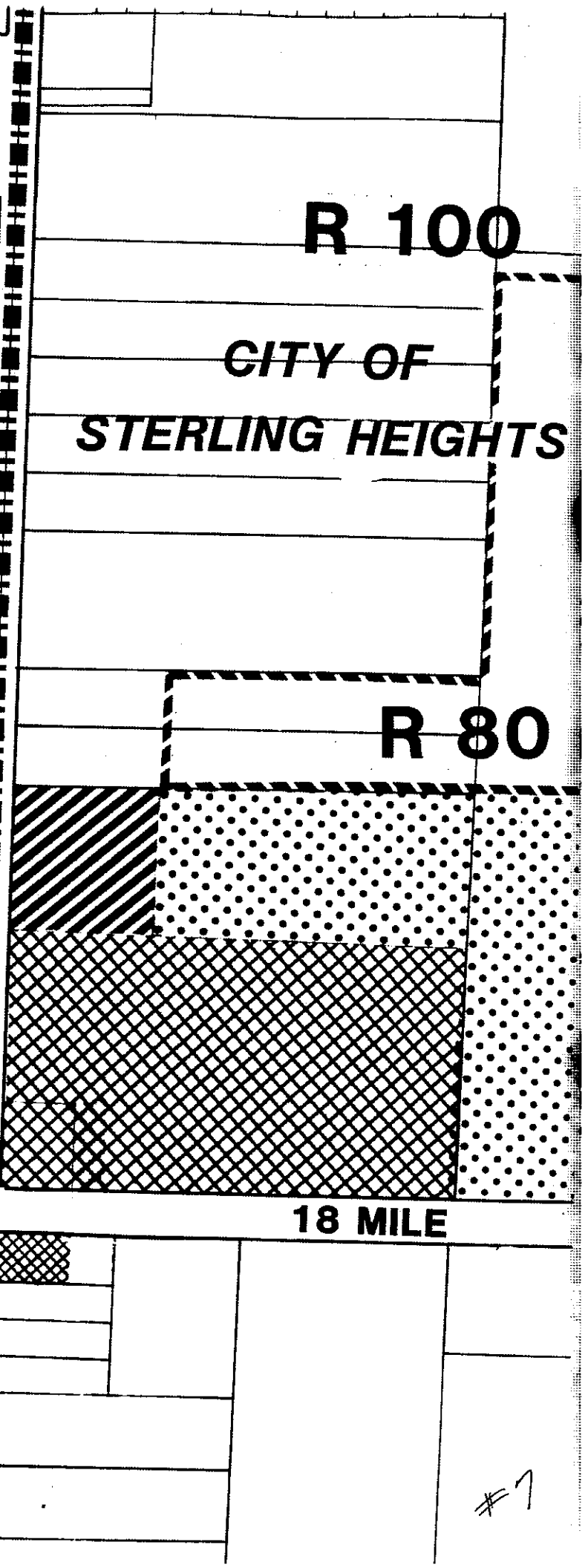
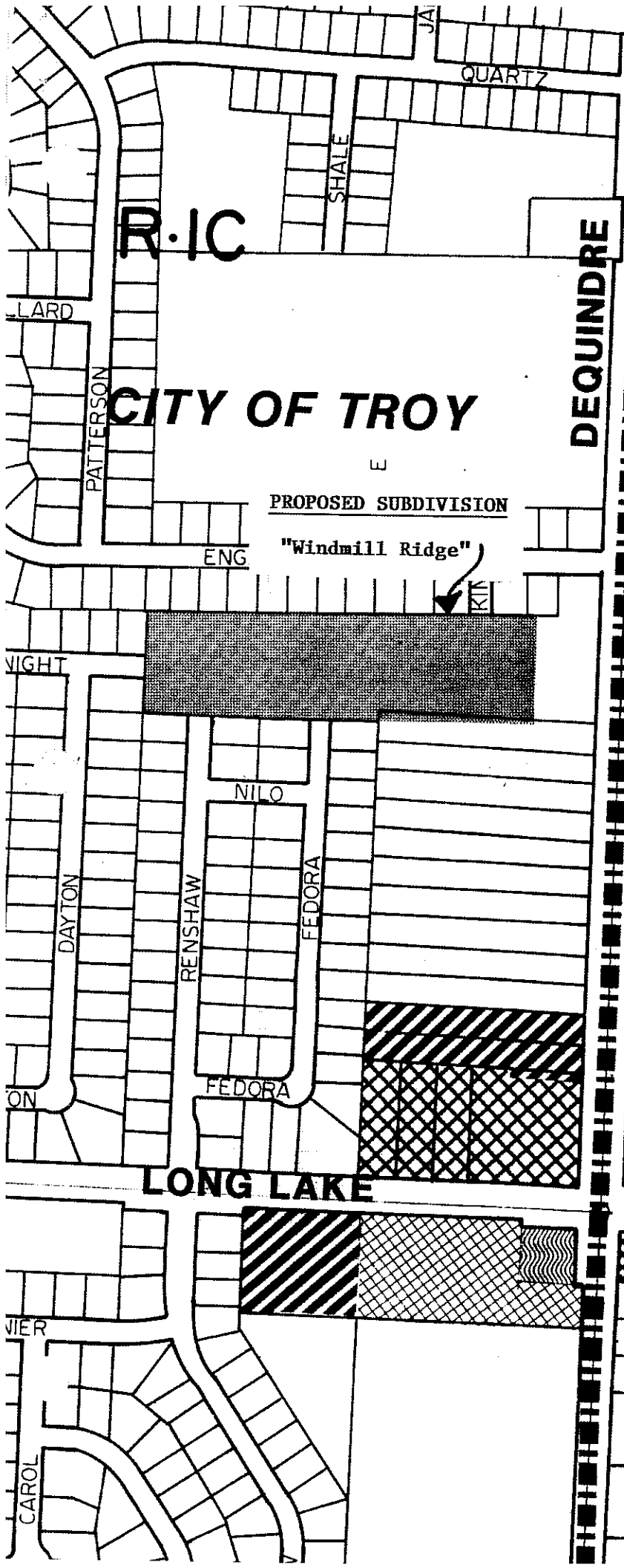
"Windmill Ridge"

# JOHN B

## DEQUINDRE

# LONG LAKE

# 7



#7