

**SPECIAL JOINT MEETING OF THE
TROY PLANNING COMMISSION &
BIRMINGHAM PLANNING BOARD
WEDNESDAY, SEPTEMBER 8, 2010
7:00PM**

CONFERENCE ROOM, DEPARTMENT OF PUBLIC SERVICES
BUILDING, 851 S. ETON, BIRMINGHAM, MICHIGAN

- A. Roll Call –Troy Planning Commission
Birmingham Planning Board
- B. Chairpersons' Comments & Introduction of Guests
- C. Review & Approval of the Minutes of the Joint Meeting of **July 14, 2010**
- D. Review & Approval of the Agenda
- E. Meeting Open to the Public for Items not on the Agenda
- F. Preliminary Site Plan Review
 - 1. **See map below with legal descriptions* for property within Birmingham, MI:** Construction of Amtrak platform, public plaza, parking, pedestrian tunnel and sidewalks to access the rail platform in Birmingham and to link to the Transit Center building in Troy.



Notice: Due to Building Security, public entrance during non-business hours is through the Police Department—Pierce St. Entrance only. Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk's Office at (248) 644-1800 ext. 282 (voice) or (248) 644-5115 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance.

***Property within Birmingham:**

(A) PROPOSED NORTHERN APPENDAGE PARCEL, TO BE SPLIT OFF OF THE BIRMINGHAM SCHOOL PROPERTY AND PURCHASED BY CITY. (AS SURVEYED)

PART OF LOT 164, BIRMINGHAM GARDENS, AS RECORDED IN LIBER 31 ON PAGE 38 OF PLATS, OAKLAND COUNTY RECORDS, AND ALSO PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 31, TOWN 2 NORTH, RANGE 11 EAST, CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTH $\frac{1}{4}$ CORNER OF SAID SECTION 31; THENCE S. $01^{\circ} 59' 10''$ W. 701.82 FEET; THENCE S $88^{\circ} 11' 20''$ E. 36.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF "ASSESSOR'S PLAT NO. 28, BEING A REPLAT OF PART OF LOT 169 OF BIRMINGHAM GARDENS AND A PLAT OF PART OF THE N.E. $\frac{1}{4}$ OF SECTION 31, T.2N., R.11E., CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN", LIBER 43, PAGE 50, OAKLAND COUNTY RECORDS; THENCE S. $01^{\circ} 59' 10''$ W. 1,278.38 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ETON ROAD (WIDTH VARIES) TO A POINT AT THE NORTHEAST INTERSECTION OF SAID ETON ROAD AND HOLLAND AVENUE (50 FEET WIDE),

ALSO BEING THE SOUTHWEST CORNER OF LOT 9 OF SAID ASSESSOR'S PLAT NO. 28; THENCE S. $88^{\circ} 15' 29''$ E. 604.19 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HOLLAND AVENUE TO THE SOUTHEAST CORNER OF LOT 9 OF SAID ASSESSOR'S PLAT NO. 28; THENCE N. $01^{\circ} 53' 01''$ E. 621.11 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID ASSESSOR'S PLAT NO. 28, SAID POINT ALSO BEING A CORNER OF ETON STREET STATION II CONDOMINIUM PLAN NO. 1678, LIBER 34405, PAGE 578 - 665, OAKLAND COUNTY RECORDS; THENCE ALONG THE PERIMETER OF SAID ETON STREET STATION II FOR TWO (2) COURSES: 1). 44.04 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 22,661.83 FEET, A CENTRAL ANGLE OF $00^{\circ} 06' 41''$, A CHORD LENGTH OF 44.04 FEET AND A CHORD BEARING OF N. $31^{\circ} 39' 31''$ W.; 2). N. $58^{\circ} 13' 52''$ E. 99.79 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A CORNER OF SAID ETON STREET STATION II; THENCE ALONG THE PERIMETER OF SAID ETON STREET STATION II FOR FOUR (4) COURSES: 1). N. $31^{\circ} 31' 34''$ W. 80.22 FEET, 2). N. $57^{\circ} 32' 30''$ E. 52.11 FEET; 3). N. $11^{\circ} 54' 39''$ W. 114.49 FEET; 4). N. $19^{\circ} 00' 45''$ W. 116.00 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF GRAND TRUNK WESTERN RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE S. $30^{\circ} 43' 58''$ E. 304.96 FEET; THENCE S. $59^{\circ} 24' 46''$ W. 57.75 FEET; THENCE S. $60^{\circ} 25' 16''$ W. 53.74 FEET TO THE POINT OF BEGINNING. CONTAINING 15,111 SQUARE FEET OR 0.35 ACRES, MORE OR LESS

(B) PROPOSED SOUTHERN APPENDAGE PARCEL TO BE SPLIT OFF OF THE BIRMINGHAM SCHOOL PROPERTY AND PURCHASED BY CITY. (AS SURVEYED)

A PARCEL OF LAND LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 31, TOWN 2 NORTH, RANGE 11 EAST, CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTH $\frac{1}{4}$ CORNER OF SAID SECTION 31; THENCE S. $01^{\circ} 59' 10''$ W. 701.82 FEET; THENCE S $88^{\circ} 11' 20''$ E. 36.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF "ASSESSOR'S PLAT NO. 28 BEING A REPLAT OF PART OF LOT 169 OF BIRMINGHAM GARDENS AND A PLAT OF PART OF THE N.E. $\frac{1}{4}$ OF SECTION 31, T.2N., R.77 E., CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN", LIBER 43 PAGE 50, OAKLAND COUNTY RECORDS; THENCE S. $01^{\circ} 59' 10''$ W. 1,278.38 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ETON ROAD (WIDTH VARIES) TO A POINT AT THE INTERSECTION SAID ETON ROAD AND HOLLAND AVENUE (50 FEET WIDE), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 9 OF SAID ASSESSOR'S PLAT NO. 28; THENCE S. $88^{\circ} 15' 29''$ E. 604.19 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID ASSESSOR'S PLAT NO. 28; THENCE S. $02^{\circ} 29' 25''$ W. 16.90 FEET; THENCE S. $87^{\circ} 53' 30''$ E. 396.57 FEET ALONG THE NORTH LINE OF "ASSESSOR'S PLAT NO. 28-B, BEING A REPLAT OF LOTS 11 & 12 OF ASSESSOR'S PLAT NO. 28, BEING A REPLAT OF PART OF LOT 169 OF BIRMINGHAM GARDENS AND A PLAT OF PART OF THE NE. $\frac{1}{4}$ OF SECTION 31, T.2N., R.77 E., CITY OF BIRMINGHAM, OAKLAND COUNTY MICHIGAN," LIBER 64, PAGE 10, OAKLAND COUNTY RECORDS, TO THE POINT OF BEGINNING; THENCE N. $15^{\circ} 59' 00''$ E. 117.21 FEET; THENCE S. $18^{\circ} 59' 54''$ EAST 182.57 FEET; THENCE ALONG A CURVE TO THE LEFT 239.09 FEET, SAID CURVE HAVING A RADIUS OF 1,564.10 FEET, A CENTRAL ANGLE OF $08^{\circ} 45' 30''$; A CHORD LENGTH OF 238.86 FEET AND A CHORD BEARING OF S. $23^{\circ} 22' 39''$ E.; THENCE S. $27^{\circ} 47' 20''$ E. 218.21 FEET; THENCE N. $67^{\circ} 00' 00''$ W. 47.75 FEET; THENCE ALONG A CURVE TO THE LEFT 515.19 FEET,

SAID CURVE HAVING A RADIUS OF 22,661.83 FEET, A CENTRAL ANGLE OF 01° 18' 09" A CHORD LENGTH OF 515.17 FEET AND A CHORD BEARING OF N. 28° 18' 13" W. TO THE POINT OF BEGINNING, SAID CURVE ALSO BEING THE EASTERLY LINE OF LOT 1 OF SAID ASSESSOR'S PLAT NO. 28-B. CONTAINING 23,605 SQUARE FEET OR 0.54 ACRES, MORE OR LESS

**(C) PARENT PARCEL 2 PER TITLE INFORMATION REPORT S-378832-1-125 SU
(EDGEMERE ENTERPRISES' PROPERTY) PARCEL ID NO. 20-31-203-024**

A PART OF THE NORTHEAST ¼ OF SECTION 31, TOWN 2 NORTH, RANGE 11 EAST, IN THE CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 31; THENCE NORTH 88 DEGREES 12 MINUTES 00 SECONDS WEST, ALONG SAID NORTH SECTION LINE TO THE NORTH ¼ CORNER OF SAID SECTION; THENCE SOUTH 31 DEGREES 18 MINUTES 02 SECONDS EAST 1442.06 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY LINE OF THE GRAND TRUNK WESTERN RAILROAD THE FOLLOWING TWO COURSES BEING ALONG THE WESTERLY LINE OF SAID RAILROAD; 1) SOUTH 30 DEGREES 34 MINUTES 07 SECONDS EAST 416.60 FEET; AND 2) SOUTH 28 DEGREES 10 MINUTES 17 SECONDS EAST 385.25 FEET; THENCE SOUTH 62 DEGREES 42 MINUTES 03 SECONDS WEST 134.00 FEET; THENCE NORTH 18 DEGREES 59 MINUTES 17 SECONDS WEST 272.01 FEET; THENCE ALONG A CURVE TO THE LEFT 403.53 FEET, SAID CURVE HAVING A RADIUS OF 1907.31 FEET, CENTRAL ANGLE OF 12 DEGREES 07 MINUTES 20 SECONDS AND LONG CHORD BEARING OF NORTH 25 DEGREES 02 MINUTES 57 SECONDS WEST 402.78 FEET; THENCE NORTH 31 DEGREES 06 MINUTES 37 SECONDS WEST, 126.48 FEET; THENCE NORTH 59 DEGREES 25 MINUTES 23 SECONDS EAST 57.75 FEET TO THE POINT OF BEGINNING.

2. **1251 Doyle Drive, Troy, MI:** Construction of multi-modal transit center, parking facility, pedestrian tunnel and sidewalks to access the rail platform in Birmingham and to link to the Transit Center building in Troy.

G. Meeting Open to the Public for items on the Agenda

H. Adjournment