



**PLANNING COMMISSION  
MEETING AGENDA  
SPECIAL/STUDY MEETING**

500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3364  
www.troymi.gov  
planning@troymi.gov

Mark Maxwell, Chair, and John J. Tagle, Vice Chair  
Donald Edmunds, Michael W. Hutson, Tom Krent, Philip Sanzica  
Gordon Schepke, Robert Schultz and Thomas Strat

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**April 24, 2012**

**7:30 P.M.**

**Council Board Room**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. MINUTES – April 10, 2012 Regular meeting
4. PUBLIC COMMENT – For Items Not on the Agenda
5. ZONING BOARD OF APPEALS (ZBA) REPORT
6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT
7. PLANNING AND ZONING REPORT

**OTHER ITEMS**

8. POTENTIAL ZONING ORDINANCE TEXT AMENDMENT – Drive-throughs for Financial Institutions within the BB Big Beaver District
9. PLANNING AND ECONOMIC DEVELOPMENT – Presentation by City Staff
10. PUBLIC COMMENT – Items on Current Agenda
11. PLANNING COMMISSION COMMENT

ADJOURN

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Chair Maxwell called the Regular meeting of the Troy City Planning Commission to order at 7:30 p.m. on April 10, 2012 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds  
Tom Krent  
Mark Maxwell  
Philip Sanzica  
Gordon Schepke  
Robert Schultz  
John J. Tagle

Absent:

Michael W. Hutson  
Thomas Strat

Also Present:

R. Brent Savidant, Planning Director  
Allan Motzny, Assistant City Attorney  
Ben Carlisle, Carlisle/Wortman Associates, Inc.  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2012-04-020**

Moved by: Schultz  
Seconded by: Sanzica

RESOLVED, To approve the Agenda as printed.

Yes: All present (7)  
Absent: Hutson, Strat

**MOTION CARRIED**

3. APPROVAL OF MINUTES

It was noted that the March 27, 2012 Special/Study meeting minutes should reflect the meeting was called to order at 7:00 p.m., not 7:30 p.m.

**Resolution # PC-2012-04-021**

Moved by: Edmunds  
Seconded by: Schepke

**RESOLVED**, To approve the minutes of the March 27, 2012 Special/Study meeting as revised and the March 27, 2012 Special meeting as published.

Yes: All present (7)  
Absent: Hutson, Strat

**MOTION CARRIED**

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

**SITE CONDOMINIUM DEVELOPMENT**

5. PRELIMINARY SITE PLAN REVIEW – Proposed Tuscan Estates Site Condominium, 11 units/lots, West side of Dequindre, North of Winter Drive, Section 24, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle briefly reported on the item and recommended approval contingent on the two conditions as noted in his report.

There was discussion on the proposed trees designated on the site plan. The petitioner, Fazal Khan of Fazal Khan & Associates, said he would consult with the City’s horticulturist for a better tree variety and recommendation.

Chair Maxwell opened the floor for public comment.

Mary Ann Bernardi, 384 Lawson Court, Troy, addressed trees throughout the City.

Chair Maxwell closed the floor for public comment.

Mr. Savidant said the Planning Department would take a look at the City’s list of recommended trees and make appropriate revisions.

**Resolution # PC-2012-04-022**

Moved by: Schultz  
 Seconded by: Krent

**RESOLVED**, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Tuscan Estates Site Condominium, 11 units/lots, west side of Dequindre, north of Winter Drive, Section 24, within the R-1C (One Family Residential) District, be granted, subject to the following:

1. Revise plans to indicate a street light be provided per City standards, as opposed to a traffic signal; and
2. Consider potential guardrail alternatives or landscaping to screen.

Yes: All present (7)  
 Absent: Hutson, Strat

**MOTION CARRIED**

**PRELIMINARY SITE PLAN REVIEW**

- 6. PRELIMINARY SITE PLAN REVIEW (File Number SP 973) – Proposed Old Dominion Freight Line, South side of Big Beaver, West of Bellingham (1310 E Big Beaver), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle briefly reported on the item and recommended approval contingent on the conditions as noted in his report.

Mr. Savidant expressed his pleasure in Old Dominion Freight Line’s interest in improving a ‘tired’ site within the City.

The petitioner, David Hunter of PEA, was present. Also present was Scott Freeman of D. F. Chase, Inc., project manager of the construction crew.

Mr. Freeman addressed parking. He said the company would begin with approximately 96 employees and it anticipates an expansion with the potential of employing an additional 20+ employees. Mr. Freeman commented briefly on what he knows about the global freight company.

**Resolution # PC-2012-04-023**

Moved by: Schultz

Seconded by: Sanzica

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for Old Dominion Freight Line, south side of Big Beaver, west of Bellingham (1310 E Big Beaver), Section 26, within the IB (Integrated Industrial and Business) district, be granted, subject to the following:

1. Confirm that the installation of the stormwater basin will maintain the necessary landscape screen as required by Section 13.02.B.
2. Planning Commission found the request for 14 additional parking spaces to be justified and therefore granted.
3. Submit pole heights, building lighting heights, and lighting cut sheets from the manufacturer.
4. Show existing flood plain and proposed changes to flood plain on final site plan.
5. Obtain all necessary permits from Oakland County Water Resources Commissioner, Michigan Department of Environmental Quality, and the City of Troy prior to final site plan approval.

Yes: All present (7)

Absent: Hutson, Strat

**MOTION CARRIED**

**OTHER BUSINESS**

7. **PUBLIC COMMENTS** – Items on Current Agenda

There was no one present who wished to speak.

8. **PLANNING COMMISSION COMMENTS**

There was general Planning Commission discussion. Chair Maxwell and Mr. Savidant covered topics for discussion at the next study session.

The Regular meeting of the Planning Commission adjourned at 8:20 p.m.

Respectfully submitted,

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Mark Maxwell, Chair

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Kathy L. Czarnecki, Recording Secretary

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DATE: April 19, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: POTENTIAL ZONING ORDINANCE TEXT AMENDMENT – Drive-Throughs  
for Financial Institutions within the Big Beaver Zoning District

The Planning Commission has received inquiries recently from various financial institutions requesting drive-through facilities. Drive-throughs are not permitted within the Big Beaver District.

The attached report summarizes this item.

The intent of this item is to seek Planning Commission input on the concept of permitting drive-through facilities for Financial Institutions in the Big Beaver Zoning District.

Please be prepared to discuss this item at the April 24, 2012 Planning Commission Special/Study meeting.

Attachments:

1. Report prepared by CWA.
2. Maps/photos
3. Potential layout for financial institution with detached drive-through facility

G:\ZOTAs\Drive Thrus for Financial Institutions\PC Memo 04 24 2012.doc



CARLISLE

WORTMAN  
associates, inc.

605 S. Main Street, Ste. 1  
Ann Arbor, MI 48104

(734) 662-2200  
(734) 662-1935 Fax

## **MEMORANDUM**

**TO:** Brent Savidant, Planning Director  
**FROM:** Ben Carlisle, AICP  
**DATE:** April 19, 2012  
**RE:** Drive-throughs on Big Beaver Road

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Recently the City has either received applications or met with applicants who are interested in developing financial institutions that include a drive-through along Big Beaver Road. The Big Beaver Form-Based District, which runs from just west of Coolidge to just east of Rochester Road, does not allow drive-through uses. The only way to develop a drive-through on Big Beaver Road is through the P.U.D. process. While the P.U.D. process might be appropriate for some of the proposed developments, the P.U.D. process should not be used to circumvent specific requirements and regulations in the zoning ordinance.

In speaking to many of the applicants they note the existence of numerous existing financial institutions with drive-throughs along Big Beaver Road, and a need in the financial institution market for drive-through facilities. Based on aerial photo review and a driving survey, there are eight (8) financial institutions with drive-throughs within the Big Beaver Form-Based District. Under the previous zoning code, drive-throughs were allowed under a special use permit.

A goal of the City of Troy is to provide a fair, fast, and predictable development process. As such, we are seeking the input from the Planning Commission regarding the allowance of drive-throughs along Big Beaver Road for financial institutions. Due to more intensity (see regulations of drive-through section below) we are not proposing the consideration of restaurant drive-throughs.

### **Regulations of Drive-Through Uses**

Drive-through uses are prohibited or regulated for various reasons: 1). A drive-through can increase pedestrian, bicycle and automobile points of conflict; 2). A drive-through can detract from streetscape character which enhances pedestrian activity in retail, multifamily, and commercial areas; 3). A drive-through is a large land consumer, requiring additional site area to accommodate the use; 4). A drive-through use supports an automobile culture and discourages healthy active transportation; and 5). Due to secondary effects of noise from idling cars, voice amplification equipment, lighting, and hours of operation, a drive-through is typically not desired adjacent to residential properties.

Drive-throughs for financial institutions are typically less intense than those for restaurant uses. Due to stacking requirements<sup>1</sup>, drive-through restaurant uses are larger land consumers including greater

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<sup>1</sup> Section 6.10: Restaurants with a drive-through require ten (10) stacking spaces while financial institutions only require four (4).

circulation needs and additional points of pedestrian and vehicular conflict. Furthermore, studies have shown that restaurant drive-through uses have greater secondary effects including noise from idling cars, voice amplification equipment, lighting, greater hours of operation, and more debris. Lastly, financial institutions are able to have a drive-through that is either detached or in the rear of a principal structure. Detached or rear drive-through designs can provide for better site circulation to reduce pedestrian, bicycle, and automobile conflicts, eliminate drive-through exits into a public right-of-way, and allow for better screening from the right-of-way and adjacent properties.

### **Big Beaver Corridor Study and Master Plan**

Big Beaver Road has been studied as part of both the Big Beaver Corridor Study, adopted in 2006, and the 2008 Master Plan. The Big Beaver Corridor Study, confirmed through the 2008 Master Plan, very clearly layouts the vision and intended design of future development along this key corridor. The design intent both in the public realm in the right-of-way and the private realm through building placement standards was to provide a pedestrian friendly environment and visually appealing corridor. While the Corridor Study and the Master Plan do not expressly prohibit the use of drive-throughs, the clear design intent is that “automobile and parking are no longer #1,” by maintaining a quality streetscape and transforming the corridor into a pedestrian-friendly environment.

### **Design Standards**

Due to the existing building form requirements in the Big Beaver Form-Based District, most importantly the requirement to place building on street, some of the aforementioned issues of drive-throughs are mitigated. However, through the adoption of drive-through specific design standards the intent of the Big Beaver Corridor Study can be met, Big Beaver Road can become a pedestrian friendly environment, and the safety of pedestrians and automobiles can be maintained. While we have not drafted detailed design standards, potential standards could include minimum lot size, orientation of drive-through, screening, limitations on curb cuts, and egress.

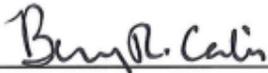
### **Issues for Planning Commission Consideration**

Due to current economic conditions, the existing presence of drive-throughs for financial institution, and through the adoption of design standards that can mitigate potential issues, the allowance of drive-throughs for financial institutions might be appropriate along Big Beaver Road. As such we are seeking input from the Planning Commission. Specifically:

- Should drive-throughs for financial institutional be permitted within the Big Beaver Form-Based District?
- Should additional design standards be considered?

I look forward to addressing any comments and questions from the Planning Commission.

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CARLISLE/WORTMAN ASSOC., INC.  
Benjamin R. Carlisle, LEED AP, AICP







### Legend

-  I-75
- Road Centerline**
  -  Major Road
  -  Industrial Road
  -  Local Road
-  Ponds and Basins
-  Streams and Creeks
-  Parcels
- Aerial Photos - 2010**
  -  Red: Band\_1
  -  Green: Band\_2
  -  Blue: Band\_3

124                      0                      62                      124 Feet

Scale 1: 747



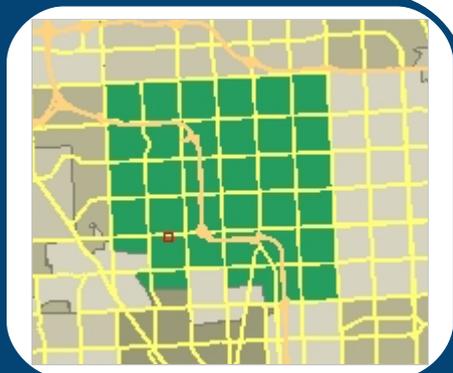
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Printed: 4/19/2012



NO OVERNIGHT  
PARKING  
UNLESS OTHERWISE  
NOTED BY SIGN  
OR BY OFFICER  
ON DUTY  
GUMMA TOWNS  
242-589-1999

Office Building



### Legend

-  I-75
- Road Centerline**
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124                      0                      62                      124Feet

Scale 1: 747

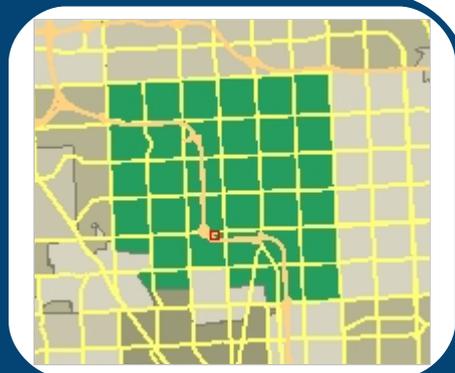
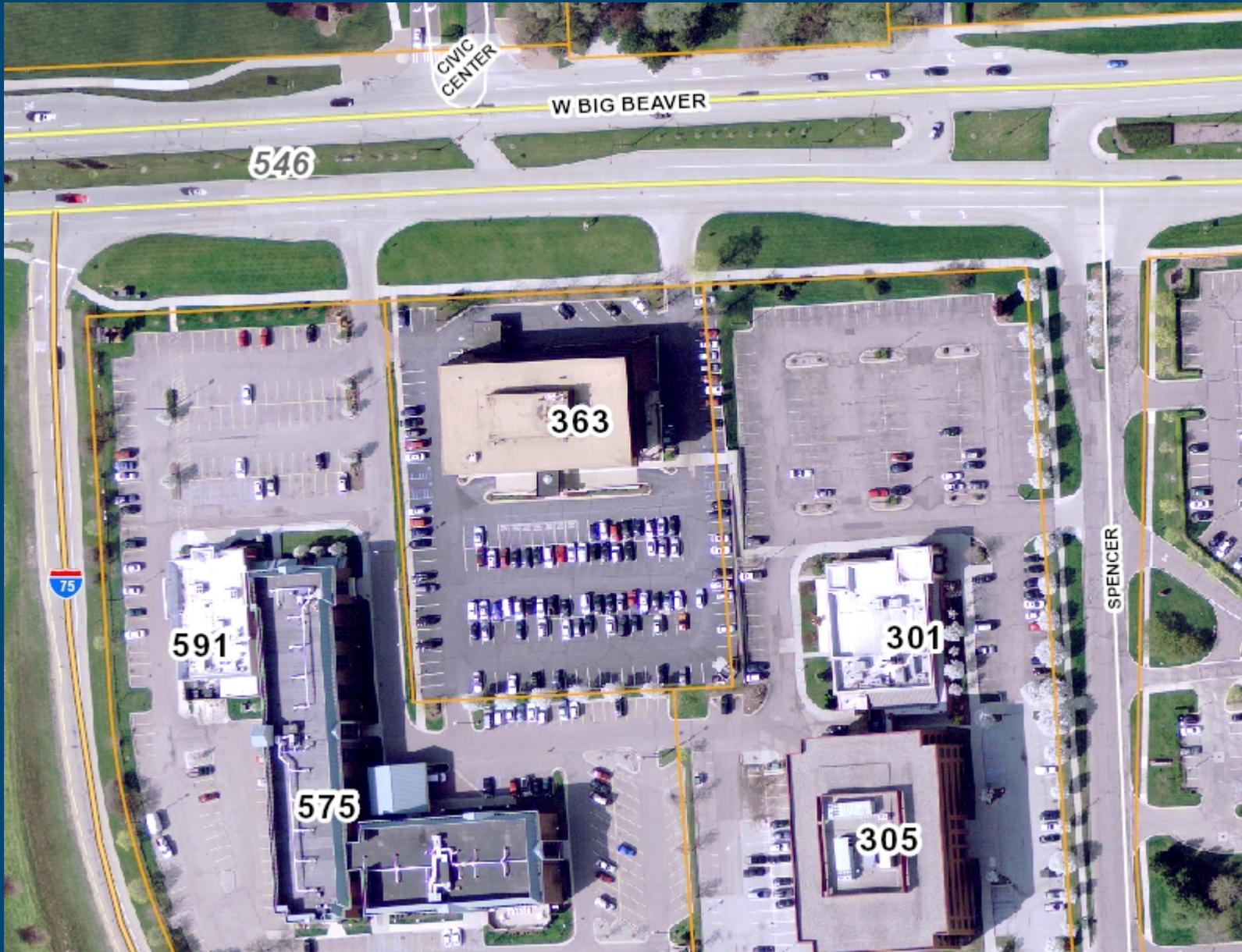












### Legend

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  -  Green: Band\_2
  -  Blue: Band\_3

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Scale 1: 1,494



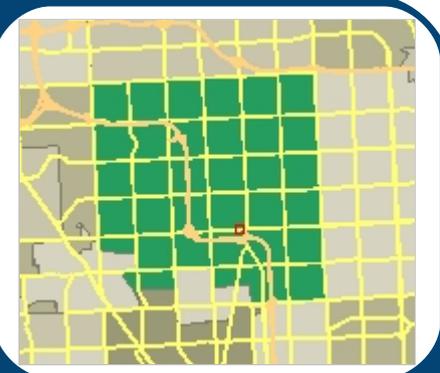


AQUICEL

GENISYS  
CREDIT UNION

BRANCH →  
DRIVE THRU/ATM →

HAUSER  
LAW FIRM  
SOMER, P.L.L.C.



### Legend

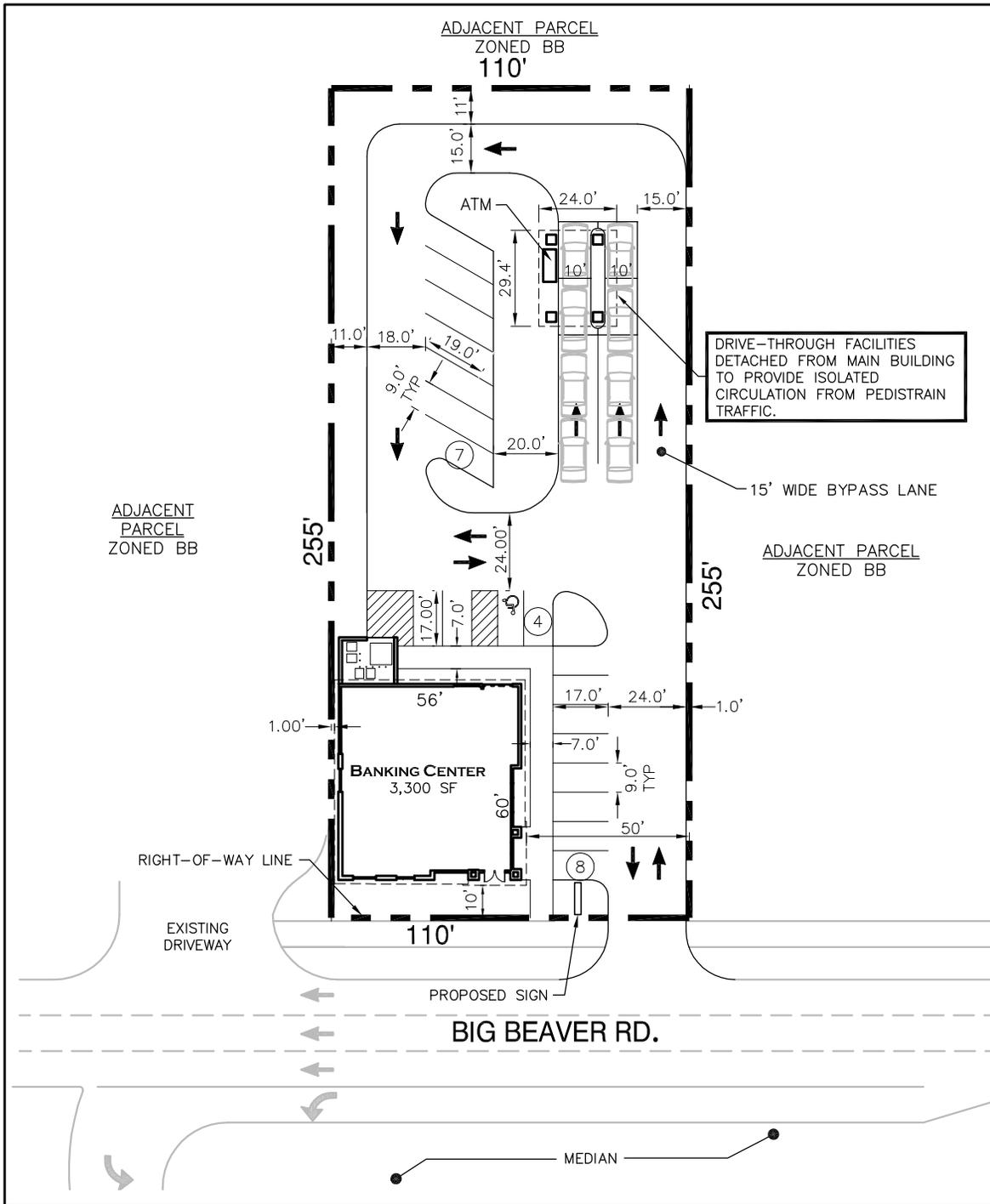
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-  Parcels
- Aerial Photos - 2010**
  -  Red: Band\_1
  -  Green: Band\_2
  -  Blue: Band\_3

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Scale 1: 1,246



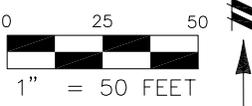




DRIVE-THROUGH FACILITIES  
DETACHED FROM MAIN BUILDING  
TO PROVIDE ISOLATED  
CIRCULATION FROM PEDESTRIAN  
TRAFFIC.

**SITE DATA BLOCK**

<b>PARCEL INFO</b>	
PROPERTY AREA	±0.64 ACRES
EXISTING ZONING	BB
BUILDING FORM	A
<b>BUILDING INFO</b>	
FRONT SETBACK	10' MAX
SIDE SETBACK	NONE
REAR SETBACK	30'
<b>PARKING INFO</b>	
FRONT SETBACK	10' FRONT
SIDE/RER SETBACK	NONE SPECIFIED
MIN. SPACES REQUIRED	16 (1/200 SF)
MAX. SPACES ALLOWED	19 (20% ABOVE MIN.)
SPACES PROVIDED	19
STACKING REQUIRED	4/TELLAR
<b>LANDSCAPE INFO</b>	
MINIMUM GREEN SPACE	20%
GREEN SPACE PROVIDED	±25%



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**BANKING CENTER CONCEPT**

CITY OF TROY  
OAKLAND COUNTY, MI

**CONCEPT PLAN**

REVISIONS	
V	DATE / DESCRIPTION

PRODUCTION DATE:  
04-16-2012  
DRAWN BY: E.M.M.  
PM: E.L.  
PROJECT #: 343416  
ATWELL #: 10000059.30

DATE: April 19, 2012  
TO: Planning Commission  
FROM: R. Brent Savidant, Planning Director  
SUBJECT: PLANNING AND ECONOMIC DEVELOPMENT – Presentation by City Staff

The Planning Commission requested that City staff be provided an opportunity to make a presentation to the Planning Commission on the role of Planning and Zoning in Economic Development.

Mark Miller, Economic & Community Development Director, and Glenn Lapin, Economic Development Specialist will attend the April 24, 2012 Special/Study meeting. Mr. Miller will discuss the Zucker Report and its role in creating an Environment for Investment in Troy. Mr. Lapin will discuss the City's new Economic Gardening strategy. R. Brent Savidant, Planning Director, will discuss the changing role of the Planning Department and how it relates to Economic Development.

This item relates to the Planning Commission preparing goals for 2012 and beyond.

Please be prepared to discuss this item at the April 24, 2012 Planning Commission Special/Study meeting.

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