Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:02 p.m. on July 24, 2012 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Philip Sanzica
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

Also Present:
R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Eric Huang, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2012-07-048
Moved by: Edmunds
Seconded by: Schultz

RESOLVED, To approve the agenda as published.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2012-07-049
Moved by: Sanzica
Seconded by: Krent

RESOLVED, To approve the minutes of the July 10, 2012 Regular meeting as submitted.

Yes: Edmunds, Hutson, Krent, Sanzica, Schepke, Schultz, Strat
Abstain: Kempen, Tagle

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Strat reported on the July 17, 2012 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority meeting in July.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported that at the July 23, 2012 Regular meeting, City Council unanimously approved the proposed Zoning Ordinance Text Amendment to allow drive through financial institutions in the Big Beaver District by Special Use Approval.

PLANNED UNIT DEVELOPMENT

8. PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (File Number PUD 004) – Big Beaver Center (formerly "The Monarch") PUD, North side of Big Beaver Road between Alpine and McClure, Section 20, Currently Zoned PUD 004 and R-1B (One Family Residential) Districts

Mr. Savidant introduced the item.

The petitioners, Arkan Jonna and Jordan Jonna of A. F. Jonna Development Company were present.

Mark Nickita, AIA, of Archive Design Studio, gave a PowerPoint presentation on the commercial project design.

Mr. Krent addressed vehicular traffic and the residential aspect of the development. He suggested moving the bank to the east and would like to see a good transitional blend between the proposed and existing residential. Mr. Krent distributed a proposed layout depicting the bank on the east side of the site.

Mr. Carlisle gave a brief history of the site and a report on the proposed development. He said the proposal meets many aspects of the Master Plan and the proposed public realm is a very significant public benefit. Mr. Carlisle addressed the findings of the traffic consultant report that the increase in density would have a negligible effect along Big Beaver. He applauded the petitioner in the massing of the building. In conclusion, Mr. Carlisle addressed site plan concerns relating to both the commercial and residential site plans.

PUBLIC HEARING OPEN

Jeanne Stine, 1915 Boulan, Troy; addressed density, vehicular and pedestrian traffic, curb cuts, egress, bank location, safety of children, traffic light/pedestrian crossing.

Barbara Dawson, 1834 Boulan, Troy, addressed cut-through traffic, dead end or cul de sac street, bank location, front vs rear parking for commercial.

Susan Tompkins, 1725 Banmoor, addressed findings of traffic study, sidewalks, pedestrian traffic.

Sharon Mitchell, 3142 McClure, Troy, addressed vehicular and pedestrian traffic.

PUBLIC HEARING CLOSED

There was discussion on:

- Vehicular traffic; cut-through traffic.
- Proposed bank.
  - Ingress/egress; potential traffic congestion.
  - Moving bank to the east.
  - Drive-through capability.
  - Newly adopted Zoning Ordinance amendment; drive through must utilize in lane or side street.
- Pedestrian walkway; width of walkway.
- Parking.
  - Front versus rear.
  - Percentage for food services.
- Material samples.
- Residential development.
  - Buffer.
  - Transition between high and low density.
  - Blend with existing neighborhood.
- Additional public amenities.
- No sidewalks; safety of children.
- Building view from rear.
  - Architectural design.
  - Landscape/ additional green.
- DDA district boundaries.

The petitioners addressed reasons for not moving the bank to the east.

- Conflict with vehicular and pedestrian bank patrons.
- Detraction of retail point position.

Resolution # PC-2012-07-050
Moved by: Sanzica
Seconded by: Schultz

RESOLVED, The Planning Commission hereby postpones this item until such time that the applicant submits a complete Concept Development Plan and Preliminary Development Plan application that addresses the issues identified in the Planning Consultant report.

Discussion on the motion on the table.

The petitioner advised that the proposed residential portion of the development would be inclusive of the complete application submittal.

Vote on the motion on the table.

Yes: All present (9)

MOTION CARRIED

CONDITIONAL REZONING REQUESTS

9. PUBLIC HEARING – CONDITIONAL REZONING APPLICATION (File Number CR 007, *formerly File Number Z 740*) – Proposed Charter One Bank Branch, 125 Stephenson Highway and 1250 W. 14 Mile Road, Section 35, From O (Office) District to IB (Integrated Industrial and Business) District

Mr. Savidant gave a review on the conditional rezoning application. He read the petitioner's list of uses that would be prohibited and criteria relating to any new construction. Mr. Savidant said the application is consistent with the Master Plan and the conditions volunteered by the petitioner are reasonable. The Planning Department recommends moving the request forward to City Council with a favorable recommendation.

There was discussion on:
- Site plan approval process; conditions.
- Landscaping 30' greenbelt with coniferous trees.
- Site plan submittal not required by Zoning Ordinance.
- Conditional Rezoning Agreement, required by Zoning Ordinance.
- 50 foot total buffer to residential; 30 foot volunteered by petitioner in addition to 20 foot required setback.

Mr. Strat said he would vote no on the request because the application does not meet the intent of the State to permit conditional rezonings.

The petitioners, Daniel Stern and Jason Horton, of Lormax Stern Development Company were present. Mr. Stern announced the company has a potential viable user for the building on site.

Mr. Horton said it is their intent to plant trees along the 30' greenbelt. He briefly discussed marketing strategy for the site.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2012-07-051
Moved by: Schultz
Seconded by: Sanzica

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O (Office) to IB (Integrated Industrial and Business) conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the northwest corner of Stephenson Highway and 14 Mile Road (125 Stephenson Highway and 1250 W. 14 Mile Road), within Section 35, being approximately 7 acres in size, be granted, for the following reasons and with the following conditions:

1. The execution of a Conditional Rezoning Agreement.
2. The application is consistent with the Master Plan.
3. The application is compatible with existing zoning districts and land uses.
4. The applicant proposes the following conditions that reduce potential impacts of the proposed IB district on abutting residential properties:
   A. The property can be used for all permitted uses allowed in the IB zoning classification *except* for the following uses which are expressly prohibited:
      a) Manufacturing and assembly uses which utilize hazardous materials or which release any odor, noise or vibration into the environment
      b) Material recovering facilities
      c) Bus terminals
      d) Building and lumber supplies
      e) Outdoor commercial recreation
      f) Outdoor storage facilities
      g) Open air businesses
      h) Adult use businesses
      i) Vehicle repair stations
      j) Vehicle auctions
      k) Vehicle washes
      l) Dry cleaners and laundries
      m) Central dry cleaning/laundry plants

n) Outdoor dining adjacent to the east and west sides and along the north rear of any buildings
o) Commercial kennels/pet day care
p) Vehicle fueling stations
q) Ambulance facilities
r) Commercial wind energy conversion systems and meteorological towers
s) Truck terminals

B. Further, that new development of the property is also subject to the following additional conditions:
a) New buildings and structures shall be subject to all applicable ordinances, site plan requirements and site plan approval.
b) Heights of new buildings shall not exceed two stories.
c) A 30 foot landscaped greenbelt shall be constructed adjacent to the north and west boundary lines that abut residential homes.
d) Truck deliveries between 11 p.m. and 8 a.m. shall be prohibited.
e) Outdoor storage of materials shall be prohibited.

Yes: Edmunds, Hutson, Kempen, Krent, Sanzica, Schepke, Schultz, Tagle
No: Strat

MOTION CARRIED

10. CONDITIONAL REZONING APPLICATION (File Number CR 006) – Proposed Troy Plaza Development, West side of Crooks, North side of New King (5500 New King), Section 8, From PUD (Planned Unit Development) to OM (Office Mixed Use) and CB (Community Business) Districts

Mr. Carlisle gave a review on the conditional rezoning application. He noted the applicant is asking for flexibility with the two proposed buildings that face New King. Mr. Carlisle said the concept and uses of the application are agreeable but there are concerns with the site plan, as noted in his report dated July 20, 2012. He stated the applicant understands the Planning Department's position and is amenable to working with the department toward a solution.

The petitioner, Michael Gordon of MGA Architects, was present. He indicated a need for flexibility with the proposed restaurant and hotel to accommodate the various standards set forth with different restaurant chains and hotel flagships. Mr. Gordon said the two front buildings facing Crooks are locked-in as a McDonald's restaurant and a mixed retail/office use.

Resolution # PC-2012-07-052
Moved by: Edmunds
Seconded by: Strat

RESOLVED, That the Planning Commission postpones consideration of the proposed conditional rezoning application until such time that the applicant submits a site plan that complies with the Zoning Ordinance, and meets with staff to discuss the issues listed in the Planning Commission report.

Yes: All present (9)

MOTION CARRIED

OTHER BUSINESS

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENTS

- Warm welcome to Ed Kempen.
- Roll call votes (potential to save time if eliminated).
- Safety relating to curb cuts, pedestrian pathways and sidewalks.
- Procedure/process of Conditional Rezoning applications (study session item).

The Special/Study meeting of the Planning Commission adjourned at 9:45 p.m.

Respectfully submitted,

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John Tagle, Chair

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Kathy L. Czarnecki, Recording Secretary

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