The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Strat at 7:30 p.m. on February 28, 2006 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Lynn Drake-Batts
Fazal Khan
Robert Schultz
Thomas Strat
Mark J. Vleck (arrived 7:32 p.m.)
David T. Waller
Wayne Wright

Absent:
Mary Kerwin
Lawrence Littman

Also Present:
Mark F. Miller, Planning Director
Allan Motzny, Assistant City Attorney
Richard K. Carlisle, Carlisle Wortman Associates
Christopher Kulesza, Student Representative (arrived 7:38 p.m.)
Kathy L. Czarnecki, Recording Secretary

Resolution # PC-2006-02-034
Moved by: Wright
Seconded by: Khan

RESOLVED, That Members Kerwin and Littman are excused from attendance at this meeting for personal reasons.

Yes: All present (6)
No: None
Absent: Kerwin, Littman, Vleck (arrived 7:32 p.m.)

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2006-02-035
Moved by: Schultz
Seconded by: Wright

RESOLVED, To approve the Agenda as published.

Yes: All present (6)
No: None
Absent: Kerwin, Littman, Vleck (arrived 7:32 p.m.)

MOTION CARRIED

[Mr. Vleck arrived at 7:32 p.m.]

3. MINUTES

Resolution # PC-2006-02-036
Moved by: Schultz
Seconded by: Khan

RESOLVED, To approve the February 14, 2006 Regular Meeting minutes as published.

Yes: Drake-Batts, Khan, Schultz, Strat, Waller
No: None
Abstain: Vleck, Wright
Absent: Kerwin, Littman

MOTION CARRIED

4. PUBLIC COMMENT (Items Not on the Agenda)

There was no one present who wished to speak.

5. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller reported on the following actions taken at the February 15, 2006 Downtown Development Authority (DDA) meeting.

- Resolved to prepare Request for Proposal (RFP) to hire firm to conduct marketing campaign.
- Appointed Douglas Smith, Real Estate & Development Director, as Acting Executive Director.
- Initiated process of amending Bylaws as relates to Executive Director capacity.
- Reappointed officers: Chair Alan Kiriluk, Vice Chair Thomas York, Secretary-Treasurer John Lamerato.
- Approved Resolution in opposition of amending DDA boundaries.

6. BOARD OF ZONING (BZA) APPEALS REPORT

Mr. Wright reported on the February 21, 2006 Board of Zoning Appeals (BZA) meeting. One item of interest was the variances granted to the Boys and Girls Club of Troy.

7. PLANNING AND ZONING REPORT

Mr. Miller reported on the following City Council action items:

- Passed Resolution that Downtown Development Authority (DDA) boundaries remain as they are. Discussed utilization of captured funds for open space and park improvements. (*February 27, 2006)*
- Passed Resolution to continue the March 6, 2006 Public Hearings to March 20, 2006 for ZOTA 214 (Group Child Care Homes in Residential Districts) and ZOTA 218 (Child Care Centers by Special Use Approval in Residential Districts). (*February 27, 2006)*
- Granted Rezoning Request (Z 286-B) for Wayne State University Physician Group, southeast corner of Maple Road and Stephenson Hwy, Section 35, from R-C (Research Center) to O-M (Office Mid-rise). (*February 20, 2006)*
- Granted Rezoning Request (Z 372-B) for Industrial Use at former Scott Shuptrine building, north side of Fourteen Mile Road, east of John R, Section 36, from B-2 (Community Business) to M-1 (Light Industrial) District. (*February 20, 2006)*

[Mr. Kulesza arrived at 7:38 p.m.]

8. PLANNED UNIT DEVELOPMENT (PUD 5) – Proposed Caswell Town Center including 14 single family homes, 74 condominium units, ±19,000 s.f. retail space and the existing Petruzzello's banquet center, Southeast corner of Rochester Road and South Blvd., Section 2 – B-3 (General Business), P-1 (Vehicular Parking) and R-1D (One Family Residential) Districts

Mr. Miller announced a Public Hearing has been scheduled on the March 14, 2006 Regular Meeting. He said City Management concurs with the recommendations outlined in the report prepared by the City's Planning Consultant. Mr. Miller said he is impressed with the proposal, its design, and the responsiveness of the petitioner.

Richard Carlisle of Carlisle Wortman Associates, the City's Planning Consultant, was present. Mr. Carlisle provided a brief description of the project and outlined the revisions to the plan since it was last reviewed. He addressed the proposed development as relates to the Master Plan and PUD eligibility. In support of the overall plan, Mr. Carlisle outlined the followed recommendations.

- *Natural Resources:* (1) Proposed trees to be preserved on Landscape Plan. (2) FEMA response to the applicant's request for a Letter of Map Amendment. (3) Discussion about impact to adjacent wetland due to impact of diversion of drainage.
- *Traffic Impact:* Review and recommendations of City's Traffic Engineer.
- *Essential Facilities and Services:* (1) Planting scheme modifications based on functioning of basin. (2) Accurately identify the walkways as pervious paving on the drainage calculations plan. (3) Additional stormwater infiltration areas.
- *PUD Standards:* (1) "Total Open Space" calculation discrepancy corrected. (2) Reconsider excess parking.

- *Area, Width, Height, Setbacks:* Height of multi-family buildings.
- *Parking and Loading:* (1) Barrier-free visitor parking spaces in multi-family area of plan. (2) Information to confirm parking spaces at banquet hall. (3) Reconsider excess parking.
- *Site Access and Circulation:* (1) Signs to deter cut-through traffic. (2) Revised architectural plans to clarify the location of the proposed drive-thru window.
- *Landscaping:* (1) Review and recommendations by City's Department of Parks and Recreation. (2) Trees to be preserved. (3) Bio-swale and detention basin vegetation establishment and maintenance. (4) Approval for work within the rights-of-way.
- *Lighting and Signs:* Provide lighting and sign information.
- *Floor Plans and Elevations:* Multi-family residential building height.

The petitioner, Brad Byarski of Michigan Home Builders, 13400 Canal Road, Sterling Heights, was present. Mr. Byarski addressed the additional parking, proposed retail mix, and the height of the multi family buildings. He responded to concerns relating to lighting, signage and tree preservation. Mr. Byarski indicated all the concerns outlined by the Planning Consultant would be appropriately addressed in a timely fashion.

John Hennessey, project engineer, 2674 W. Jefferson, Trenton, addressed site drainage and pervious materials.

Parking alternatives were discussed at great length; i.e., one-way pattern around the banquet center, angled parking, increased landscaping at corner.

Don Brown of 1221 Cadmus Drive, Troy, Treasurer of Maple Forest of Troy Homeowners Association, was present. Mr. Brown indicated Maple Forest homeowners are satisfied with and approve the intent of the proposed development. He said the petitioner addressed traffic concerns that were expressed by the homeowners. Mr. Brown said he personally views the proposed development as a major improvement to the area in terms of landscaping and signage.

Joe Palluzzi of Michigan Home Builders addressed the parking and landscaping issues. He said it is critical to maintain consistency and continuity to the overall landscaping of the proposed development in relation to Rochester Road. Mr. Palluzzi said it is very important that parking for retail use is properly accommodated, and that sensitivity to the quality of life is shown to the residents who abut the mixed uses.

The Planning Consultant and City Management will continue to work with the petitioner on alternative parking solutions and landscaping. The members requested that the Planning Department place on the next meeting agenda any revisions to the proposed development for discussion purposes.

Chair Strat requested a recess at 8:37 p.m.

The meeting reconvened at 8:49 p.m.

---

9. 2006 AMERICAN PLANNING ASSOCIATION (APA) CONFERENCE

Mr. Miller reviewed the Planning Commission budget numbers and requested a Resolution to authorize Chair Strat's attendance at the 2006 American Planning Association national conference in San Antonio, Texas.

Resolution # PC-2006-02-037
Moved by: Waller
Seconded by: Wright

RESOLVED, That the Planning Commission authorizes Mr. Strat, the current Chairman of the Planning Commission, to travel to San Antonio for attending the American Planning Association national planning conference

FURTHER RESOLVED, That all expenses that are submitted in proper format be reimbursed to Mr. Strat.

Discussion on the motion on the floor.

Mr. Vleck requested a written summary from the Chair on what he learns at the conference.

Chair Strat said he would submit a written summary, as well as pass on to the members any valuable material and information obtained at the conference.

Vote on the motion on the floor.

Yes: Khan, Schultz, Strat, Vleck, Waller, Wright
No: Drake-Batts
Absent: Kerwin, Littman

MOTION CARRIED

Ms. Drake-Batts said her no vote is characteristic of previous votes on Resolutions to authorize person(s) to attend national conferences. She believes attendance at local conferences is sufficient.

Chair Strat questioned the reason behind the City Management's request for a Resolution.

Mr. Waller provided a brief history on Planning Commission attendance at national conferences and Resolutions in support of members attending national conferences.

The members requested City Management to provide a breakdown of expenses appropriated to accounts and account balances.

[Mr. Kulesza exited at 9:00 p.m.]

10. PLANNING COMMISSION GOALS AND OBJECTIVES

It was the consensus of the members to focus on the Planning Commission goals and objectives at their Special/Study Meetings held on the 1st Tuesday of each month, beginning in the month of April. They agreed that the number one priority objective is the Comprehensive Revision to the Master Plan and Rewrite/Restructure of the Zoning Ordinance. They also agreed that priority of the remaining goals and objectives would be established at the April 4, 2006 Special/Study Meeting.

11. ZONING ORDINANCE TEXT AMENDMENT REQUEST (ZOTA 222) – Articles 04.00.00 and 28.25.00 Classic and Antique Auto Sales Facilities in the M-1 (Light Industrial) District

Mr. Miller reviewed the petitioner's request to amend the Zoning Ordinance to allow classic and antique auto sales facilities in the M-1 zoning district. He outlined the differences between the petitioner's version and City Management's version of the proposed text. Mr. Miller indicated the City Attorney's office and the City Planning Consultant have reviewed both versions of the proposed text. Mr. Miller reported that City Management is supportive of the overall concept.

There was discussion on:

- Antique and classic car definitions.
- Limited edition automobiles and other types of vehicles.
- Repair of automobiles/vehicles.
- Operable and non-operable automobiles/vehicles.
- Sale of automotive/vehicular components.
- Auctions.
- Building requirements; i.e., fire suppression, exhaust and ventilation.
- Building parking requirements; i.e., showroom, storage area.

12. PUBLIC COMMENTS – Items on Current Agenda

Chris Komasara of 5287 Windmill, Troy, was present. Mr. Komasara addressed PUD 5 with respect to parking and landscaping, and agreed that the landscaping along Rochester Road should be uniform. Mr. Komasara also addressed ZOTA 222 stating there are facilities in California that sell vehicular components.

GOOD OF THE ORDER

Mr. Schultz referenced an article he recently read on a Mercedes Benz facility in California offering renovation and manufacturing services to customers. He said ZOTA 222 is a really good thing.

Mr. Khan spoke of his recent trip to the Phoenix and Scottsdale, Arizona, area. He addressed the new residential and commercial developments, the well-kept public areas and roads, and the development process and fees assessed to the developers.

Mr. Wright referred to the heavy truck use and thaw cycles for Michigan roads. He was happy to be back after missing the Boards and Commissions banquet and last week's meeting for personal reasons.

Mr. Miller addressed the Resolution approved by City Council on term limitations for boards and commissions.

Mr. Miller reported the students of Lawrence Technological University (LTU) would like to make its Maple Road Corridor Study presentation to the Planning Commission on Wednesday, May 10, 2006, from 1:00 p.m. to 5:00 p.m. By a show of hands, members agreed on the date and time of the presentation and that a Special Meeting of the Planning Commission should be called.

There was a brief discussion of the location of the Special Meeting.

Chair Strat spoke of his recent visit to the Phoenix and Scottsdale, Arizona, area. He said he was equally impressed with the amount of new construction and cleanliness of the cities. He announced that Mr. Miller would obtain information from both cities for review by the members.

ADJOURN

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

Respectfully submitted,

_____
Thomas Strat, Chair

_____
Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2006 PC Minutes\Draft\02-28-06 Special Study Meeting_Draft.doc