The Regular Meeting of the Troy City Planning Commission was called to order by Chair Strat at 7:32 p.m. on March 14, 2006, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:
Mary Kerwin
Lawrence Littman
Robert Schultz
Thomas Strat
Mark J. Vleck
David T. Waller
Wayne Wright

Absent:
Lynn Drake-Batts
Fazal Khan

Also Present:
Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Allan Motzny, Assistant City Attorney
Richard K. Carlisle, Carlisle Wortman Associates
Christopher Kulesza, Student Representative
Kathy Czarnecki, Recording Secretary

Resolution # PC-2006-03-040
Moved by: Wright
Seconded by: Vleck

RESOLVED, That Members Drake-Batts and Khan are excused from attendance at this meeting for personal reasons.

Yes: All present (7)
No: None
Absent: Drake-Batts, Khan

MOTION CARRIED

2. APPROVAL OF AGENDA

Mr. Miller requested the American Planning Association (APA) travel request for Ms. Kerwin be added to the agenda.

It was the consensus of the members to approve the agenda as revised.

3. MINUTES

Resolution # PC-2006-03-041
Moved by: Schultz
Seconded by: Kerwin

RESOLVED, To approve the February 28, 2006 and March 7, 2006 Special/Study Meeting minutes as published.

Yes: All present (7)
No: None
Absent: Drake-Batts, Khan

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

Chair Strat announced that five (5) affirmative votes are required for approval and recommendations of action of agenda items. He stated the petitioner has the option to postpone the item prior to the presentation to the Planning Commission.

PLANNED UNIT DEVELOPMENT

5. PUBLIC HEARING – 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 reported the Planning Consultant's report dated March 14, 2006 and the proposed Resolution prepared by the Planning Department were distributed to the members prior to the beginning of tonight's meeting.

Richard Carlisle of Carlisle Wortman Associates, the City's Planning Consultant, was present. Mr. Carlisle provided an overall description of the proposed development relating to the site's characteristics, PUD eligibility, transition to the single family homes to the south and east, parking and landscaping. He addressed the revisions to the plan since his last review, dated February 21, 2006, and outlined the outstanding items that need to be addressed. The outstanding items are:

- FEMA determination.
- City's Traffic Engineer review.
- Multiple family building height.
- City's Parks and Recreation Department review.
- Photometric plan review.
- Signage.

The petitioner, Brad Byarski of Michigan Home Builders, 13400 Canal Road, Sterling Heights, was present. Mr. Byarski provided a PowerPoint presentation of the overall development and displayed renderings and visual boards. He addressed the transition to single family homes to the east, the landscaped buffer and lot sizes of the proposed single family homes.

PUBLIC HEARING OPENED

Don Brown of 1221 Cadmus Drive, Troy, Treasurer of Maple Forest of Troy Homeowners Association, was present. Mr. Brown commended the petitioner for his professionalism in working with the homeowners and addressing their concerns. The concerns related to providing a buffer for visual privacy and adequate vegetation for sound absorption. Mr. Brown said the proposed development would be a benefit to both the City and the Maple Forest homeowners, and the homeowners would like to see the project go forward.

PUBLIC HEARING CLOSED

Discussion followed on:
- Environmentally protected area near rear yard drainage.
- Revised parking layout.
- Submission and review of photometric plan.
- Setbacks of multiple family homes.
- Signage and its spatial relationship to development.
- Elevations and grades.

Resolution # PC-2006-03-042
Moved by: Wright
Seconded by: Waller

WHEREAS, The Planning Commission has reviewed a Preliminary Plan for a Planned Unit Development, pursuant to article 35.60.01, as requested by Michigan Home Builders for Caswell Town Center Planned Unit Development (PUD 5), located on the south side of South Boulevard and east side of Rochester Road, located in Section 2, within the B-3, P-1 and R-1D zoning districts, being 18.62 acres in size.

RESOLVED, The proposed PUD meets the Eligibility Requirements set forth in Article 35.30.00 and the General Development Standards set forth in Section 35.40.00.

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development consist of the project manual, dated October 10, 2005 and revised on February 1, 2006, which contain narratives, reduced plans, and full size plans.

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development application consists of the project manual, dated October 10, 2005 and revised on February 1, 2006, which contain narratives, reduced plans, and full size plans.

BE IT FURTHER RESOLVED, That the City's Planning Consultant Richard Carlisle of Carlisle/Wortman Associates, Inc. has prepared a memorandum dated March 14, 2006 that identifies some issues that still need to be resolved.

BE IT FINALLY RESOLVED, That the Planning Commission recommends that Caswell Town Center Preliminary Planned Unit Development be postponed to the March 28, 2006 Special/Study meeting to address issues identified by the City's Planning Consultant.

Discussion on the motion on the floor.

It was noted that Messrs. Miller and Carlisle would not be in attendance at the March 28, 2006 Special/Study meeting, and that Mr. Savidant would represent City Management on the review of the photometric plan.

There was discussion with respect to the intent of the motion and keeping the Public Hearing open for the March 28th meeting.

Messrs. Wright and Waller agreed that the intent of the motion is to make a recommendation to City Council at the March 28, 2006 Special/Study meeting after review of the photometric plan and that the Public Hearing would be re-opened for public comment at that meeting.

Vote on the motion on the floor.

Yes:	All present (7)
No:	None
Absent:	Drake-Batts, Khan

MOTION CARRIED

Chair Strat requested a recess at 8:35 p.m.

The meeting reconvened at 8:45 p.m.

REZONING REQUEST

6. PUBLIC HEARING – PROPOSED REZONING (Z 715) – Proposed Office Use of Existing Buildings, West side of Stephenson Hwy, North of Fourteen Mile Road, Section 35 – From R-C (Research Center) to O-M (Office Mid-Rise) and/or O-1 (Office Low Rise) District

Mr. Miller identified three pieces of correspondence distributed to the members prior to the beginning of tonight's meeting; i.e., written request from the petitioner to withdraw one parcel from the rezoning request; a proposed Resolution to correspond to the exclusion of that parcel, and a boundary survey showing the withdrawn parcel.

Mr. Miller presented a summary of the Planning Department report for the proposed rezoning and noted that the rezoning was advertised for both O-M and O-1. Mr. Miller reported it is the recommendation of City Management to approve the revised rezoning request.

The petitioner, Michael Surnow of Robbins Investments LLC, 7115 Orchard Lake Road, West Bloomfield, was present. Mr. Surnow said the property is needed for medical office use.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Mr. Motzny confirmed the rezoning request as revised does not need to be re-advertised and the members could proceed with the request.

Resolution # PC-2006-03-043
Moved by: Littman
Seconded by: Schultz

WHEREAS, The applicant has requested that a parcel approximately 3.047 acres in size, described in the legal description as Lot 1 of Robbins Executive Park West, referred to as 466 Stephenson Highway, be withdrawn from the rezoning application, and

WHEREAS, The applicant wishes to proceed with the rezoning of the remaining portion of the property, described in the legal description as Lot 2 and part of Lot 3 of Robbins Executive Park West, referred to as 500 and 550 Stephenson Highway.

BE IT FURTHER RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-C to O-M rezoning request, located on the west side of Stephenson Highway, north of Fourteen Mile Road, within Section 35, being approximately 13 acres in size, be granted.

Yes: All present (7)
No: None
Absent: Drake-Batts, Khan

MOTION CARRIED

[Mr. Kulesza exited at 8:55 p.m.]

SPECIAL USE REQUEST

7. PUBLIC HEARING – PROPOSED SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN APPROVAL (SU 330) – Proposed Auto Dealership, North of Maple, West side of Maplelawn, Section 29, Zoned M-1 (Light Industrial) District

Mr. Savidant presented a summary of the Planning Department report for the proposed auto dealership. Mr. Savidant reported it is the recommendation of City Management to approve the special use and site plan as submitted with the condition that an alternate tree than proposed is provided within the required landscape greenbelt.

The petitioner, Stanley Tkacz of Studio Design, 1529 S. Wayne Road, Westland, was present. Mr. Tkacz said there would be no problem providing an alternate tree and indicated the landscaped area would be well maintained.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2006-03-044
Moved by: Schultz
Seconded by: Wright

RESOLVED, That the Special Use Approval and Site Plan Approval, pursuant to Section 28.30.05 of the Zoning Ordinance, as requested for the proposed Infiniti and Hyundai Dealerships, located on the west side of Maplelawn, north of Maple, Section 29, within the M-1 Zoning District, be granted, subject to the following condition:

1. Provide an alternate tree to Cercis canadensis within the required landscaped area.

FURTHERMORE, That the Planned Auto Center be expanded to include the subject parcel.

Yes: All present (7)
No: None
Absent: Drake-Batts, Khan

MOTION CARRIED

ZONING ORDINANCE TEXT AMENDMENT

8. PUBLIC HEARING – 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 presented a summary of the Planning Department report for the proposed Zoning Ordinance text amendment and reported it is the recommendation of City Management to approve the Planning Commission Public Hearing draft language.

Gregory Need, attorney, 39533 Woodward Avenue, Bloomfield Hills, was present to represent the petitioner. Mr. Need announced the two principals of Birmingham Auto World were also present. He provided a brief explanation for the request and indicated his clients are supportive of the text revisions presented by City Management. Mr. Need asked the members for a favorable recommendation to City Council.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Mr. Vleck addressed Section 28.25.07 (D) of the proposed text that states antique or classic automobiles located on site and offered for sale must be in operable condition. He suggested the elimination of the text to also allow inoperable automobiles on site.

Mr. Need said his clients have no preference on the wording of that section because all their vehicles are in operable condition.

Resolution # PC-2006-03-045
Moved by: Wright
Seconded by: Kerwin

RESOLVED, That the Planning Commission hereby recommends to the City Council that Articles IV DEFINITIONS and XXVIII M-1 LIGHT INDUSTRIAL DISTRICT, pertaining to Antique or Classic Automobile Sales Agencies in the M-1 District, be amended as printed on the Proposed Zoning Ordinance Text Amendment, Planning Commission Public Hearing Draft.

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

MOTION CARRIED

Mr. Vleck said he would prefer the deletion of Section 28.25.07 (D) because it would allow more flexibility to potential people who wish to service classic automobiles in the M-1 district.

STREET VACATION

9. STREET VACATION REQUEST (SV 134-B) – Cherry Street east of Livernois, approximately 173 feet abutting Lots 6 and 7, Greenough Heights Subdivision, East of Livernois, South of I-75, Section 27 – Zoned O-1 (Low Rise Office) and R-1E (One Family Residential) Districts (the abutting parcels)

Mr. Miller reported the Planning Department received a written request to postpone the item to the May Regular meeting because of the death of one of the petitioners.

Resolution # PC-2006-03-046
Moved by: Wright
Seconded by: Waller

RESOLVED, That the Planning Commission hereby postpones this item to the May Regular Planning Commission meeting.

Yes: All present (7)
No: None
Absent: Drake-Batts, Khan

MOTION CARRIED

SITE CONDOMINIUM SITE PLAN

10. SITE PLAN REVIEW – Preserves of Timbercrest Site Condominium, 6 units/lots proposed, West of Fernleigh, South side of Wattles Road, Section 24, Zoned R-1C (One Family Residential) District

Mr. Savidant presented a summary of the Planning Department report for the proposed site condominium and reported it is the recommendation of City Management to approve the application with the condition that a wetlands determination is submitted.

The petitioner, Joe Maniaci of Mondrian Properties, 1111 W. Long Lake Road, Troy, was present. Mr. Maniaci said the width of the lot dictated a private street to accommodate buildable lots.

Chair Strat opened the floor for public comment.

Lou Messina of 3910 Forge, Troy, was present. Mr. Messina voiced opposition to the proposed development. He said the proposed homes would face the back yards of the residential homes on Forge and the proposed private road would be behind their back yards. Mr. Messina voiced concern with additional traffic exiting onto Wattles Road. Mr. Messina said residents on Forge have maintained the retention area behind their homes.

Shirley Roberts of 3896 Forge, Troy, was present. Ms. Roberts voiced her concern about the private road that would be behind her house. She enjoys outside activities with her small grandchildren and is concerned for their safety.

Michael Long of 3882 Forge, Troy, was present. Mr. Long voiced opposition to the proposed development. He said the development seems to be poorly designed and houses are just being jammed in. Mr. Long addressed concern with vehicular headlights from the cul de sac reflecting on the residential homes on Forge.

The floor was closed.

Mr. Savidant confirmed that the retention area to the rear of the homes on Forge is owned by the State of Michigan and is approximately 100 feet in width.

Resolution # PC-2006-03-047
Moved by: Waller
Seconded by: Schultz

RESOLVED, That the Planning Commission recommends to City Council, that the Preliminary Site Plan (Section 34.30.00 Unplatted One-Family Residential Development), as requested for Preserves of Timbercrest Site Condominium, including 6 units, located west of Fernleigh on the south side of Wattles Road, Section 24, within the R-1C zoning district be granted, subject to the following condition:

1. The applicant must get a wetlands determination for the parcel as per Section 3.43.01(9). The Planning Department will ensure that the report is submitted for consideration by City Council prior to Preliminary Site Condominium Approval. If the report indicates there are State-regulated wetlands on the parcel, the item will come back to Planning Commission for consideration.

Discussion on the motion on the floor.

Mr. Miller explained the wetlands determination is a requirement of the site plan application and the Planning Department erred in accepting the application without a wetlands determination.

Mr. Littman asked for further information on the retention area.

Larry Hendrick of 3868 Forge was present. Mr. Hendrick provided information on the retention basin. He said all the subdivision water goes into the basin. The pumping station shuts off with a heavy rainfall [5-year rain]. Mr. Hendrick estimated the basin filled up about 15 times since he's lived there (34 years), and said the overflow water goes into the creek at the south end. He said water would not go on the proposed development, nor does it go onto the residential properties on Forge.

There was a brief discussion on the State-owned property as relates to landscaping and maintenance.

Vote on the motion on the floor.

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

MOTION CARRIED

Mr. Vleck would prefer a landscaped buffer between the private road and the residential homes on Forge.

SITE PLAN REVIEW

11. SITE PLAN REVIEW (SP 928) – Proposed Industrial Building Parking Lot Revisions, North side of Fourteen Mile, East of John R, Section 36 – Zoned M-1 (Light Industrial) District

Mr. Savidant presented a summary of the Planning Department report for the proposed site plan and reported it is the recommendation of City Management to approve the site plan as submitted.

The petitioner, John Secco of 977 14 Mile Associates, LLC, 18530 Mack Avenue, Grosse Pointe, was present. Mr. Secco said the plan would provide adequate parking for employees and visitors of the proposed user, Innovative Cadence, which is a Tier 1 automotive supplier.

There was discussion on the 14 Mile Road frontage landscaping.

Mr. Secco agreed to extend the landscaping along the 14 Mile Road frontage.

Chair Strat opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

Resolution # PC-2006-03-048
Moved by: Schultz
Seconded by: Littman

RESOLVED, That Preliminary Site Plan Approval, as requested for the proposed Industrial Building Parking Lot Revisions, located on the north side of Fourteen Mile Road, east of John R, located in Section 36, on approximately 8.4 acres, within the M-1 zoning district, is hereby granted, subject to the following condition:

1. That the lawn area between the sidewalk and the parking lot just east of the west entrance be landscaped consistent with the proposed landscape plan for the rest of the property frontage.

Yes: All present (7)
No: None
Absent: Drake-Batts, Khan

MOTION CARRIED

OTHER ITEMS

12. AMERICAN PLANNING ASSOCIATION (APA) TRAVEL REQUEST

Resolution # PC-2006-03-049
Moved by: Littman
Seconded by: Schultz

RESOLVED, That the Planning Commission approve Ms. Kerwin's travel request for the American Planning Association (APA) conference on April 22-26, 2006.

Discussion on the motion on the floor.

There was a brief discussion on budget monies and the transfer of budget line items.

Mr. Vleck asked Ms. Kerwin to provide a written report of knowledge gained at the conference.

Vote on the motion on the floor.

Yes: All present (7)
No: None
Absent: Drake-Batts, Khan

MOTION CARRIED

13. PUBLIC COMMENTS – Items on Current Agenda

Chris Komasara of 5287 Windmill Drive, Troy, was present. Mr. Komasara addressed the proposed Timbercrest Site Condominium development with respect to providing landscaping on State-owned property.

Michael Long of 3882 Forge, Troy, addressed the proposed Timbercrest Site Condominium development. He asked if Troy has any existing residential developments where houses are arranged front yard to back yard. He suggested an alternate plan where the homes would face toward the existing condominium development. Mr. Long agreed additional landscaping between the proposed development and residential homes on Forge would be beneficial.

Larry Hendrick of 3868 Forge, Troy, addressed the proposed Timbercrest Site Condominium development. He said the looks of the area near the turnaround would change because the developer is removing six pine trees that are approximately 50 years old and 20 feet tall. Mr. Hendrick addressed a dead-end street versus a turnaround.

The Planning Commission members encouraged the residents on Forge to address their concerns directly to the City Council.

GOOD OF THE ORDER

Ms. Kerwin briefly reviewed the presentation given by Environmental Specialist, Jennifer Lawson, at the Women's League of Voters. She announced that a water management panel is scheduled for Leadership Troy on March 22, 2006 at 7:00 p.m. at the Community Center. Ms. Kerwin thanked the members for approval of her attendance at the APA conference.

Mr. Schultz announced he is attending an Advanced BZA training session offered by the Michigan Association of Planning (MAP) on March 21, 2006.

Mr. Vleck addressed redevelopment in Troy and said the engineering firm going into the former Scott Shuptrine furniture store is a great example. He said the APA conference is a valuable tool for opportunity and forward thinking in the City.

Chair Strat apologized if he offended anyone during the discussion of reviewing the photometric plan for PUD 5.

The Regular Meeting of the Planning Commission was adjourned at 9:48 p.m.

Respectfully submitted,

_____
Thomas Strat, Chair

_____
Kathy L. Czarnecki, Recording Secretary

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