

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Strat at 7:30 p.m. on May 23, 2006 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Lynn Drake-Batts
 Mary Kerwin
 Fazal Khan
 Robert Schultz
 Thomas Strat
 David T. Waller

Absent:

Lawrence Littman
 Mark J. Vleck
 Wayne Wright

Also Present:

Mark F. Miller, Planning Director
 Brent Savidant, Principal Planner
 Allan Motzny, Assistant City Attorney
 Kathy L. Czarnecki, Recording Secretary

Resolution # PC-2006-05-088

Moved by: Schultz
 Seconded by: Khan

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

Yes: All present (6)
 No: None
 Absent: Littman, Vleck, Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2006-05-089

Moved by: Khan
 Seconded by: Schultz

RESOLVED, To approve the Agenda as published.

Yes: All present (6)
 No: None
 Absent: Littman, Vleck, Wright

MOTION CARRIED

3. MINUTES

Resolution # PC-2006-05-090

Moved by: Khan
Seconded by: Kerwin

RESOLVED, To approve the May 2, 2006 Special/Study Meeting minutes and the May 9, 2006 Regular Meeting minutes as published.

Yes: All present (6)
No: None
Absent: Littman, Vleck, Wright

MOTION CARRIED

4. PUBLIC COMMENT (Items Not on the Agenda)

There was no one present who wished to speak.

5. PLANNING AND ZONING REPORT

Mr. Miller reported on the following items:

- Resignation of Doug Smith, Real Estate and Development Director – Planning Department under direction of the Assistant City Manager/Services.
- PUD 5, Caswell Town Center – Received preliminary approval by City Council on May 15, 2006.
- Birmingham/Troy Transit Center – Presentation tentatively scheduled for the June 27, 2006 Special/Study meeting.

SITE CONDOMINIUM SITE PLAN

6. SITE PLAN REVIEW – Proposed Tuscan Estates Site Condominium, 11 units/lots proposed, West side of Dequindre, North of Big Beaver Road, Section 24 – R-1C (One Family Residential) District

Chair Strat and Mr. Khan disclosed business and personal relationships with the petitioner, but indicated they have no financial interests in the proposed development.

It was agreed that participation by Chair Strat and Mr. Khan would result in no conflicts of interest.

Chair Strat announced that five (5) affirmative votes are required for approval, and the petitioner has the option to postpone the item prior to the presentation to the Planning Commission.

The petitioner, Anthony Fanelli of 50466 Heatherwood Lane, Shelby Township, was present. Mr. Fanelli preferred to go forward with the site plan presentation. He asked for consideration in addressing comments or concerns that might be expressed by residents in attendance at tonight's meeting. Mr. Fanelli offered to answer any questions from members or residents.

Mr. Savidant presented a summary of the Planning Department report for the proposed site condominium development, and reported it is the recommendation of City Management to approve the application as submitted. Mr. Savidant noted a letter received from the property owner to the north of the proposed development was distributed to the members prior to tonight's meeting.

There was discussion on:

- Design layout in terms of stub street, interconnectivity, and walkability.
- Deeding the detention basin back to the petitioner.
- Environmental specialist review comments; specifically, 7, 8 and 9.
- Ownership and maintenance of detention basins; need clarification from Engineering Department.
- Homeowners' ownership of regional detention basin in terms of financial impact/burden.
- Design of detention basin; i.e., dry, wet, bioswales.

Chair Strat opened the floor for public comment.

Chris Komasara of 5287 Windmill Drive, Troy, was present. Mr. Komasara addressed the maintenance of detention ponds.

Charles Snell of 2987 Winter Drive, Troy, was present. Mr. Snell addressed a concern with the grade of his yard in relationship to the proposed development. He indicated the petitioner's willingness to work with him on this matter.

Diane Piscopink of 3512 Euclid Drive, Troy, was present. Ms. Piscopink addressed the type of houses proposed, and the public walkway from Euclid Drive to the detention area. She commended the petitioner for constructing quality homes.

Mr. Miller said the walkway is right of way property owned by the City. He indicated two options. (1) The plat could be amended (an arduous process), or (2) the City could vacate its rights and assign the walkway to the neighboring property owners.

Barbara Buschen of 2915 Winter Drive, Troy, was present. Ms. Buschen addressed the efficiency of the detention pond once it is reduced in size. She also expressed concern with the existing wildlife in the area.

Mr. Miller said the City Engineer assured the Planning Department that the newly designed detention basin is feasible and would accommodate volume of both neighborhoods.

Rene Rudowski of 2951 Winter Drive, Troy, was present. Ms. Rudowski addressed concerns with the grade, water run-off and landscaping.

Mr. Miller reviewed the proposed landscape plan.

The floor was closed.

Mr. Fanelli requested a postponement of the item to provide him opportunity to address concerns of the neighboring residents.

Resolution # PC-2006-05-091

Moved by: Waller

Seconded by: Khan

RESOLVED, To postpone the proposed Tuscan Estates Site Condominium project in Section 24 to the June 13, 2006 Planning Commission Regular meeting.

Yes: All present (6)

No: None

Absent: Littman, Vleck, Wright

MOTION CARRIED

STUDY ITEM

7. SITE PLAN REVIEW (SP 305-D) – Proposed South Parking Lot Beaumont Hospital, South of South Blvd., West side of Dequindre Road, Section 1, C-F (Community Facility) and E-P (Environmental Protection) Districts

Mr. Miller briefly reviewed the status of the Beaumont Hospital site plan review.

Tom Brisse and John Krolicki were present to represent William Beaumont Hospital Troy. Craig McEwen and Tom Van Derworp were present to represent Harley Ellis Devereaux.

Mr. Brisse outlined the additional items for review under Phase 1: (1) temporary loading dock; (2) temporary office space for contractors; and (3) relocation of DTE utilities. Mr. Brisse addressed the hospital's approach to LEED certification and the hospital's willingness to work with neighboring residents.

Mr. Krolicki outlined the overall plan that comprises three phases.

Phase 1: South parking lot, loading dock, and relocation of utilities.

Phase 2: West bed tower expansion and surface parking expansion.

Phase 3: Power plant expansion and physician/staff parking deck.

Mr. McEwen addressed the expanse of parking and parking needs.

Mr. Van Derworp, landscape architect, outlined the landscape plan and displayed visual boards.

Chair Strat requested a recess at 8:55 p.m.

The meeting reconvened at 9:03 p.m.

ZONING ORDINANCE TEXT AMENDMENTS

8. ZONING ORDINANCE TEXT AMENDMENT REQUEST (ZOTA 219) – Articles II and III, Conditional Rezoning

Mr. Miller reviewed the status of the proposed zoning ordinance text amendment relating to conditional rezoning.

There was a brief discussion, with the following consensus:

- Section 03.24.02 B (2) (c) – Change the word “mistake” to “error”.
- Section 03.24.02 A – Incorporate language to reflect that all conditions of the proposed rezoning shall be included on the preliminary site plan.
- Place proposed ZOTA on the June 13, 2006 Regular meeting agenda.

9. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-C) – Article 43.74.00, Article 40.65.02 and Article 44.00.00, pertaining to Commercial Vehicle Parking Appeals

Mr. Savidant reviewed the status of the proposed zoning ordinance text amendment relating to commercial vehicle parking appeals.

There was a brief discussion, with the following consensus:

- Delete “Standard A” from Section 43.74.01.
- Include Section 43.74.03, as recommended by the Legal Department.
- Reference procedural flow chart.
- Schedule a Public Hearing at the June 13, 2006 Regular meeting.

10. PROPOSED ZONING ORDINANCE TEXT AMENDMENT (ZOTA 205) – Proposed Article 39.60.00, relating to Parking Lot Landscaping

Mr. Savidant reviewed the intent of the proposed draft language relating to parking lot landscaping and asked for input and direction from the members.

There was a lengthy discussion with the consensus that the Planning Department is going in the right direction with the draft language. Comments were noted by the Planning Department, and it is anticipated that proposed final language would be presented for further review in approximately one month.

FUTURE LAND USE PLAN

11. **ROCHESTER ROAD FUTURE LAND USE PLAN AMENDMENT**

Mr. Miller reviewed the status of the Rochester Road Future Land Use Plan Amendment.

A brief discussion followed.

Resolution # PC-2006-05-092

Moved by: Schultz

Seconded by: Waller

WHEREAS, City Council directed the Planning Commission to consider an amendment to the Future Land Use Plan in the Rochester Road Corridor between Square Lake Road and South Boulevard at the August 1, 2005 meeting; and

WHEREAS, the Planning Commission expanded the limits of the Rochester Road Corridor to include that area of Rochester Road between Square Lake Road and Long Lake Road; and

WHEREAS, the Planning Commission developed a draft amendment to the Future Land Use Plan for that area of Rochester Road between Square Lake Road and Long Lake Road, the Rochester Road Overlay District; and

WHEREAS, the Municipal Planning Act requires that the City Council must approve the distribution of a proposed plan amendment prior to the process of plan adoption.

RESOLVED, the Planning Commission hereby submits the draft amendment of the City of Troy Future Land Use Plan Rochester Road Overlay District to City Council for approval of distribution of the plan pursuant to the Michigan Planning Act.

Yes: All present (6)

No: None

Absent: Littman, Vleck, Wright

MOTION CARRIED

OTHER ITEMS

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

Chris Komasara of 5287 Windmill Drive, Troy, was present. Mr. Komasara addressed agenda item #7 relating to site plan review for Beaumont Hospital.

GOOD OF THE ORDER

Ms. Kerwin addressed the strip mall on Crooks Road near Caribou Coffee and the preservation of trees with respect to site plan applications.

Mr. Waller asked for an explanation on the material provided to members relating to the proposed PetSmart store located on the southwest corner of Big Beaver and Rochester Road.

Mr. Miller provided an explanation on the interpretation of the Zoning Ordinance for the proposed use.

It was the consensus of the members to review at a future study session the Zoning Ordinance language as relates to pet stores, ancillary uses and definition of pets.

Mr. Schultz announced he is attending a seminar on the new Michigan Zoning Enabling Act and will report back to the members.

Mr. Motzny said he is drafting a memorandum on the new Michigan Zoning Enabling Act recently passed by both houses of legislature.

Chair Strat addressed four items: (1) renovation of existing structures in relation to site plan review; (2) status of the Master Plan; (3) Birmingham/Troy transit center presentation; and (4) timeline graph for goals and objectives.

Mr. Miller said renovation of existing structures in relation to site plan review could be discussed at a future study session. Mr. Miller reported the City's Planning Consultant is working on a revised proposal for professional services on the Master Plan.

Mr. Khan said he would not be in attendance at the June 27, 2006 Special/Study meeting.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:18 p.m.

Respectfully submitted,

Thomas Strat, Chair

Kathy L. Czarnecki, Recording Secretary

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