The Regular Meeting of the Troy City Planning Commission was called to order by Chair Strat at 7:30 p.m. on November 14, 2006, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:
Lynn Drake-Batts
Mary Kerwin
Fazal Khan
Robert Schultz
Thomas Strat
Mark J. Vleck
David T. Waller

Absent:
Lawrence Littman
Wayne Wright

Also Present:
Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Jonathan Shin, Student Representative
Kathy Czarnecki, Recording Secretary

Resolution # PC-2006-11-188
Moved by: Schultz
Seconded by: Khan

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

Yes: All present (7)
No: None
Absent: Littman, Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

To accommodate public hearing participation, it was agreed to move Agenda item #10 forward under Agenda item #4, and identify it as Agenda item #4(a).

Resolution # PC-2006-11-189
Moved by: Schultz
Seconded by: Khan

RESOLVED, To approve the agenda as amended.

Yes: All present (7)
No: None
Absent: Littman, Wright

MOTION CARRIED

3. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

POSTPONED ITEM

4. PUBLIC HEARING – REZONING REQUEST (Z 719) – Proposed Troy Medical Office, West side of Livernois, North of Big Beaver, Section 21 – From R-1B (One Family Residential) to O-1 (Low Rise Office)

Mr. Savidant reported it is the recommendation of City Management to postpone the item at the request of the petitioner who is pursuing a conditional rezoning on the subject property.

Resolution # PC-2006-11-190
Moved by: Schultz
Seconded by: Khan

RESOLVED, That the Planning Commission hereby postpones this item until such time that the applicant submits a complete conditional rezoning application and a public hearing has been scheduled.

Yes: All present (7)
No: None
Absent: Littman, Wright

MOTION CARRIED

ZONING ORDINANCE TEXT AMENDMENT

4(a). PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-B) – Article 04.20.00 and Article 40.66.00, Commercial Vehicle Definitions and Outdoor Parking of Commercial Vehicles in Residential Districts

There was a brief discussion relating to the administrative approval process for proposed zoning ordinance text amendments.

Mr. Miller reviewed the proposed zoning ordinance text amendment relating to commercial vehicles in residential districts and the results of the commercial vehicles visual survey in which the City Council participated.

Ms. Kerwin addressed a new trend in which smaller vehicles are completely wrapped in signage. She noted wrapped vehicles would be permitted under the proposed ordinance text. Ms. Kerwin also addressed the survey results in relation to the proposed text. She indicated she would not support the proposed zoning ordinance text amendment as presented tonight.

There was discussion on Section 40.66.00 of the proposed text as relates to the list of criteria and its intent.

PUBLIC HEARING OPENED

Edgar Hendry of 2446 Tall Oaks Drive, Troy, was present. Mr. Hendry spoke in opposition to the proposed zoning ordinance text amendment. He said the amendment as proposed would permit him to park a commercial crane in his driveway provided the boom was down and weight and height restrictions were met.

Nancy McKay of 5069 Prentis Drive, Troy, was present. Ms McKay posed the following questions: (1) Who would measure and weigh the vehicles? (2) Can the vehicles be parked in the street? (3) How many vehicles per residence would be allowed?

Mr. Miller replied that one vehicle per residence would be permitted. At the request of Chair Strat, he addressed the definition and regulation of trailers.

Chair Strat said the responsibility of weighing and measuring the vehicles would be taken under advisement.

David Reese, associate broker for Real Estate One, 70 W. Long Lake Road, Troy, was present. He introduced a second petition signed by realtors in opposition of the proposed zoning ordinance text amendment and addressed the impact of the proposed amendment to the overall value of the community.

PUBLIC HEARING CLOSED

Mr. Vleck addressed what he feels is discrimination against working-class residents who must use commercial vehicles to make a living. Mr. Vleck said the proposed text is not fair, appropriate, or ready to forward to the City Council for approval. He briefly addressed the definition and regulations of commercial vehicles.

Chair Strat reviewed the options available on this item.

Resolution # PC-2006-11-191
Moved by: Khan
Seconded by: Waller

RESOLVED, To postpone this item to a future study session to look at it more in depth.

Discussion on the motion on the floor.

Ms. Kerwin said she would like to review commercial vehicle zoning ordinance language from nearby communities.

Mr. Miller replied the departmental file contains volumes of ordinances from nearby communities relating to commercial vehicles, and said Ms. Kerwin is welcome to review the file.

Vote on the motion on the floor.

Yes: All present (7)
No: None
Absent: Littman, Wright

MOTION CARRIED

POSTPONED ITEMS (continued)

5. PUBLIC HEARING – SPECIAL USE REQUEST (SU 340) – Proposed T-Mobile Cellular Tower, West side of Coolidge, South of I-75 (on site of Troy Fire Station No. 6), Section 7, Zoned R-1B (One Family Residential) District

Mr. Savidant presented a summary of the Planning Department report on the proposed special use, and reported it is the recommendation of City Management to approve the special use request and site plan with the conditions that specifications are provided on the removal of the tower and the provision for future collocations on the tower.

Mr. Savidant noted topographical drawings of the subject parcel and abutting property were provided to the Planning Commission, at their request. Mr. Savidant reported the Planning Department received a significant number of written correspondences in opposition to the cellular tower and referenced the regulations set forth by the Federal Communications Commission (FCC) Act of 1996.

Chair Strat brought to the attention of the members that his sister and brother-in-law live in the subject subdivision, but indicated he has no financial interest in T-Mobile.

The members agreed there is no conflict of interest on the part of Chair Strat.

Ms. Lancaster reviewed the key provisions stipulated by the FCC Act of 1996 and the role of the Planning Commission with respect to the special use request and site plan approval.

Mr. Miller announced that the City Assessor reports there is no correlation to decreased property values for homes that are located near wireless cellular towers.

Ms. Drake-Batts shared her previous work experience with cellular towers and stated that property values would not be affected by the placement of a tower. Ms. Drake-Batts offered considerations in the approval process; i.e., require the tower to look like a light pole and limit the number of collocations.

Ellen Tencer of 3033 Moon Lake Drive, West Bloomfield, was present on behalf of T-Mobile. Ms. Tencer said the number of collocations would be limited to two, possibly three, based on the height of the tower. She indicated the cellular tower would be the image of existing Michigan Department of Transportation (MDOT) towers located on I-75. Ms. Tencer's presentation addressed cellular phone service, the countywide wireless service and aesthetics. She circulated propagation maps that displayed cellular coverage for T-Mobile service and photographs of a superimposed 75-foot tower from the southwest and northwest directions.

Ms. Tencer fielded questions relating to cellular tower locations in Troy and details of the proposed tower in terms of aesthetics, collocations and design. Ms. Tencer addressed comments of the City's Transportation Engineer and Landscape Analyst and indicated willingness to place a camera on the pole for freeway surveillance and provide landscaping.

Ms. Lancaster stated that conditions such as a camera and landscaping could be stipulations of the special use approval.

PUBLIC HEARING OPENED

Cheryl Korth of 2086 Haverford Drive, Troy, was present. Ms. Korth spoke in opposition of the special use request as relates to aesthetics and home values. She addressed the response of residents in opposition to the request and said she is angry because it appears the Planning Commission has already made up its mind to approve the request.

Chuck Little of 2478 Oak Ridge Drive, Troy, was present. Mr. Little represented the Beach Forest homeowners association and said its members are in opposition of the special use request. Mr. Little addressed the residential zoning, aesthetics, potential alternative locations, perception of health concerns and the viability of T-Mobile.

Lynn Remenar of 2466 Haverford Drive, Troy, was present. Ms. Remenar spoke in opposition of the special use request. She possessed a petition signed by 60 residents in opposition of the cellular tower and indicated the petition would be

provided to the Planning Department for the record. Ms. Remenar read a letter from a resident who lives north of Square Lake and east of Coolidge who is also opposed to the tower.

Ning Chen of 5854 Faircastle Drive, Troy, was present. Mr. Chen spoke in opposition of the special use request. He addressed aesthetics and potential health concerns.

William Middlekauff 2449 Oak Ridge Drive, Troy, was present. Mr. Middlekauff spoke in opposition to the cellular tower as relates to the residential location, screening and home values. Mr. Middlekauff submitted documentation from the U.S. Census Bureau and maps in relation to the proposed location of the tower and potential alternate locations.

Chris Dubay of 2465 Oak Ridge Drive, Troy, was present. Mr. Dubay spoke in opposition of the special use request. He addressed the potential negative impact on home resale values, technology used by T-Mobile and sincerity of the residents in opposition of the tower.

Dan Bliss of 2070 Haverford Drive, Troy, was present. Mr. Bliss spoke in opposition of the special use request. He addressed the logistics of his home in relation to the proposed tower, neighborhood aesthetics and residential zoning.

Wendy Wu of 1942 Fleetwood, Troy, was present. Ms. Wu spoke in opposition of the special use request. She addressed the residential zoning and potential health concerns.

Yu Zhang of 1851 New Castle Drive, Troy, was present. Mr. Zhang spoke in opposition of the special use request. As vice president of Wyngate homeowners association, he supports Beach Forest residents in their opposition. Mr. Zhang stated the proposed tower benefits T-Mobile and its users only.

Edgar Hendry of 2446 Tall Oaks Drive, Troy, was present. Mr. Hendry spoke in opposition of the special use request. He addressed the perception of health concerns and resale values of the homes.

Mr. Vleck addressed the FCC regulations and emphasized the Planning Commission cannot consider potential health concerns in its decision-making process. He said communications from the residents have been received and read by the members, and he personally finds some of the comments to be insulting. Mr. Vleck addressed the role of the Planning Commission as relates to site plan approval and the role of the City Council as relates to the approval of the contract with T-Mobile.

Chair Strat addressed the role of the Planning Commission. He emphasized that special consideration is not given to the value of homes, and that equal respect and consideration are given to all applications.

Mr. Miller announced that the Zoning Ordinance prohibits the placement of cellular tower facilities in City parks and on school sites.

PUBLIC HEARING CLOSED

There was a brief discussion on the Zoning Ordinance relating to prohibiting cell towers in City parks and school sites.

Chair Strat indicated he would not support the proposed request because of the perception of health concerns and to protect the home values. He indicated that Firefighters Park would be a better location.

Ms. Lancaster addressed the roles of the Planning Commission and City Council, respectively.

Members Drake-Batts, Khan, Vleck, Kerwin and Schultz addressed their reasons for supporting the proposed special use request.

Resolution # PC-2006-11-192
Moved by: Drake-Batts
Seconded by: Khan

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 10.30.08 of the Zoning Ordinance, as requested for the proposed T-Mobile Cellular Tower, located on the west side of Coolidge, south of I-75, located in Section 7, within the R-1B zoning district, is hereby granted, subject to the following conditions:

1. The applicant shall provide financial assurances, in a form acceptable to the City Manager, that the communication tower shall be removed from the site within one (1) year of the date that its use ceases, as per Section 10.30.08.I.2 of the City of Troy Zoning Ordinance.

2. To minimize the impact of communication towers in the City of Troy, the applicant shall provide for only one future collocation of wireless communication equipment on the tower per Section 10.30.08.J of the City of Troy Zoning Ordinance.

3. That the tower is made to look like a light pole rather than the one that was submitted to us.

4. To provide a landscaping plan that provides a minimum of six (6) evergreen trees to be approved by the Planning Director.

Discussion on the motion on the floor.

Mr. Schultz addressed the zoning of fire stations.

Mr. Miller confirmed that Fire Station No. 6 is located in the R-1B residential zoning district and not in the C-F Community Facility zoning district.

Vote on the motion on the floor.

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

MOTION CARRIED

Chair Strat said his no vote is based on the perception of the damage to the values of the homes in the surrounding area.

Chair Strat requested a recess at 9:22 p.m.

The meeting reconvened at 9:34 p.m.

[Student Representative Shin exited the meeting.]

6. SPECIAL USE REQUEST (SU 117-C) – Proposed Private School, Proposed St. Mark Christian Academy at St. Mark Coptic Orthodox Church, West side of Livernois, South of Kirk Lane (3603 Livernois) Section 21 – R-1B

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

Ms. Kerwin addressed concerns with traffic safety and indicated she would not support the request.

There was discussion on a deceleration lane at this site.

Mr. Schultz addressed the dumpster location and related notation on the site plan.

Mr. Savidant said access of a trash removal truck to the screened dumpster is feasible.

Evans Caruso of Constantine George Pappas Architects, 560 Kirts, Troy, was present. Mr. Caruso apologized and indicated the dumpster notation on the site plan should have been erased. He said all requirements of the Zoning Ordinance have been met.

Fr. Maximus Habib, 3603 Livernois, Troy, was present to represent St. Mark Coptic Orthodox Church. Fr. Habib estimated a maximum of 50-60 children are in attendance at the nursery school at one given time. He informed the Planning Commission that a deceleration lane was waived by the City Engineer on the basis that there is no room to put a deceleration lane.

Resolution # PC-2006-11-193
Moved by: Waller
Seconded by: Schultz

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 10.30.02 of the Zoning Ordinance, as requested for the proposed Private School, located at St. Mark Coptic Orthodox Church, on the west side of Livernois Road, south of Wattles Road, located in Section 21, within the R-1B zoning district, is hereby granted.

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

MOTION CARRIED

Ms. Kerwin indicated her dissenting vote is based on safety concerns relating to traffic. She would hope the City is proactive in addressing those safety concerns. Ms. Kerwin addressed the lack of documentation provided by the Planning Department on the City's waiver to provide a deceleration lane at this site.

REZONING REQUESTS

7. PUBLIC HEARING – REZONING REQUEST (Z 723) – Proposed Taco Bell Restaurant, West side of Dequindre, North of Long Lake, Section 12 – From O-1 (Low Rise Office) to B-2 (Community Business) District

Mr. Khan announced the subject rezoning request is next to his home and excused himself from discussion and vote on the subject request.

Mr. Miller explained the administrative approval process for rezoning requests.

The petitioner indicated consent to go forward with the request.

Mr. Savidant presented a summary of the Planning Department report on the proposed rezoning request, and reported it is the recommendation of City Management to approve the rezoning application. Mr. Savidant noted the relationship between the subject parcel and the abutting O-1 parcel to the west is undesirable, but the application is consistent with the Future Land Use Plan.

Mr. Schultz asked if access to the O-1 parcel would be via the narrow alley along the northerly edge.

Mr. Savidant responded in the affirmative.

James Barnwell of Desine Inc., 2183 Pless Drive, Brighton, was present to represent the petitioner and owner. Mr. Barnwell provided a description of the subject parcel and indicated the proposed request would provide a better transition for the residential to the west. He noted an Arby's restaurant is located to the south of the subject parcel, and that the applicant operates the current Taco Bell restaurant directly south of the subject parcel. Mr. Barnwell said the proposed new location for the Taco Bell restaurant would satisfy the requirements to upgrade the facility per corporate standards. Mr. Barnwell displayed drawings of the parcel layout and shared driveway with the office parcel. Mr. Barnwell said the request would be before the Planning Commission again for special use and site plan approval, should the rezoning be approved.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2006-11-194
Moved by: Schultz
Seconded by: Vleck

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O-1 to B-2 rezoning request, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 1.06 acres in size, be granted, for the following reasons:

1. The application is consistent with the intent of the Future Land Use Plan
2. The application is compatible with the existing zoning districts and land uses.

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

MOTION CARRIED

8. PUBLIC HEARING – PROPOSED REZONING (Z 180-B) – Proposed Binson's Home Health Care, Northwest corner of Rochester and Marengo, Section 3 – From R-1B (One Family Residential) to O-1 (Low Rise Office)

Mr. Savidant presented a summary of the Planning Department report on the proposed rezoning request that was initiated by the City Council. He noted correspondence has been received from the attorney who represents the petitioner. The correspondence states that the public hearing notification improperly refers that the rezoning request to O-1 is that of the petitioner and not City Council. Mr. Savidant reported it is the recommendation of City Management to deny the rezoning application. City Management believes it would be more appropriate to consider the rezoning application or development proposal following approval of the Future Land Use Plan and Zoning Ordinance amendments.

David Plunkett of 380 N. Old Woodward Avenue, Birmingham, was present to represent the petitioner. Mr. Plunkett stated the request to rezone the parcel to O-1 is not the request of the petitioner. He said the petitioner's request to rezone the parcel to B-1 was originally submitted in March 2005, and has been considered and postponed by City Council many times. Mr. Plunkett considers the public hearing notification to be defective, and stated it is not proper to have this item for consideration by the Planning Commission this evening.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Ms. Lancaster stated the notification of public hearing is not substantially defective, and that the Planning Commission should consider that the applicant is City Council. She indicated City Council is asking the members to review the O-1 rezoning request so that City Council can make a decision on the rezoning application.

Mr. Plunkett replied the notification of public hearing states that it is the application of James Gerback to rezone the property to O-1, and that is not true. He said his letter dated November 1, 2006, asked the City to publish a corrected notification of public hearing. He said the City's reply that the point would be made at tonight's meeting is not sufficient. Mr. Plunkett asked that it be noted on record that the petitioner's actual request to B-1 has been to City Council many times and continually postponed, and that it is not understood how the request to O-1 is back before the Planning Commission tonight.

Ms. Lancaster stated that the State statute does not require the notification of public hearing to specify the applicant. She said the only requirement of notice provision is that anybody who gets a postcard is informed about what is happening regarding the subject parcel, and that the notice to consider the O-1 rezoning is sufficient for consideration by the Planning Commission at tonight's meeting.

A discussion followed with respect to taking no action on this item.

Ms. Lancaster suggested that no action would place the item in abeyance at the Planning Commission level, and would not assist the petitioner in going forward with the application.

Mr. Plunkett requested that action be taken by the Planning Commission and asked that a recommendation of denial be forwarded to City Council.

Mr. Miller recommended also, as a professional community planner, that the members take action tonight.

Resolution # PC-2006-11-195
Moved by: Schultz
Seconded by: Vleck

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1B to O-1 rezoning request, located on the northwest corner of Rochester and Marengo, within Section 3, being approximately 39,000 square feet in size, be denied, for the following reasons:

1. The application does not comply with the Future Land Use Plan.
2. This rezoning application would result in the enlargement of a non-residential zone along the Rochester Road corridor.

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

MOTION CARRIED

Ms. Drake-Batts said she sees no issue with rezoning the parcel to O-1 and going forward with a special use request. She indicated that she originally voted to approve the B-1 rezoning request.

SPECIAL USE REQUEST

9. PUBLIC HEARING – SPECIAL USE REQUEST (SU 345) – Proposed Pet Biz Commercial Kennel, West side of Austin, North of Maple (1705 Austin), Section 26, Zoned M-1 (Light Industrial) District

Mr. Miller presented a summary of the Planning Department report on the proposed special use request, and reported it is the recommendation of City Management to approve the special use request and site plan. Mr. Miller requested the members to use its discretion in determining whether there is enough shade and greenscape elements for the dog run area, as noted by the City's Environmental Specialist. Mr.

Miller confirmed that the site provides sufficient parking for both the Pet Biz Commercial Kennel and the industrial operation located on the same property.

Mr. Schultz voiced a concern with the size of the loading/unloading area near the overhead door on the east side. He also indicated that the dog runs should not be all concrete and gravel, and that some shade should be provided for the dog runs.

The petitioners, Dan Limer of 3909 Edgeland, Royal Oak, and Jodie Ellison of 1309 Mohawk, Royal Oak, were present.

Mr. Limer said the second small building on the site is a vacant warehouse/office building of which they have the first right of refusal. He indicated there is no use for the building at this point in time.

Mr. Vleck addressed the height and screening of the existing chain link fence. He voiced concern with the traffic and parking from the adjacent office building backing up to the dog runs. Mr. Vleck said he would like to see additional landscape and shade, and would prefer a permanent screened fence that would provide no visibility and no line of sight for the dogs.

Mr. Limer said the existing fence is 6 feet high and is not screened.

Ms. Ellison addressed the time that dogs would be outside for exercise and inside for play and the screening process of clients.

Mr. Limer said they would not be opposed to putting up more screening and replacing the cement/gravel runs with rubber, artificial turf or real grass.

Ms. Kerwin asked if the petitioners would be willing to put in real grass and trees.

Mr. Limer replied they would, and indicated there are a number of ways to create shade.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Mr. Khan noted that the Planning Department received one letter of opposition of which a copy was provided to the members at the beginning of tonight's meeting.

Resolution # PC-2006-11-196
Moved by: Waller
Seconded by: Khan

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 28.30.08 of the Zoning Ordinance, as requested for the Pet Biz Commercial Kennel, located on the west side of Austin, north of Maple, located in Section 26, within the M-1 zoning district, is hereby granted, subject to the following conditions:

1. Provide appropriate and/or adequate shade and greenscape elements in the dog run area, specifically artificial or real grass

2. Create on the south property line a fence with woven slats or a separate fence to block visibility between the properties.

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

MOTION CARRIED

Mr. Vleck said he would like to see a permanent wood and privacy fence. He indicated that slats in a chain link fence do not hold up well and are displeasing to the eye.

ZONING ORDINANCE TEXT AMENDMENT

11. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 225) – Article 35.00.00 Planned Unit Developments

Mr. Miller reviewed the proposed zoning ordinance text amendment relating to modifying the Planned Unit Development review and approval process. Mr. Miller said City Management recommends that the item be postponed for further review.

PUBLIC HEARING OPENED

Hunter Richardson of Great Falls, Virginia, was present. Mr. Richardson represents the owners of the K-Mart facility and indicated they have been following the efforts of the Planning Commission and its sub-committee to re-work the PUD ordinance. He said they are in support of amending the current Zoning Ordinance based on the need for more flexibility within the PUD ordinance to accommodate multi-phased, mixed use projects and to make the PUD ordinance more attractive and more creative.

PUBLIC HEARING CLOSED

The members briefly discussed the time frame to further review the item.

Resolution # PC-2006-11-197
Moved by: Schultz
Seconded by: Khan

RESOLVED, That the Planning Commission hereby postpones this item to its Regular meeting on December 12, 2006.

Yes: All present (7)
No: None
Absent: Littman, Wright

MOTION CARRIED

FUTURE LAND USE PLAN

12. PUBLIC HEARING – FUTURE LAND USE PLAN AMENDMENT – Rochester Road Overlay District Amendment

Mr. Miller reviewed the Future Land Use Plan amendment and reported it is the recommendation of City Management to approve the Rochester Road Overlay District.

Mr. Khan asked if depth from the right of way of Rochester Road has been defined.

Mr. Miller reviewed the discussion at previous study sessions. He recalled the consensus of the members was to not identify a depth, noting that it might be prohibitive to do so. Mr. Miller informed the members that the issue on depth from the right of way of Rochester Road could be revisited at the time the Zoning Ordinance is developed. He said any action this evening would only provide justification to prepare the zoning ordinance language to implement these types of findings.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2006-11-198
Moved by: Kerwin
Seconded by: Schultz

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

WHEREAS, the proposed plan amendment has been distributed for review as per the requirements of the Municipal Planning Act, PA 285 of 1931, as amended.

RESOLVED, the Planning Commission hereby approves the draft amendment of the City of Troy Future Land Use Plan, the Rochester Road Overlay District.

BE IT FINALLY RESOLVED, the Planning Commission hereby submits a copy of the draft amendment to City Council as per the requirements of the Municipal Planning Act, PA 285 of 1931, as amended.

Yes: All present (7)
No: None
Absent: Littman, Wright

MOTION CARRIED

SITE PLAN REVIEWS

13. SITE PLAN REVIEW (SP 936) – Proposed Medical Office Building, West side of Livernois, North of Town Center, Section 21, Zoned O-1 (Low Rise Office) District

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

There was a brief discussion on the location of the deceleration lane, the potential to consolidate parcels at this location, the required 8-foot width of the public walkway parallel to Livernois, and the parking as relates to the 2-foot overhang.

Michael Guerra of Livernois Properties Group LLC, 70 W. Long Lake Road, Troy, was present. Mr. Guerra addressed the landscape plan and tree diagram in detail. He indicated that a majority of the trees are in poor condition or dead, and it is his intent to clear-cut and replant quality trees. Mr. Guerra confirmed that all storm water would be stored underground.

Ms. Kerwin noted the tree diagram identifies some trees as salvageable. She asked the petitioner what favorable items the proposed development would bring to the residents who value the existing wooded area.

Mr. Guerra said it would be a single story development with a residential flavor and soft elements. He indicated the landscape plan meets all the requirements of the Zoning Ordinance, and noted no residents are present at tonight's meeting to address the landscape plan.

Mr. Khan addressed the survival rate of poor quality trees during development.

Resolution # PC-2006-11-199
Moved by: Waller
Seconded by: Schultz

RESOLVED, That Preliminary Site Plan Approval, as requested for the proposed Medical Office Facility, located on the west side of Livernois, north of Town Center, Section 21, within the O-1 Zoning District, be granted.

Yes: All present (7)
No: None
Absent: Littman, Wright

MOTION CARRIED

14. SITE PLAN REVIEW (SP 305-E) – William Beaumont Hospital Proposed MRI #3 Addition, West side of Dequindre, South of South Blvd., Section 1, Zoned C-F (Community Facilities) District

Mr. Miller presented a summary of the Planning Department report on the proposed MRI addition to Beaumont Hospital, and reported it is the recommendation of City Management to approve the site plan as submitted.

Jim Lemire of Harley Ellis Devereaux, 26913 Northwestern Hwy, Southfield, was present. Mr. Lemire said an 8-foot public sidewalk along Dequindre Road would be installed in late spring. He indicated they are waiting for approvals from the Road Commission of Oakland County.

Resolution # PC-2006-11-200
Moved by: Schultz
Seconded by: Vleck

RESOLVED, That Preliminary Site Plan Approval, as requested for the proposed MRI #3 Addition, located on the west side of Dequindre, south of South Boulevard, Section 1, within the C-F Zoning District, be granted.

Yes: All present (7)
No: None
Absent: Littman, Wright

MOTION CARRIED

OTHER ITEMS

15. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

16. PLANNING COMMISSION COMMENTS

Mr. Khan announced that he would not be seeking another term with the Planning Commission, and that he would not be attending the December Regular meeting. He said he was thankful for the opportunity to serve on the board, and enjoyed working with all the members and making friendships.

Mr. Khan was wished well by all the members and administrative staff.

Mr. Waller questioned the status of the Starbucks application.

Mr. Miller said it is his understanding that the petitioner is not moving forward with the request.

Ms. Kerwin addressed the accomplishments of the Troy Library – recognized as the 13th best in the nation and 2nd best in the state. She announced an exclusive sale by the Friends of the Library on November 28.

Mr. Miller addressed future application submission from Beaumont Hospital.

The Regular Meeting of the Planning Commission was adjourned at 11:14 p.m.

Respectfully submitted,

_____
Thomas Strat, Chair

_____
Kathy L. Czarnecki, Recording Secretary

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