Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on March 11, 2014 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

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

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

2. APPROVAL OF AGENDA

Resolution # PC-2014-03-012
Moved by: Tagle
Seconded by: Schultz

RESOLVED, To approve the Agenda as printed.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-03-013
Moved by: Schultz
Seconded by: Schepke

RESOLVED, To approve the minutes of the February 11, 2014 Regular meeting as prepared.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE CONDOMINIUM PLAN REVIEW – Proposed Poppleton Ridge, 11 units/lots, South side of Big Beaver, E of Adams between Brooklawn and Wrenwood (3737 W Big Beaver), Section 30, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Condominium Plan application for Poppleton Ridge. He reported the applicant provided floor plans and elevations in compliance with the submittal requirements of the Zoning Ordinance. Mr. Carlisle addressed:

- Existing landscaped berm along the southerly boundary.
- Lot 4 as relates to minimum width requirement.
- Maintenance of greenbelt and Big Beaver right of way.
- Road width of Poppleton Court.
- Storm water alternatives; i.e., location of detention basin to provide amenity for residential community.
- Required vision clearance triangle for decorative wall and landscaped corner at Big Beaver and Brooklawn.

Mr. Carlisle indicated support for the proposed Preliminary Site Plan and recommended approval of the application with the conditions as outlined in his report, dated February 24, 2014, with the exception of the applicant providing building plans and elevations.

Joe Cracchiolo was present and said he would abide by the conditions outlined in the Planning Consultant report.

There was discussion on:
- Tree preservation.
- Alternative storm water features; specifically grass/paver material.

Chair Edmunds opened the floor for public comment. There was no one present; the floor was closed for public comment.

Resolution # PC-2014-03-014
Moved by: Schultz
Seconded by: Krent

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Poppleton Ridge Site Condominium, 11 units/lots, South side of Big Beaver, East of Adams between Brooklawn and Wrenwood, Section 30, currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Increase road width of Poppleton Court to 28-feet.
2. Reconfigure Lot 4 to meet the 76.5 foot minimum width requirement.
3. Indicate percent lot coverage by building.
4. Consider more naturalized storm water best management practices.
5. Indicate maintenance of greenbelt and Big Beaver right of way.
6. Ensure that the 25-foot vision clearance triangle is met.
7. Construct the retention pond access drive with grass/paver material.

Discussion on the motion on the floor.

There was discussion whether approval of the Preliminary Site Plan should be subject to the minimum square footage requirements for residential units.

Mr. Savidant said the applicant is not able to provide the square footage information at this time because he is building custom homes. Mr. Savidant said he is confident the applicant will meet the requirements of the Zoning Ordinance and it is not necessary to place that condition on its approval.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

6. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 412) – Proposed Advanced Landscape & Builders Supply Inc., North side of Birchwood, East of Bellingham (1871 Birchwood), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reviewed the Special Use and Preliminary Site Plan application for Advanced Landscape & Builders Supply. He said the soil conveyor, sorter and stockpile are not standard operations for a landscaper contractor's yard. Mr. Carlisle said he not able to make a recommendation until the applicant provides additional information as outlined in his report, dated February 26, 2014.

There was discussion on:
- Decibel level of noise.
- Impact on surrounding neighbors.
- Height of equipment.
- Retail entity of operation.
- Soil and mud transported on surface roads.
- Proposed portions of pavement.
- Storm water management.

Present were the applicant/property owner, Russ Maloney, and Nathan Robinson of Horizon Engineering.

Mr. Robinson provided an explanation of the proposed use on site, stating it would be a low intensity, low trafficked operation. He addressed:

- Average hours of operation and topsoil sorting.
- Truck traffic to/from site.
- Overnight parking; two trucks.
- Height dimensions of topsoil sorter/conveyer.
- Existing 6 foot wood fence.
- Paving of site; proposed to pave northwest quadrant.
- Vehicular driving, parking and maneuvering on paved surface.
- Dust control; spray with water, chloride.
- Soil erosion control; no immediate measures, possibly some type of barrier.
- Storm water requirements dependent on amount of pavement. The applicant will comply with all engineering requirements.

Mr. Robinson distributed manufacturing flyers on the landscaping and topsoil sorter equipment.

Mr. Maloney said the topsoil sorter is equivalent to a larger tractor with a 4-cylinder motor and a muffler that could be used to control noise. Mr. Maloney said there would be no retail operation at this site; the facility would not be open to the public. He addressed the height of the topsoil sorter and his flexibility in hours of operation.

Discussion continued on:
- Screening for adjacent properties.
- Sight angles of equipment from adjacent properties.
- Manufacturer of topsoil sorting equipment; decibel level, motor, muffler.
- Cost factor as relates to paving entire site.
- Decibel level allowed in IB district; not to exceed 70 decibels at property line.
- Storm water management; bioswales in lieu of retention to manage run-off.
- Definition of ‘travel areas’.

PUBLIC HEARING OPENED

Lisa Casali of Collision Protection Sciences, 1893 Birchwood Drive, was present. Ms. Casali said Collision Protection Services moved to this location in January 2013 because of its perfect fit with the office space and garage area. She displayed pictures taken on this date of the existing view from her office window. Ms. Casali shared concerns with the noise level of the proposed use, stating it is not a fit for their business or neighboring businesses. She asked that consideration be given for additional screening should the use get approval. Ms. Casali referenced Section 6.08 as relates to topsoil sorting operation and questioned who would monitor the site for code violations. Ms. Casali said she has had no contact with the applicant.

PUBLIC HEARING CLOSED

Board members asked the applicant to address:

- Acceptable screening for surrounding neighbors.
- Designate paving area on the site plan.
- Noise levels.
- Retention/run-off measurements.
- Public comment; approach and reach common ground with neighboring businesses.

Mr. Maloney briefly addressed the previous use of property. He offered to demonstrate to the Board members the operation of the topsoil sorter/conveyor equipment.

Mr. Carlisle stated any conditions the Planning Commission might place on the Special Use Approval must relate to the special use and operation of the site; i.e., fence, screening, protection of surrounding properties, hours of operation.

Resolution # PC-2014-03-015
Moved by: Schultz
Seconded by: Gottlieb

RESOLVED, To postpone Special Use Approval and Preliminary Site Plan Approval for the proposed Advanced Landscape & Builders Supply Inc., to the April 8, 2014 Regular meeting, or until such time as the petitioner comes back with a revised site plan.

Yes: All present (9)

MOTION CARRIED

OTHER BUSINESS

7. CONDITIONAL REZONING APPLICATION (File Number CR 011) – Proposed Amber Town Center Townhomes and Lofts, West side of Livernois, North of Town Center (3409 Livernois), Section 21, From O (Office) District to BB (Big Beaver) District

Mr. Savidant provided a history on the previous traditional rezoning request denied by City Council on January 27, 2014 and a previously submitted site plan that related to the traditional rezoning request. He addressed changes in the proposed Conditional Rezoning application which is scheduled for a Public Hearing on March 25, 2014. Mr. Savidant summarized the proposed development is lower in profile. He displayed color renderings provided by the applicant.

Mr. Savidant addressed the differences between a traditional rezoning request and a conditional rezoning request.

Present were the petitioner, Jerome Amber, and the project architect, Justin Wieber of SHW Group.

Mr. Amber addressed the Master Plan, noting the project is market driven and he has tenants who want to move to Troy.

Mr. Wieber addressed the changes in the proposed preliminary site plan.

- Elimination of one floor.
- Improved sight lines.
- Reduced number of balconies.
- Increased brick on rear elevation.
- Reduced parking.
- Increased greenbelt and landscape.
- Additional glazing on front elevation.

Mr. Wieber gave an explanation on the sight line drawings that were displayed.

Chair Edmunds opened the floor for public comment. There was no one present; the floor was closed for public comment.

8. PUBLIC COMMENTS – For Items on Current Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENTS

Planning Commission comments related to:

- Special Use Application before Board this evening.
- Walsh College application; received variances from ZBA, scheduled for March 25, 2014 meeting.
- Proposed Bylaw amendments; item for March 25, 2014 agenda.
- Transit Center project update.

The Regular meeting of the Planning Commission adjourned at 8:38 p.m.

Respectfully submitted,

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Donald Edmunds, Chair

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Kathy L. Czarnecki, Recording Secretary