



PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

Donald Edmunds, Chair, Philip Sanzica, Vice Chair
Steve Gottlieb, Michael W. Hutson, Tom Krent, Gordon Schepke
Thomas Strat and John J. Tagle

April 8, 2014

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – March 25, 2014 Special/Study Meeting
4. PUBLIC COMMENTS

POSTPONED ITEM

5. 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

PRELIMINARY SITE PLAN REVIEW

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 990) – Proposed Belleclaire Condominiums, East side of Rochester, North of Wattles, South side of Lamb (part of 4210 Rochester Road), Section 14, Currently Zoned RT (One-Family Attached Residential) District

OTHER BUSINESS

7. PLANNING COMMISSION BYLAWS – Draft Revisions
8. PUBLIC COMMENTS – For Items on Current Agenda
9. PLANNING COMMISSION COMMENTS

ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Chair Edmunds called the Special/Study meeting of the Troy City Planning Commission to order at 7:04 p.m. on March 25, 2014 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

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

Absent:

Gordon Schepke

Also Present:

R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Frank Boudon, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2014-03-016

Moved by: Schultz
Seconded by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-03-017

Moved by: Gottlieb
Seconded by: Hutson

RESOLVED, To approve the minutes of the March 11, 2014 Regular meeting as published.

Yes: All present (8)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent gave a report on the February 18, 2014 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant said a joint meeting of the Downtown Development Authority and City Council is scheduled on April 2, 2014 at 6:00 p.m.

7. PLANNING AND ZONING REPORT

Mr. Savidant informed the Board of recent planning activity.

PRELIMINARY SITE PLAN REVIEW

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 080-D) – Proposed Walsh College Renovations and Addition, East side of Livernois, South of Wattles (3838 Livernois), Section 22, Currently Zoned CF (Community Facilities) District

Mr. Savidant reviewed the Preliminary Site Plan application for Walsh College. He reported the variances sought by the applicant were granted by the Zoning Board of Appeals with conditions to which the applicant has met. Mr. Savidant addressed the applicant's request for a parking deviation from the required number of parking spaces and said the existing 985 parking spaces are sufficient for the new project. Mr. Savidant recommended approval of the proposed Preliminary Site Plan because it is consistent with the requirements of the Zoning Ordinance and is a major improvement to the existing facility on the Walsh College Campus.

Stephanie Bergeron, President and Chief Executive Officer of Walsh College, was present.

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

Resolution # PC-2014-03-018

Moved by: Schultz

Seconded by: Strat

RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the proposed Walsh College Renovations and Addition to 985 when a total of 1,048 spaces are required on the site based on the off-street parking space requirements for post-secondary schools and auditoriums. This 63-space reduction meets the standards of Section 13.06; and,

BE IT FINALLY RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Walsh College Renovations and Addition, located on the east side of Livernois, south of Wattles (3838 Livernois), Section 22, within the CF (Community Facilities) District, be granted.

Yes: All present (8)

MOTION CARRIED

CONDITIONAL REZONING REQUEST

9. PUBLIC HEARING – 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 reviewed the proposed Conditional Rezoning application for Amber Town Center Townhomes and Lofts and gave a history of the proposed development as relates to the previous traditional rezoning submission. He addressed the follow changes proposed in the Conditional Rezoning application:

- Building height reduced by one story; 4 story, 51 feet high.
- Number of units reduced.
- Additional green space.
- Reduction in parking spaces.
- Greater percentage of brick on elevations.
- Open space exceeds requirement.

Mr. Savidant said the Preliminary Site Plan submitted represents the conditions as proposed and if the Conditional Rezoning application is ultimately approved by City Council, the conditions would be final. He said any significant modifications in the future would have to come back before the Planning Commission for review and approval. Mr. Savidant said the proposed conditions volunteered by the applicant would control future development of the property.

Mr. Savidant said it is recommended to approve the proposed Conditional Rezoning application for the reasons as provided by the Planning Consultant in his report dated March 13, 2014.

There was discussion on:

- Proposed open space; surpasses minimum requirement of 15%.
- Density compared to existing apartment buildings in City.
- Traffic generation; reviewed by City Traffic Engineer.
- Building addressing; charge of the City's Building Department.
- Reciprocal cross access easement/agreement with property to the north.

Dennis Cowan of Plunkett Cooney was present to represent the petitioner. Mr. Cowan said it is their belief the Conditional Rezoning application addresses every concern expressed by the Planning Commission, City Council and neighbors, both commercial and residential. He said the proposed development remains a viable and economic project.

Justin Wieber of SHW Group, project architect, displayed and addressed the sight line demonstrations, renderings and elevations.

PUBLIC HEARING OPENED

Craig Goldin of Cosmetic Dentistry Institute, 3415 Livernois, spoke in opposition. He addressed the Master Plan, visibility of his office building, potential increase in traffic and concerns with parking and wear and tear on the parking lot as relates to the cross access easement.

Michael Fahmy of OMPT Specialists, 3435 Livernois, spoke in opposition. He addressed the potential increase in traffic, visibility of existing office buildings and safety of his clientele.

Sanjay Shah of 123 Millstone spoke in opposition. He distributed information he prepared relating to surrounding zoning, the Master Plan, traffic, compatibility of proposed use and the knowledge of a prospective purchaser of the subject property with an interest to develop office.

Mr. Savidant clarified the information received from Mr. Shah as relates to the surrounding zoning and advised Mr. Shah and the audience of the legal zoning classifications of the surrounding area.

Chetan Rastogi of 3535 Cherished View spoke in opposition. He addressed potential increase of traffic and safety of children.

PUBLIC HEARING CLOSED

Mr. Hutson said is supportive of the application. He outlined the activity of development around the office building in which he works located at 292 Town Center since constructed in 1985. He said the missing element is residential with the access to community services such as the library, aquatic center and recreational center.

Mr. Schultz said he is supportive of the application because it is a good development in a good location. He addressed the application process, traffic and alternative living accommodations. Mr. Schultz said he is pleased the petitioner is offering a conditional rezoning so there is control going forward with any future development. He hopes the City Council will share the vision of the Planning Commission and provide new housing stock within the City.

Mr. Tagle said he is supportive of the application and agrees the proposed development would provide the walkability, sustainability and a different housing stock, views shared in the 20/20 Vision study in which residents were involved.

Mr. Krent addressed the generation of traffic and parking for office versus residential with respect to the times of day. He addressed the visibility of existing buildings as relates to any development on the subject parcel.

Mr. Savidant confirmed the Preliminary Site Plan application meets all requirements of the Zoning Ordinance. He addressed the vacancy history and the potential development of the subject parcel under its existing zoning classification.

Mr. Strat said he is supportive of the application. He said it is an excellent location for young professionals to reside with its close proximity to the City campus.

Mr. Sanzica said he is supportive of the application. He commended the petitioner on the application and his existing developments in Royal Oak and Clawson.

Chair Edmunds said he is happy to support the recommendation to City Council, noting the petitioner went beyond all expectations.

Mr. Cowan addressed the Probate Court’s decision on the conservatorship of the subject property.

Resolution # PC-2014-03-019

Moved by: Schultz
 Seconded by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to BB conditional rezoning request, which incorporates Preliminary Site Plan Approval, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Livernois, north of Town Center (3409 Livernois), within Section 21, being approximately 1.23 acres in size, be granted.

Yes: All present (8)

MOTION PASSED

Mr. Savidant announced a Public Hearing on the proposed Conditional Rezoning application is scheduled for the April 14, 2014 City Council meeting.

OTHER BUSINESS

10. **PLANNING COMMISSION BYLAWS – Draft Revisions**

Assistant City Attorney Motzny circulated draft bylaws that were reviewed and marked-up by the City Attorney. He briefly outlined the proposed revisions.

There was discussion on:

- Rotating roll call vote vs voice vote on procedural matters.

It was determined the Bylaws would come back before the Board for a vote at the next Planning Commission meeting.

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

Mr. Schultz said he accepted an employment position with the City and it was determined by the City Clerk that he cannot simultaneously serve on the Planning Commission as an active employee. He said tonight would be his last meeting after serving on the Board for 12 years.

Goodbyes and best wishes from around the table went out to Mr. Schultz.

There were general Planning Commission comments that followed.

The Special/Study meeting of the Planning Commission adjourned at 8:32 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

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DATE: April 4, 2014

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: 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

The petitioner Advanced Landscape & Builders Supply Inc. submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for a proposed outdoor storage and contractor's yard. It should be noted that the application was initiated as the result of a neighbor complaining about topsoil screening on the property. At that time it was determined that special use approval was required for the use of the property as a landscaper's yard.

The Planning Commission held a public hearing on this item on March 11, 2014 and postponed the item to April 8, 2014 (see attached minutes).

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the application. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and recommends approval of the project, as noted.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Minutes from March 11, 2014 Planning Commission Regular meeting (excerpt)
4. Public comment

cc: Applicant
File/ SU 412

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PROPOSED RESOLUTION

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

Resolution # PC-2014-04-

Moved by:

Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Advanced Landscape & Builders Supply Inc., located on the North side of Birchwood, East of Bellingham, Section 26, Currently Zoned IB (Integrated Industrial and Business) District be (granted, subject to the following conditions):

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

Absent:

MOTION CARRIED / FAILED



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Street Name Text

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Scale 1: 1,200



Legend:

Street Name Text

Form Based Zoning (Current)

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MR) Maple Road (Form Based)
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential District
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

200 0 100 200Feet

Scale 1: 1,200



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: February 26, 2014

Revised: April 2, 2014

Special Use Review / Site Plan For City of Troy, Michigan

Applicant:	Russ Maloney
Project Name:	Advanced Landscape & Builders Supply, Inc.
Plan Date:	March 2014
Location:	North side of Birchwood Drive, between Bellingham and John R
Zoning:	IB, Integrated Industrial and Business District
Action Requested:	Special Use and Preliminary Site Plan Approval
Required Information:	Deficiencies noted below

PROJECT AND SITE DESCRIPTION

The applicant is requesting approval of a special use and preliminary site plan for an outdoor storage facility contractor yard. The site, which is 2.1 acres in size, is currently used for automobile storage and contains an existing 2,647 sq. ft. building and 106 sq. ft. shed. The applicant is proposing to redevelop the site for use as an outdoor storage facility and contractor's yard. Section 4.21 of the Zoning Ordinance, Schedule of Regulations, identifies outdoor storage facilities as a permitted use in the IB District subject to special use approval. The applicant proposes to use the facility for the parking of landscaping vehicles, material bin storage, and a soil conveyor, sorter, and stockpile operation.

The property owner to the east has submitted a letter, dated March 20th, which is included in the Planning Commission packet.

The table below summarizes the zoning districts and land uses surrounding the subject site.

	North	South	East	West
Zoning District	IB	IB	IB	IB
Land Use	Light Industrial	Light Industrial	Light Industrial	Light Industrial

An aerial photograph of the subject site is shown below.

Figure 1
Aerial Image of Subject Site and Vicinity



Items to be Addressed: None

Previous Planning Commission Review

The Planning Commission last considered this matter at the March 11, 2014 meeting. Please review our February 26, 2014 memo for a complete site plan review.

At the March 11, 2014 meeting, the Planning Commission discussed:

1. Paving requirements
2. Site Operations:
 - Height of the soil conveyor, sorter, and stockpile to determine if a 6-foot wooden fence is sufficient for screening.
 - Erosion control provisions of the soil stockpile.
 - Noise of soil sorter.
 - Dust control from the site onto adjacent parcels and the public right-of-way from the soil stockpile and filtering process.
 - Number of daily truck trips.
 - Number of trucks expected to be parked overnight.
3. Screening and Fencing
4. Stormwater Management

The application was continued so that the applicant was able to address the aforementioned items.

1. Paving

Section 6.08.C, Contractor's Yard/Outdoor Storage Facilities, states, *all travel surfaces shall be paved as a condition of approval*. The travel areas of contractors yards are required to be paved because paving: 1). reduces onsite soil erosion; 2). reduces offsite dust; 3). ensures mud/soil from the site doesn't carry into the public roadway; and 4). gravel caught in truck tires can advance the wear on the public roadways.

The applicant has extended the paved portions of the site and has added concrete barriers to prevent additional site truck travel. The applicant has indicated that trucks will back up between the barriers and the areas outside of barriers will not be used for truck travel. In regards to areas proposed to be paved, the Engineering Department has reviewed the application and finds that based on site operations the areas of the site proposed to be unpaved will not create a significant impact to the public road.

Items to be Addressed: *Planning Commission shall determine if the area of paving is sufficient based on site operations.*

2. Site Operations

In order to determine if the special use standards can be meet and determine the potential impact upon adjacent properties, the applicant was asked to submit additional site operation information. Specifically the applicant was asked to address truck traffic, and soil sorter operations. The applicant has submitted a letter providing additional information:

Truck Traffic

The applicant notes that the site is not open to the public and anticipates approximately four (4) truck trips per day. Three (3) to four (4) trucks/trailers will be parked overnight.

Soil Sorter

The applicant has moved the soil sorter and stockpile westerly and reoriented the pile. The applicant notes that the use of the sorter is limited. According to the sorter information provided by the applicant, the height of the stockpile would be a maximum of 10'-6" and the height of the conveyor would be 11'- 5". The applicant states that dust can be controlled with chloride and/or water applications.

We have viewed a video of the soil sorter on YouTube and have concerns regarding the level of noise. The applicant shall provide sufficient evidence to the Planning Commission that noise can be mitigated and will not cause a nuisance.

Items to be Addressed: *The applicant shall provide sufficient evidence to the Planning Commission that noise can be mitigated and will not cause a nuisance*

3. Screening

The applicant has increased screening by providing a 3-foot berm and 21-foot wide greenbelt along the east property line. The berm has been planted with 8-foot high arborvitae. The applicant proposes a 6-foot high wood stockade fence around the perimeter of the site. Based on the height of the conveyor and stockpile, an 8-foot high fence may be more sufficient for screening.

We note that the proposed 6-foot high fence is inside the berm and greenbelt along the east property line. Advanced Landscaping is responsible for maintenance of this berm and greenbelt.

Items to be Addressed: *Increase fence height to 8-feet.*

4. Stormwater Management

The applicant notes that because the area being paved is less than one (1) acre, the surface detention provided is sufficient. Storm water requirements will reviewed by the engineering department as part of the final site plan submittal. If the soil sorter and stockpile are approved, engineering will confirm that the necessary protections are in place for the catch basin located within the gravel portion of the site.

Items to be Addressed: *None*

CONDITIONS

Special use applications permit the Planning Commission to place any additional conditions that are appropriate or necessary for the protection of public health, safety, and welfare, and to satisfy the findings required for granting a special use. Such conditions may include, but are not limited to, the following:

- Regulate the location, extent, business hours, and intensity of landscape yard operations;
- Require additional landscaping or screening;
- Regulate vehicular access and traffic volume, and the design and location of parking and loading areas and structures; or
- Any other conditions deemed necessary to enforce the purposes of the Zoning Ordinance.

The Planning Commission shall determine if the applicant has provided sufficient evidence to meet the special use standards or if additional conditions are necessary. For example, the Planning Commission may grant approval of the Contractor's Yard with the condition that soil sorting and use of the conveyer is not permitted. All conditions shall be based on appropriate findings of the special use standards.

Items to be Addressed: *The Planning Commission shall determine if the applicant has provided sufficient evidence to meet the special use standards or if conditions are necessary.*

SPECIFIC USE AND SPECIAL USE STANDARDS

Specific Special Use Standards: Section 6.08 specifically requires the following:

A. The contractor's office building shall be of permanent construction.

The existing building to be used is of permanent construction.

B. Outdoor storage shall be accessory to the contractor's principal office use of the property. Such outdoor storage shall not be located within the front yard and shall be enclosed by an opaque fence up to eight (8) feet in height and/or landscape screening meeting the standards set forth in Section 13.02.B.

The outdoor storage is accessory to the contractor's principal office use of the property. The outdoor storage is not located within the front yard and is to be enclosed by a fence that is six (6) feet in height. As stated an 8-foot high fence may be more appropriate.

C. All travel surfaces shall be paved as a condition of approval.

Paving has not been provided for all travel surfaces on-site. The Planning Commission shall determine if the area of paving is sufficient based on site operations.

D. Cranes, booms, or other extensions on equipment, trucks, or other vehicles parking on-site shall be stored in the lowest possible configuration.

Any equipment stored on-site shall meet the standard set forth above.

General Special Use Standards: Section 9.03 requires that the Planning Commission consider:

1. *Compatibility with Adjacent Uses.* The Special Use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. In determining whether a Special Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses.

The site is adjacent and in proximity to a mix of uses including a contractors vehicle storage yard, light industrial uses, office uses, vacant parcels, and single-family residential. A landscape contractor yard is intended for locations within areas of predominantly light industrial concentration. The Planning Commission shall determine if the use and intensity of the site as a contractor yard, and specifically the use of the soil sorter and conveyer, is compatible with adjacent uses. All conditions shall be based on appropriate findings of the special use standards.

2. *Compatibility with the Master Plan.* The proposed Special Use shall be compatible and in accordance with the goals and objectives of the City of Troy Master Plan and any associated sub-area and corridor plans.

A landscape contractor yard is common to industrial areas and complies with the Master Plan. However the Planning Commission is to determine if proposed site operations and intensity of the use are appropriate for this location.

3. *Traffic Impact.* The proposed Special Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion.

The site provides adequate vehicular access and circulation within the site. Considering the nature of this use, normal traffic volumes are anticipated and are not forecasted to increase beyond what would normally be expected for similar uses in the district.

4. *Impact on Public Services.* The proposed Special Use shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.

The proposed special use is not anticipated to create any additional impact on public services, such as police or utilities, beyond what would normally be experienced for other uses in the district. If dust is not adequately controlled, additional street cleanings may be necessary. However, impact on utilities is subject to review by applicable City Departments.

5. *Compliance with Zoning Ordinance Standards.* The proposed Special Use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.

Zoning compliance of the proposed special use have been noted previously in the “Items to be Addressed” sections of this review.

- 6. Impact on the Overall Environment. The proposed Special Use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses.*

The proposed special use may not unreasonably impact the quality of natural features and the environment in comparison to impacts associated with typical permitted uses for this site, however of particular concern is dust and soil erosion. The Planning Commission shall determine if the applicant has provided sufficient evidence that issues have been addressed.

- 7. Special Use Approval Specific Requirements. The general standards and requirements of this Section are basic to all uses authorized by Special Use Approval. The specific and detailed requirements relating to particular uses and area requirements must also be satisfied for those uses.*

The specific and detailed requirements relating to Contractor Yard/Outdoor Storage Facilities were discussed previously on Page 5 of this review.

The Planning Commission is also required to consider the following factors when reviewing a special land use request:

- 1. The nature and character of the activities, processes, materials, equipment, or conditions of operation; either specifically or typically associated with the use.*

Outside of the proposed soil operations, the nature and character of the activities and equipment proposed for this site are typical to this use.

- 2. Vehicular circulation and parking areas.*

Subject to conditions placed on the site plan per the deficiencies noted in the sections above, we believe that the proposed use may be permissible.

- 3. Outdoor activity, storage and work areas.*

Subject to conditions placed on the site plan per the deficiencies noted in the sections above, we believe that the proposed use may be permissible.

- 4. Hours of operation.*

We anticipate that this use will maintain hours similar to other uses of its type in industrial areas. However, the Planning Commission may place additional limitations on hours of operation as necessary to protect public safety, health, and welfare.

- 5. Production of traffic, noise vibration, smoke, fumes odors, dust, glare and light.*

The Planning Commission to determine if the applicant has adequately addressed mitigation of noise, and dust.

RECOMMENDATIONS

The Planning Commission shall determine if the use of the site as a contractor yard, and specifically the use of the soil sorter, is compatible with adjacent uses, and meets the standards of a special use. The landscape yard is a relatively low intensity use. However the proposed soil screening equipment may potentially create negative secondary effects such as dust and noise. The applicant shall provide sufficient evidence to the Planning Commission that these secondary effects can be mitigated. The Planning Commission may place additional conditions that are necessary to protect public health, safety, and welfare, and to satisfy the findings required for granting a special use.



CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, LEED AP, AICP

225-00-1408

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

COLLISION PROTECTION SCIENCES LLC

Via email

March 20, 2014

Planning Department
City of Troy
500 West Big Beaver
Troy, Michigan 48084

Re: Special Use Request and Preliminary Site Plan (SU 412)

To: City of Troy Planning Director and Commissioners,

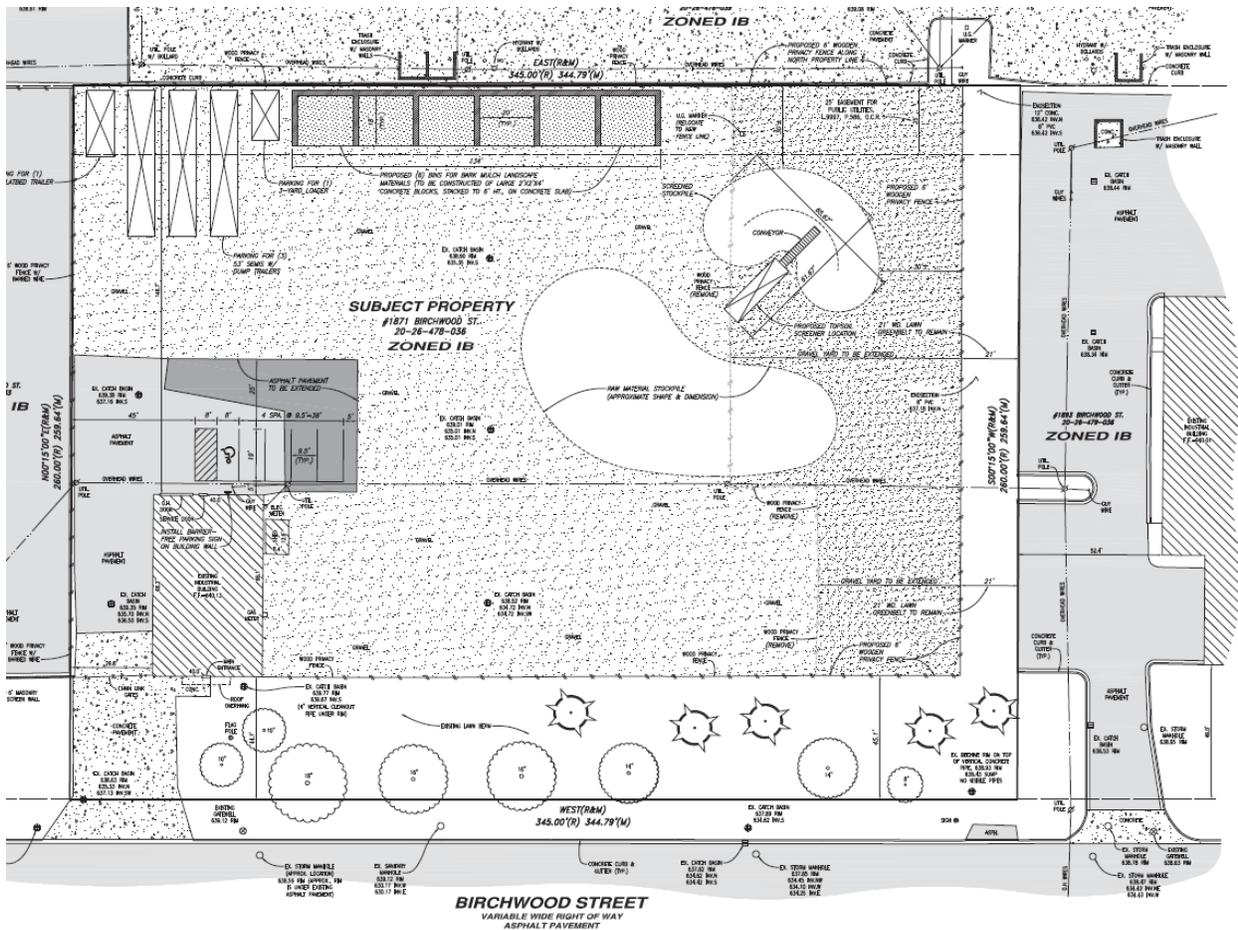
Collision Protection Sciences, LLC is an engineering consulting firm that maintains its offices at 1893 Birchwood Drive, which is the property immediately east of the petitioner's. We attended the meeting of March 11, 2014 at which time the committee reviewed the petitioner's presentation for a Special Use Request (SU 412) at 1871 Birchwood Drive.

The petitioner seeks approval to use the IB zoned property as a "contractor's yard/outdoor storage facilities" under the provisions of Section 6.08. However, having the benefit of first-hand experience with the intended use of the property last fall, while the petitioner operated on the property without the appropriate approvals, it is clear to us that the primary intended use of the property is as a dirt processing facility, which would also include provisions for storing materials while in-process and front-end loaders and the large trucks transporting the materials into and out of the area. The petitioner's proposal would bring this dirty and noisy dirt processing within 30 yards of our building. It is our position that this proposed use is far beyond the special use intended under the provisions of Section 6.08 and should not be permitted.

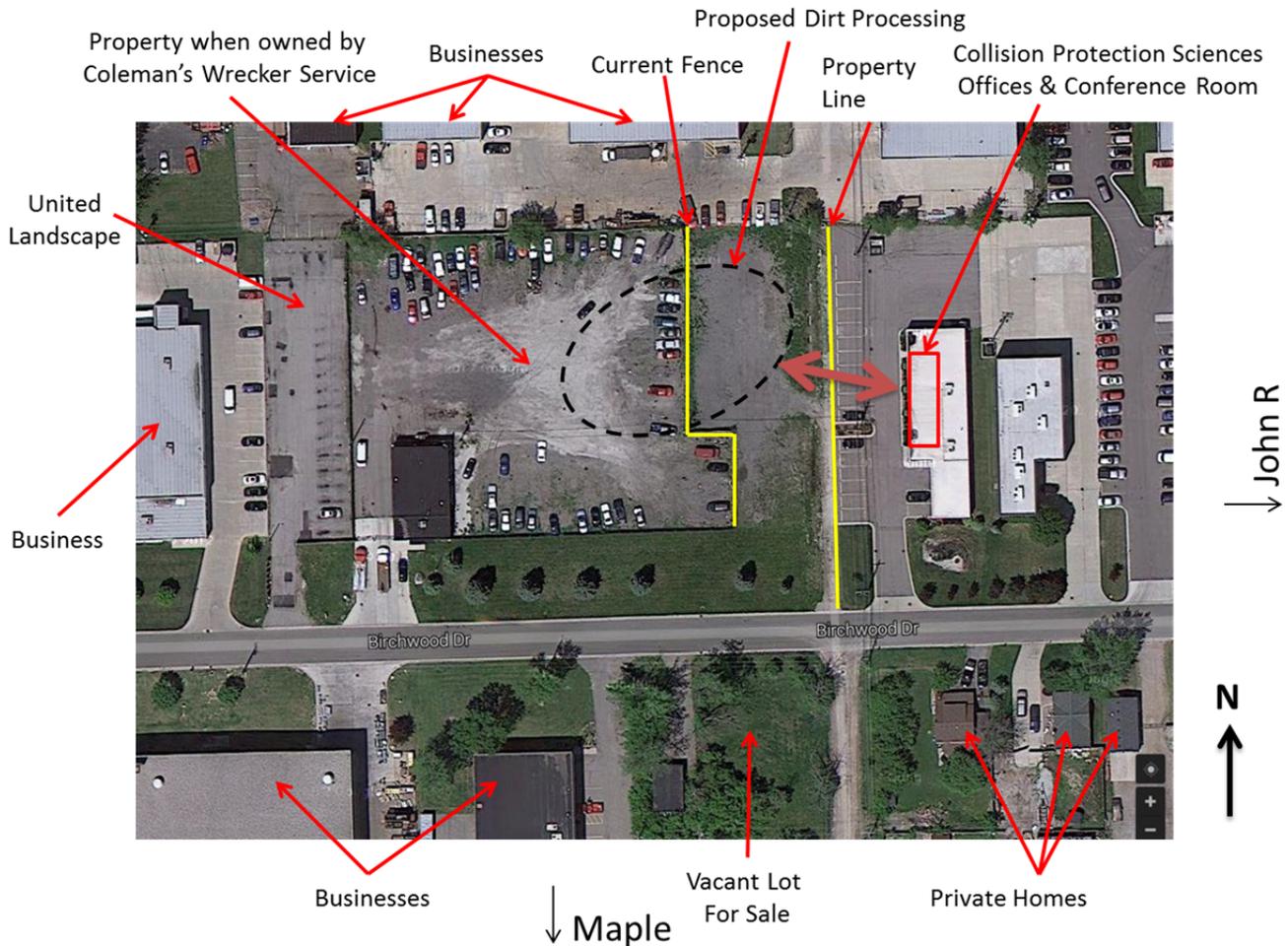
As presented at the commissions March 11th meeting, we have a number of strong objections to the proposed special land use permit. A careful review of the petitioner's proposal reveals there is much more to the intended purpose than that prescribed in Section 6.08 for the storage of vehicles and materials. As an immediate neighbor who has already experienced what the petitioner intends to do on the property, granting of petitioner's proposal will have a significant negative impact the quality of our business environment and property value. During the meeting several committee members proposed ways in which the negative impacts might be mitigated. A suggestion was made to restrict the dirt processing operation to after-hours. While that might lessen the impact on the CPS work-life it should be noted that there are three private homes directly across the street from our building. In our view, there is little in the way of additional restrictions on the proposed dirt processing operations that would ameliorate the distracting noise and dirt which we have already

experienced. These issues are expected to get worse than already experienced since the petitioner seeks to move of the proposed operations and fence eastward to within 20 yards of our building.

Referring to the petitioner's site plan presented to the committee (see below) there are six proposed storage bins lined up along the north boundary and truck parking in the north west corner. The preponderance of the land use is reserved for soil processing which is located on the east side of the property, potentially within 20 yards of our building. The petitioner's own plans show that his needs for outdoor storage facilities and vehicle parking can be satisfied without having to extend the fence line eastward as proposed. But for the outdoor dirt processing there would be no need to extend the fence to within 21 feet of the property line. We believe the true intended purpose of the variance request is made clear by the proportion of the land the petitioner seeks to dedicate to dirt processing. We believe dirt processing is not permitted in an IB zone and not comprehended in a Section 6.08 variance.



Shown below is a satellite view of the property and the surrounding areas.



There are no provisions under Section 4.21 Schedule of Use Regulations for outdoor industrial processing. It is clear that the provisions of Section 6.08 are intended for the storage of vehicles, equipment and materials on the property provided the other requirements are met. Part D of Section 6.08 requires that “Cranes, booms or other extensions on the equipment, trucks or other vehicles **parked** on the site shall be stored in the lowest possible position.” (emphasis added) There is no provision under Section 6.08 for such equipment actually operating on the site, such as the screening of top soil, as contained in the petitioner’s proposal.

During the meeting of March 11th the petitioner represented to the committee that his intended use of the property as a vehicle storage facility for his large dump trucks is no different than that of the previous owners, who operated a towing storage yard. Once again, with the benefit of first-hand experience with both the previous owner and the petitioner, we completely disagree with the petitioner’s representation. The previous owner obtained in 1986 a special use permit to store

automobiles as part of a towing business. The vehicles, primarily automobiles, were not visible behind the existing six foot high board fencing. Our experience with the previous owner was that of a quiet and unobtrusive storage yard with very little day-to-day traffic. The petitioner's use of the property last fall was more like that of a full-blown construction site. Below is a photograph showing the petitioners single and double train dump trucks on the subject property.



Collision Protection Sciences, LLC was previously located in downtown Rochester on Water Street. We searched for over 2 years to find a building and location to suit our needs. 1893 Birchwood Drive was designed and built by the owner, an architect, who took great pride in the interior and exterior aesthetics of the building (Attachment 1). At the time of purchase, our property and all surrounding properties were, and still are zoned as an Integrated Business District of Troy. We did our homework and researched the area. When we purchased our building in January 2013, we were aware our adjacent neighbor, Coleman's Wrecker Service, stored cars on the property next door. We could not see the vehicles, nor were we disturbed in any way during our work hours. The board fencing and the significant set-back of the fence from the property line and low activity level was acceptable.

Granting the proposed Special Use Request (SU 412) would create an eye-sore in the middle of an IB zoned area and have an adversely affect the work-place environment of the adjacent area.

Our specific objections are as follows:

NOISE

The City of Troy Zoning Ordinance, Section 12.06 Environmental Performance Standards Section H states:

The emission of measurable noises from the premises shall not exceed 65 decibels as measured at the boundary property line, except that where normal street traffic noises exceed 65 decibels during such periods, the measurable noise emanation from premises may equal, but not exceed such traffic noises. Within the IB district, sound levels not exceeding 70 decibels may be permitted.

The following noise levels of the machinery operated by the applicant exceed the allowable noise levels as stated in the City of Troy Zoning Ordinance. These are the recorded noise levels measured at 50 feet.

1. Dump Truck (84 dBA)
2. Front end loader (80 dBA)
3. McCloskey 412 Portable Trommel screen 50hp engine (80 dBA)
4. Dump Truck tailgate slamming (closed after each dumped load)
5. Back-up warning beepers on both loader and trucks

A recent DOT/ Federal Highway Administration survey of objectionable construction noise research indicates that back-up beepers comprised 41% of noise complaints and slamming tailgates comprised 27% of the complaints. The petitioner's proposal if permitted would include both of these noise sources.

EMISSIONS (Dust and Debris)

Collision Protection Sciences is directly east of the applicant's property and is subjected to the westerly wind pattern. Petitioner proposes to move his operations within 21 feet of the property line.

1. Emissions from the soil processing operation are primarily in the form of fugitive dust from these activities:
 - a. Emissions from the proposed soil and screening operations
 - b. Emissions from the storage pile wind erosion
 - c. Emissions from material handling

d. Emissions from vehicular travel

2. Dirt and debris carried over on Birchwood Drive

VISUAL IMPACT:

1. Height of dump trucks range from 12'2" to 12'7"
2. The length of the McCloskey 412 Trommel screen is 12'
3. The sifted dirt cone height was above the 6' fence height during petitioner's operations last fall.

We are an engineering consulting company that has frequent visitors for meetings. Our conference room faces west, towards the proposed soil operations. It is not reasonable that our employees and our workplace should suffer continuing construction site-like operations which will also no doubt lessen the value of the property. Our building is 35 feet from the property line shared with the petitioner. The applicant's proposal is to fence 21 feet from property line and have the dirt processing operations on the other side of the fence which could be within 20 yards to our windowed offices and conference room.

Had this proposed special usage operation been approved prior to us purchasing our building in January 2013, we would not have considered buying this facility for all the concerns outlined above. It is reasonable to expect that others, including a future potential purchaser of our property, would not consider the petitioner's proposed operation as a desirable neighbor in urban Troy.

The petitioner purchased the property fully aware of its IB zoning restrictions. Petitioner's lack of due-diligence in making the purchase should not be considered in evaluating the appropriateness of the proposed use.

We urge the commission to maintain the IB zoning restriction and deny petitioner's request for a Section 6.08 variance. The petitioner's proposed use of the property as a dirt processing facility does not comport with the variance provisions intended under a Section 6.08. We appreciate the commissions careful consideration of our concerns recognizing that we would be one of the most adversely affected parties should the proposal be granted.

Sincerely,



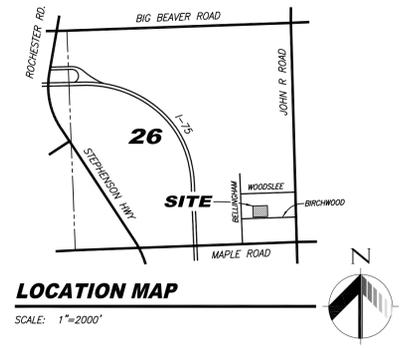
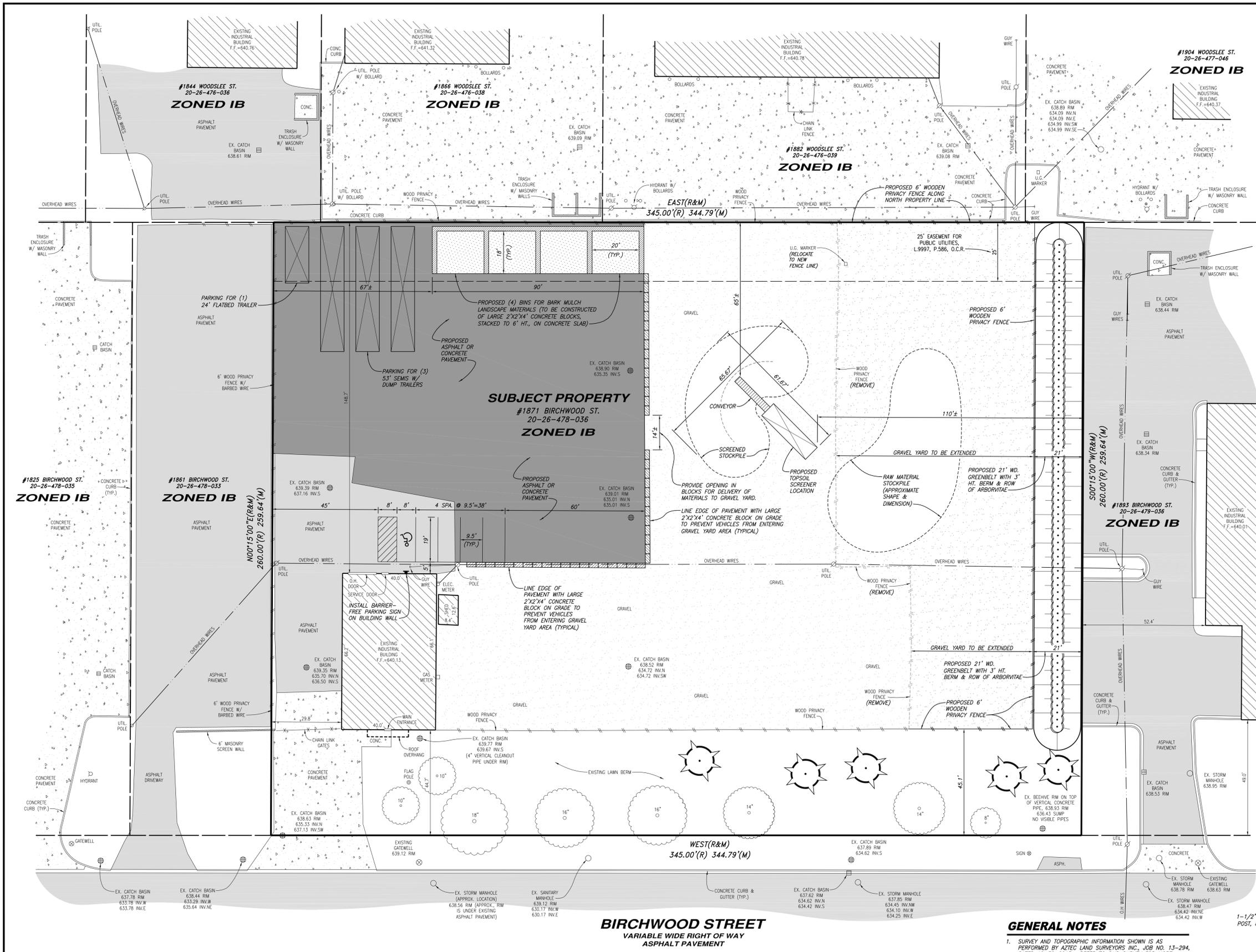
Jeffery L. Pearson



Gregory A. Miller

ATTACHMENT 1 – Collision Protection Sciences, LLC, 1893 Birchwood Drive



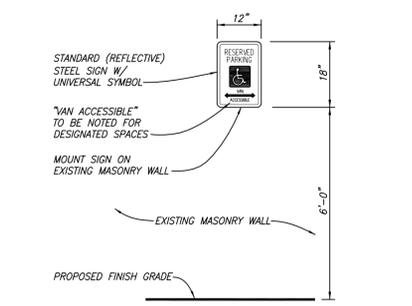
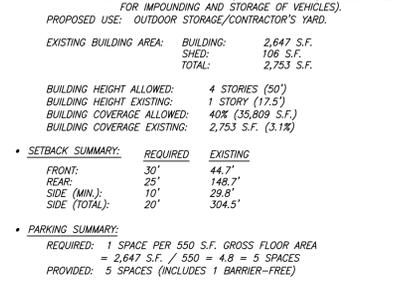


PROPERTY DESCRIPTION

PARCEL NO. 20-26-478-036
 LOTS 402 THROUGH 409, INCLUSIVE, ALSO LOTS 434 THROUGH 441, INCLUSIVE, EXCEPT THE SOUTH 5 FEET TAKEN FOR ROAD PURPOSES, ALSO 1/2 OF VACATED VERMONT AVENUE ADJACENT TO SAID LOTS 402 TO 409 INCLUSIVE, ALSO 1/2 OF VACATED ALGER AVENUE ADJACENT TO SAID LOTS 409 AND 434, "JOHN R. GARDEN SUBDIVISION", OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), AS RECORDED IN LIBER 31 OF PLATS, PAGE 8, OF OAKLAND COUNTY RECORDS.

SITE CRITERIA

- PARCEL SUMMARY:** ADDRESS: 1871 BIRCHWOOD DRIVE; PARCEL ID NO.: 20-26-478-036; EXISTING ZONING: IB (INTEGRATED INDUSTRIAL AND BUSINESS DISTRICT); ADJACENT ZONING: IB; GROSS AND NET SITE AREA: 89,522 S.F. (2.055 ACRES)
- BUILDING & USE SUMMARY:** EXISTING USE: INDUSTRIAL BUILDING W/ GRAVEL YARD (FORMERLY USED FOR IMPOUNDING AND STORAGE OF VEHICLES); PROPOSED USE: OUTDOOR STORAGE/CONTRACTOR'S YARD.
- EXISTING BUILDING AREA:** BUILDING: 2,647 S.F.; SHED: 106 S.F.; TOTAL: 2,753 S.F.
- BUILDING HEIGHT ALLOWED:** 4 STORIES (50'); BUILDING HEIGHT EXISTING: 1 STORY (17.5'); BUILDING COVERAGE ALLOWED: 40% (35,809 S.F.); BUILDING COVERAGE EXISTING: 2.73% (S.F. 3.18)
- SETBACK SUMMARY:** REQUIRED: 30' FRONT, 25' REAR, 10' SIDE (MIN.), 20' SIDE (TOTAL); REQUIRED: 44.7' FRONT, 148.7' REAR, 29.8' SIDE, 304.5' SIDE
- PARKING SUMMARY:** REQUIRED: 1 SPACE PER 550 S.F. GROSS FLOOR AREA = 2,647 S.F. / 550 = 4.8 ≈ 5 SPACES; PROVIDED: 5 SPACES (INCLUDES 1 BARRIER-FREE)



CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG
 1-800-452-7171 (TOLL FREE) for the location of underground utilities

LEGEND

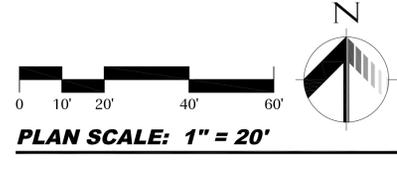
	EXISTING ASPHALT PAVEMENT		PROPOSED ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT		PROPOSED CONCRETE PAVEMENT
	EXISTING GRAVEL YARD		PROPOSED GRAVEL YARD

SHEET INDEX

- SITE PLAN.
- TREE PRESERVATION & LANDSCAPE PLAN.
- PRELIMINARY GRADING & UTILITY PLAN.

SUPPLEMENTALS:

- TOPOGRAPHICAL SURVEY.



- GENERAL NOTES**
- SURVEY AND TOPOGRAPHIC INFORMATION SHOWN IS AS PERFORMED BY AZTEC LAND SURVEYORS INC., JOB NO. 13-294, DATED 12-20-2013. REFER TO SAID SURVEY FOR MORE DETAILED INFORMATION PERTINENT TO THE ORIGINAL PLATTED LOTS AS DESCRIBED IN THE ABOVE "PROPERTY DESCRIPTION".
 - OWNER AND/OR CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES PRIOR TO ANY SITE WORK BEING PERFORMED, IF ANY.
 - PARKING FOR ALL VEHICLES AND EQUIPMENT SHALL TAKE PLACE WITHIN THE PAVED YARD ON-SITE. THERE SHALL BE NO ON-STREET PARKING ALONG BIRCHWOOD STREET.
 - ALL TRASH GENERATED BY THIS FACILITY IS KEPT INDOORS AND TAKEN OFF-SITE FOR DISPOSAL. NO ON-SITE DUMPSTER IS REQUIRED.
 - NO NEW LIGHTING IS PROPOSED AS A PART OF THIS PLAN.
 - NO NEW SIGNAGE IS PROPOSED AS A PART OF THIS PLAN.

REVISIONS: 3-28-14 REVISED PER PLANNING COMMISSION

CLIENT: MR. RUSSELL MALONEY & BUILDERS SUPPLY INC. 880 N. ROCHESTER RD. CLAWSON, MI 48017 (481) 366-5571

SCALE: 1"=2000'

JOB NO: 13-153
DATE: 2-4-14
DRAWN BY: N.P.R.

SEAL: **HORIZON ENGINEERING LLC**

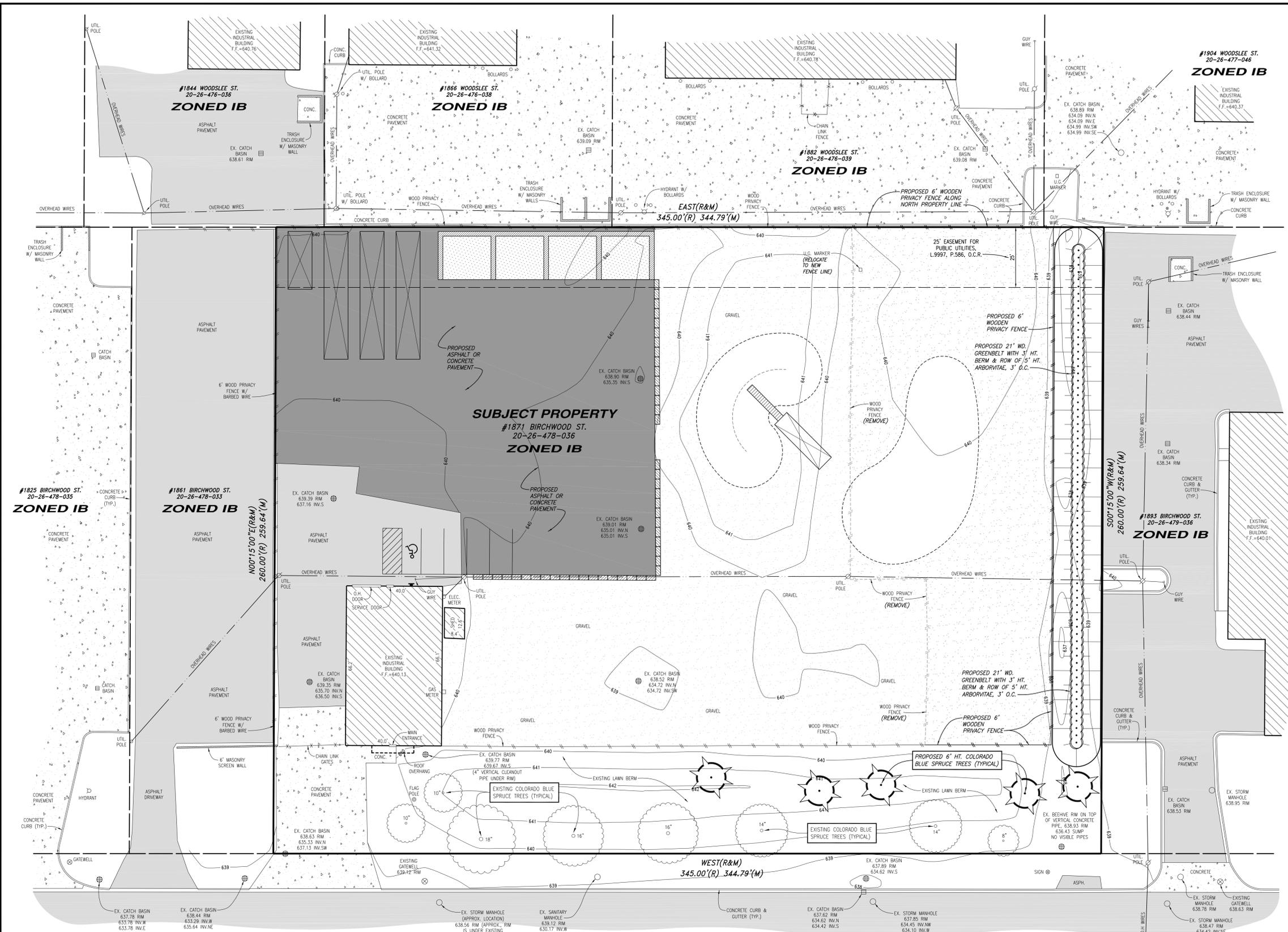
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
 P.O. Box 102158, Shelby Township, Michigan 48219
 Phone: 586-453-8097 Fax: 586-580-0053

PROJECT: **Advanced Landscape & Builders Supply Inc.**
 #1871 BIRCHWOOD ST., PARCEL NO. 20-26-478-036
 PART OF THE SOUTHEAST 1/4 OF SECTION 26, T2N., R11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN: **Site Plan**

SHEET: **1** OF: **3**

MUNICIPAL REVIEW NUMBERS:



LANDSCAPE CRITERIA

LANDSCAPING SUMMARY:
LANDSCAPED OPEN SPACE:
 REQUIRED: 20% OF SITE AREA = 17,904 S.F.
 PROVIDED: 18,103 S.F. (20.2%)

PARKING LOT TREES:
 REQUIRED: 1 TREE PER 8 SPACES = 5 SPACES / 8 = 1 TREE.
 PROVIDED: 1 ADDITIONAL TREE IN FRONT GREENBELT.

GREENBELT (STREET FRONTAGE) TREES:
 REQUIRED: 1 TREE PER 30' FRONTAGE = 345'/30' = 11.5 = 12.
 PROVIDED: 8 EXISTING TREES + 4 NEW TREES = 12.

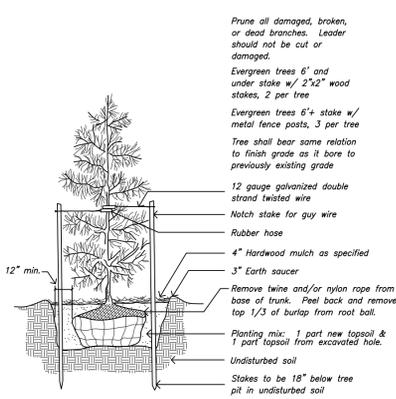
ADDITIONAL SCREENING TREES (ALONG EAST PROPERTY LINE):
 REQUIRED: NONE
 PROVIDED: 69 TREES

GENERAL NOTES

- ALL EXISTING TREES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE FRONT YARD GREENBELT AND CONSIST OF MATURE COLORADO BLUE SPRUCE TREES IN GOOD CONDITION. ALL TREES ARE TO REMAIN.
- ALL GREEN OPEN SPACE IS TO REMAIN AS LAWN AREA.

PLANTING NOTES

- ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE IF NECESSARY.
- ANY SUBSTITUTIONS OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE ORDINANCE STANDARDS.
- ALL LARGE EVERGREENS TO BE STAKED, GUYED, AND WRAPPED.
- DIG TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL FROM EXCAVATED PLANTING HOLE.
- REMOVE ALL TWINE, WIRE, AND BURRAP FROM THE TREE EARTH BALLS AND FROM TREE TRUNKS.
- LAWN TREES TO BE MULCHED WITH A 2" WIDE MINIMUM OF 6" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
- PROVIDE HYDRO-SEEDING AND/OR SOD FOR ALL NEW LAWN AREAS OR EXISTING LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS, AND PARKING STALLS:
 EVERGREEN TREES...10 FT. (PINE, SPRUCE, ETC.)
- NO EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES.
- ALL LANDSCAPING SHALL BE MAINTAINED IN A REASONABLE HEALTHY CONDITION, FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF DAMAGE OR DEATH OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.



PLANT SCHEDULE & COST ESTIMATE

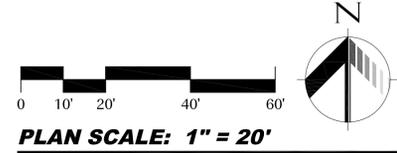
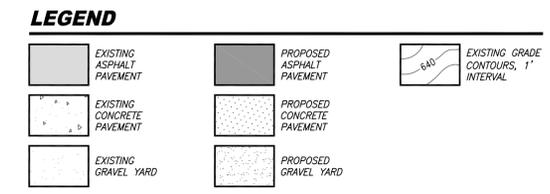
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	UNIT PRICE	INSTALLATION	UNIT TOTAL
	5 EACH	PICEA PLUNGENS	COLORADO BLUE SPRUCE	5'-6" HT.	B&B	\$200.00	\$50.00	\$1,250
	69 EACH	THUJA SP.	ARBORVITAE	5' HT.	B&B	\$75.00	\$35.00	\$7,590
						5% CONTINGENCY:	\$440	
						TOTAL ESTIMATE:	\$9,280	

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REVISIONS: 3-28-14 REVISED PER PLANNING COMMISSION

CLIENT: MR. RUSSELL MALONEY & BUILDERS SUPPLY INC. 880 N. ROCHESTER RD. CLAWSON, MI 48017

PROJECT: #1871 BIRCHWOOD ST., PARCEL NO. 20-26-478-036

PLANNING: #1871 BIRCHWOOD ST., PARCEL NO. 20-26-478-036

ENGINEERING: SHELLY TOWNSHIP, MICHIGAN 48319

DESIGNER: SHELLY TOWNSHIP, MICHIGAN 48319

DATE: 2-4-14

DRAWN BY: N.P.R.

JOB NO: 13-153

SCALE: 1" = 20'

SEAL: HORIZON ENGINEERING LLC

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PROJECT: Advanced Landscape & Builders Supply Inc.

PLANNING: #1871 BIRCHWOOD ST., PARCEL NO. 20-26-478-036

ENGINEERING: SHELLY TOWNSHIP, MICHIGAN 48319

DESIGNER: SHELLY TOWNSHIP, MICHIGAN 48319

DATE: 2-4-14

DRAWN BY: N.P.R.

JOB NO: 13-153

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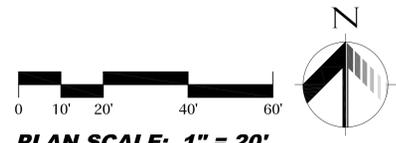
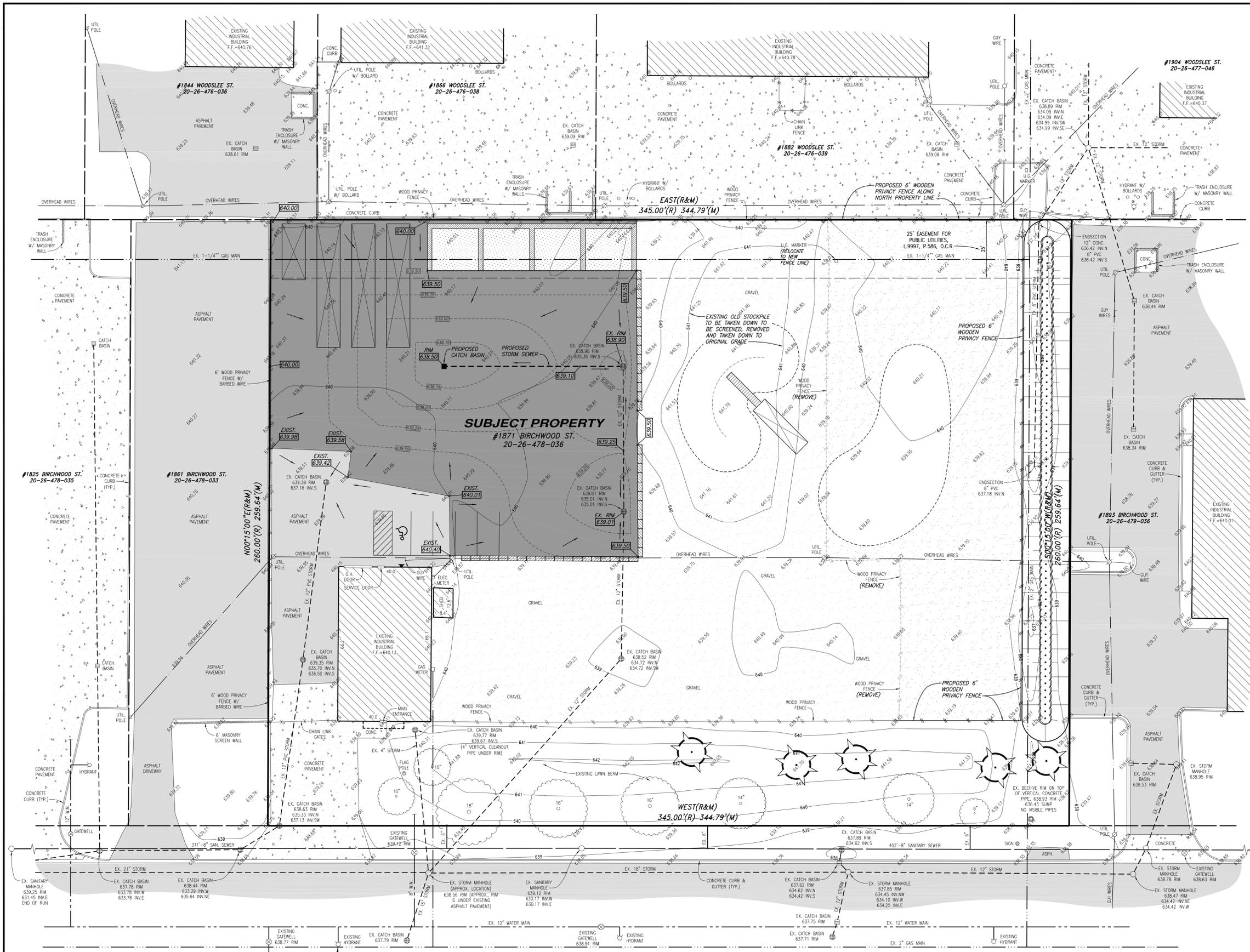
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PROJECT: Advanced Landscape &



PLAN SCALE: 1" = 20'

GENERAL NOTES

- OWNER AND/OR CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES PRIOR TO ANY SITE WORK BEING PERFORMED, IF ANY.
- ALL UTILITIES SHOWN ON THIS PLAN ARE EXISTING. NO NEW UTILITY SERVICES ARE PROPOSED AS A PART OF THIS PROJECT.

LEGEND

	EXISTING ASPHALT PAVEMENT		PROPOSED ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT		PROPOSED CONCRETE PAVEMENT
	EXISTING GRAVEL YARD		PROPOSED GRAVEL YARD
	EXISTING GRADE		PROPOSED GRADE
	EXISTING CONTOURS, 1' INTERVAL		DIRECTION OF SURFACE DRAINAGE

BENCHMARK

ELEVATION = 641.57 (USGS DATUM)
 TOP ARROW ON HYDRANT, CITY BENCHMARK #1466. HYDRANT IS LOCATED ON THE SOUTH SIDE OF BIRCHWOOD STREET ACROSS FROM EXISTING COMMERCIAL BUILDING #1871 (SUBJECT PROPERTY).

STORMWATER DETENTION

DETENTION IS REQUIRED FOR THE PORTION OF THE SITE TO RECEIVE NEW PAVEMENT.
 TOTAL TRIBUTARY AREA: 0.460 ACRE
 ALLOWABLE OUTFLOW: 0.20 CFS/ACRE
 RUNOFF COEFFICIENT: 0.90
 RAINFALL EVENT: 25-YEAR EVENT
 DETENTION VOLUME REQUIRED: 4,031 C.F.
 DETENTION METHOD PROPOSED: SURFACE DETENTION W/ RESTRICTED OUTLET TO EXISTING SYSTEM.
 DETENTION VOLUME PROVIDED: 4,098 S.F.

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.
 The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

SITE BENCHMARK
 ELEVATION = 641.57 (NAVD DATUM)
 TOP ARROW ON HYDRANT.
 CITY BENCHMARK #1466

BIRCHWOOD STREET
 VARIABLE WIDE RIGHT OF WAY
 ASPHALT PAVEMENT

REVISIONS: 3-28-14 REVISED PER PLANNING COMMISSION

CLIENT: MR. RUSSELL MALONEY & BUILDERS SUPPLY INC. 880 N. ROCHESTER RD. CLAWSON, MI 48017

PROJECT: #1871 BIRCHWOOD ST., PARCEL NO. 20-26-478-036 PART OF THE SOUTHEAST 1/4 OF SECTION 26, T2N., R1E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLANNING: MR. RUSSELL MALONEY & BUILDERS SUPPLY INC. 880 N. ROCHESTER RD. CLAWSON, MI 48017

SCALE: 1" = 20'

HORIZON ENGINEERING LLC
 CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
 P.O. Box 102158, Shelby Township, Michigan 48218
 Phone: 586-453-8097 Fax: 586-580-0053

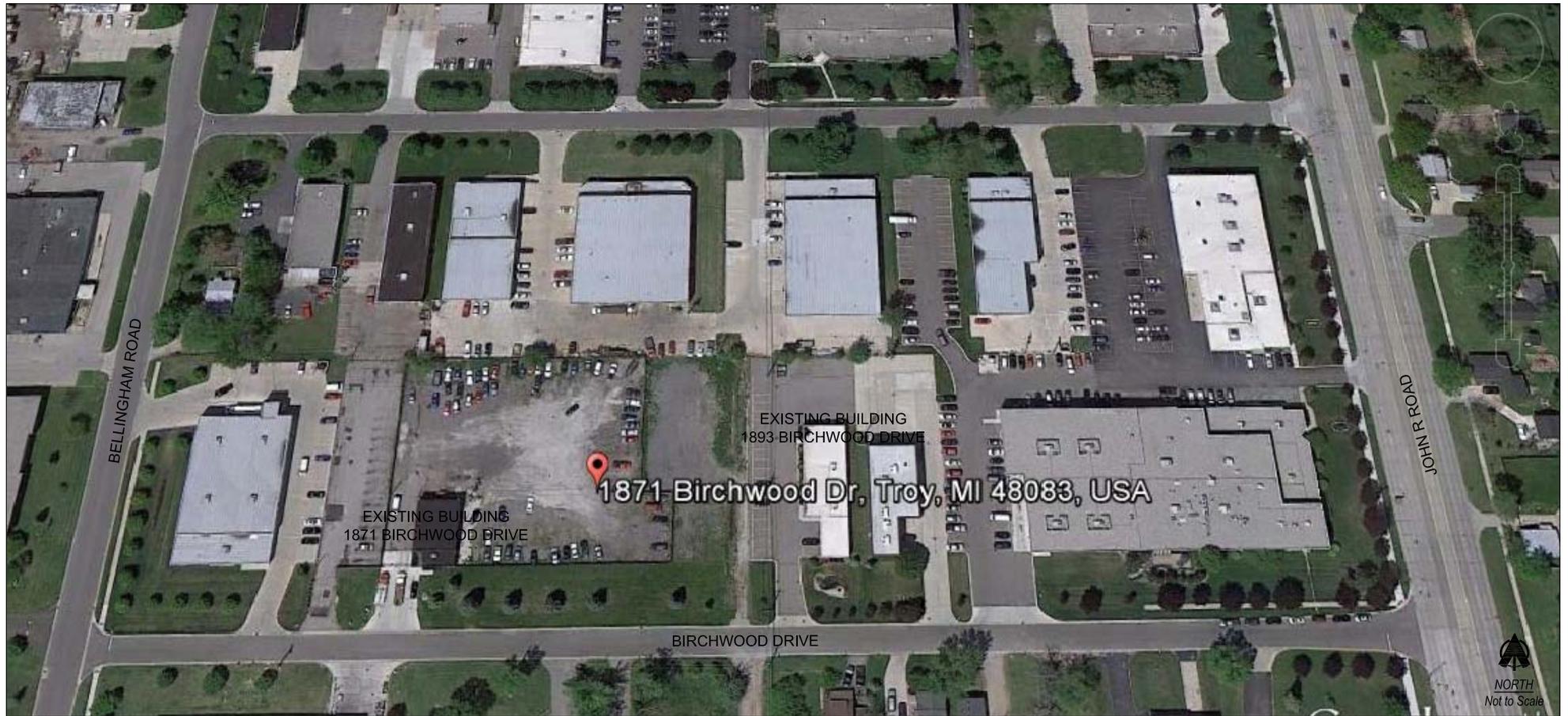
JOB NO: 13-153
 DATE: 2-4-14
 DRAWN BY: N.P.R.

PLANNING: **Advanced Landscape & Builders Supply Inc.**

PRELIMINARY: **Preliminary & Grading & Utility Plan**

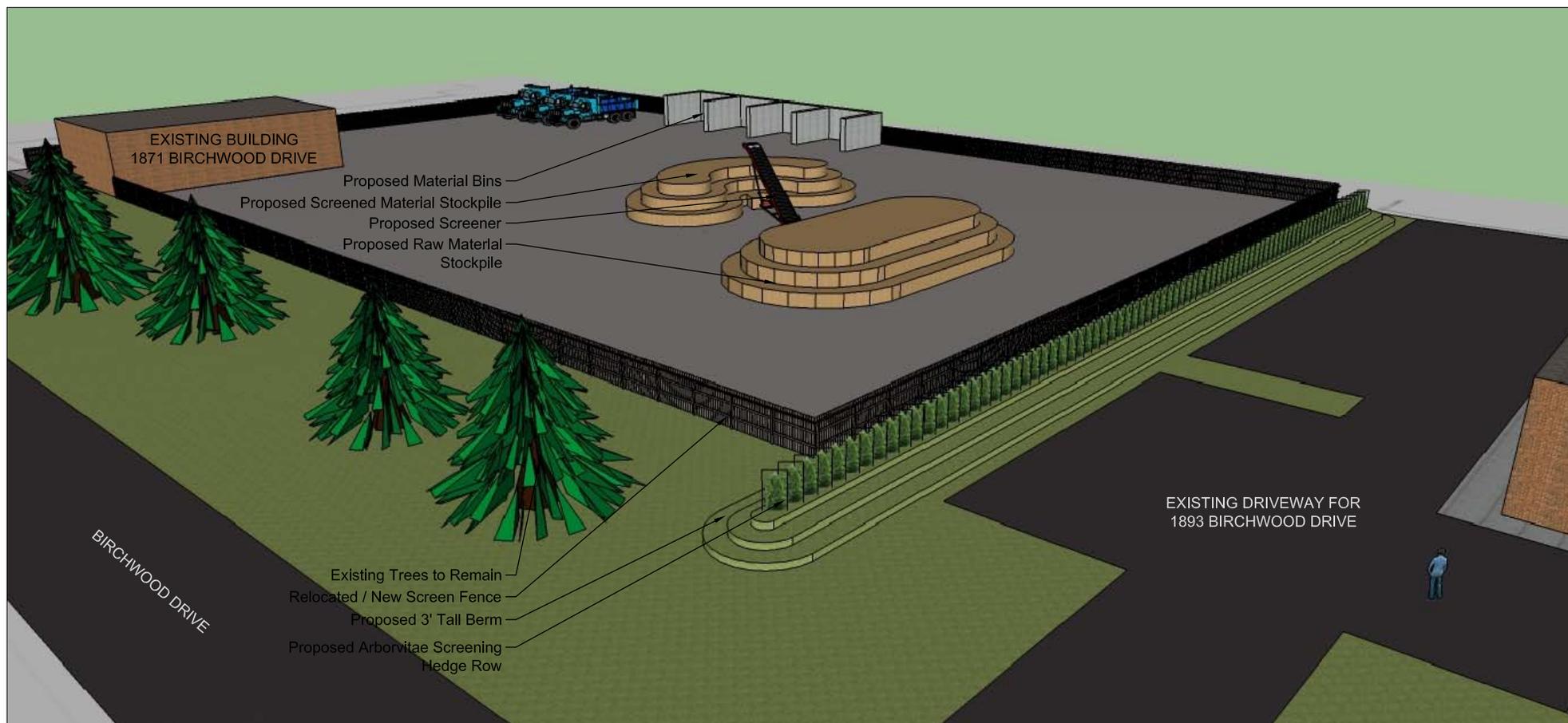
SHEET: **3** OF: **3**

MUNICIPAL REVIEW NUMBERS:



SITE LOCATION MAP

1871 BIRCHWOOD DRIVE
CURRENT ZONING IB
PROPOSED ZONING IB
CURRENT USE - TOW LOT / SCRAP YARD
PROPOSED USE - LIGHT SOIL SCREENING



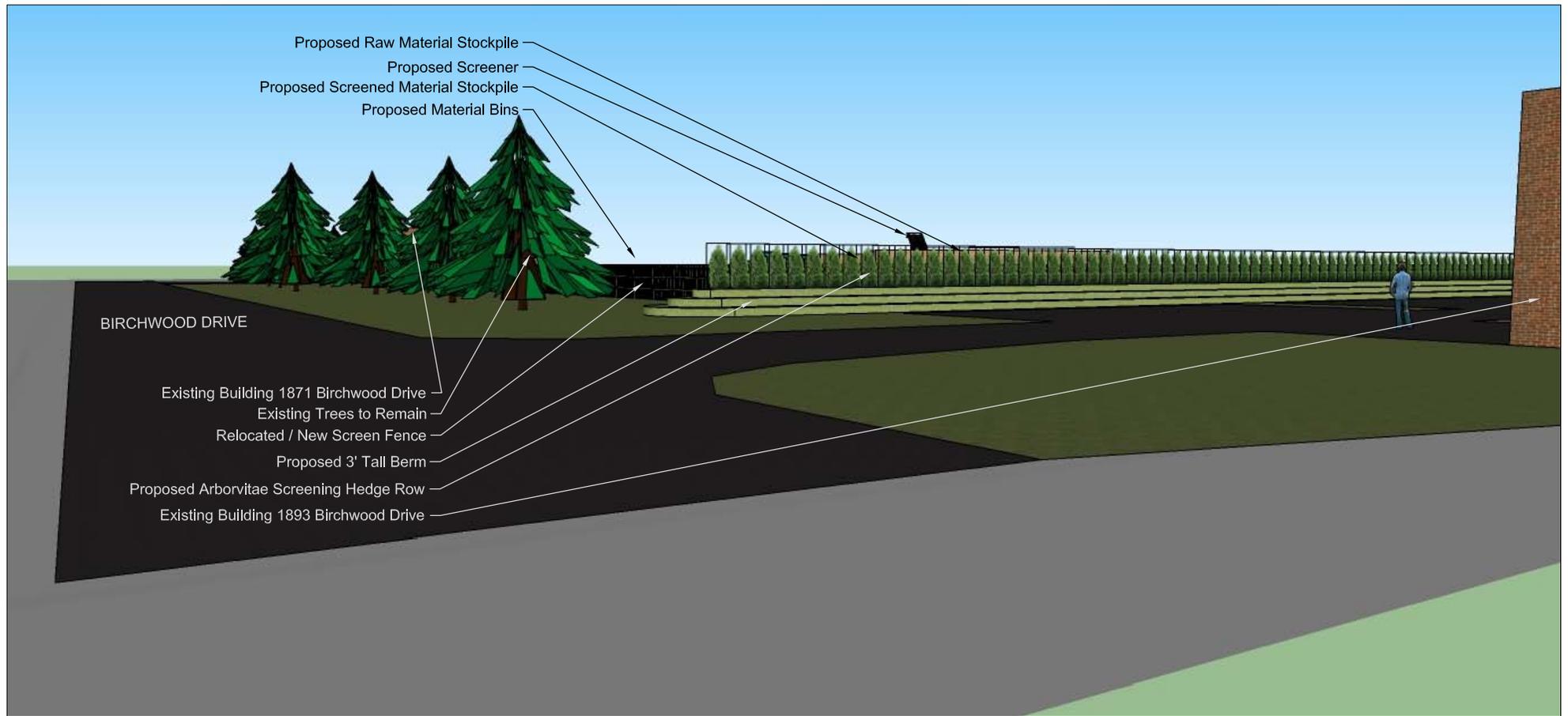
PERSPECTIVE 1 - AERIAL VIEW FROM SOUTH EAST CORNER OF PROPERTY

1871 BIRCHWOOD DRIVE
 CURRENT ZONING IB
 PROPOSED ZONING IB
 CURRENT USE - TOW LOT / SCRAP YARD
 PROPOSED USE - LIGHT SOIL SCREENING



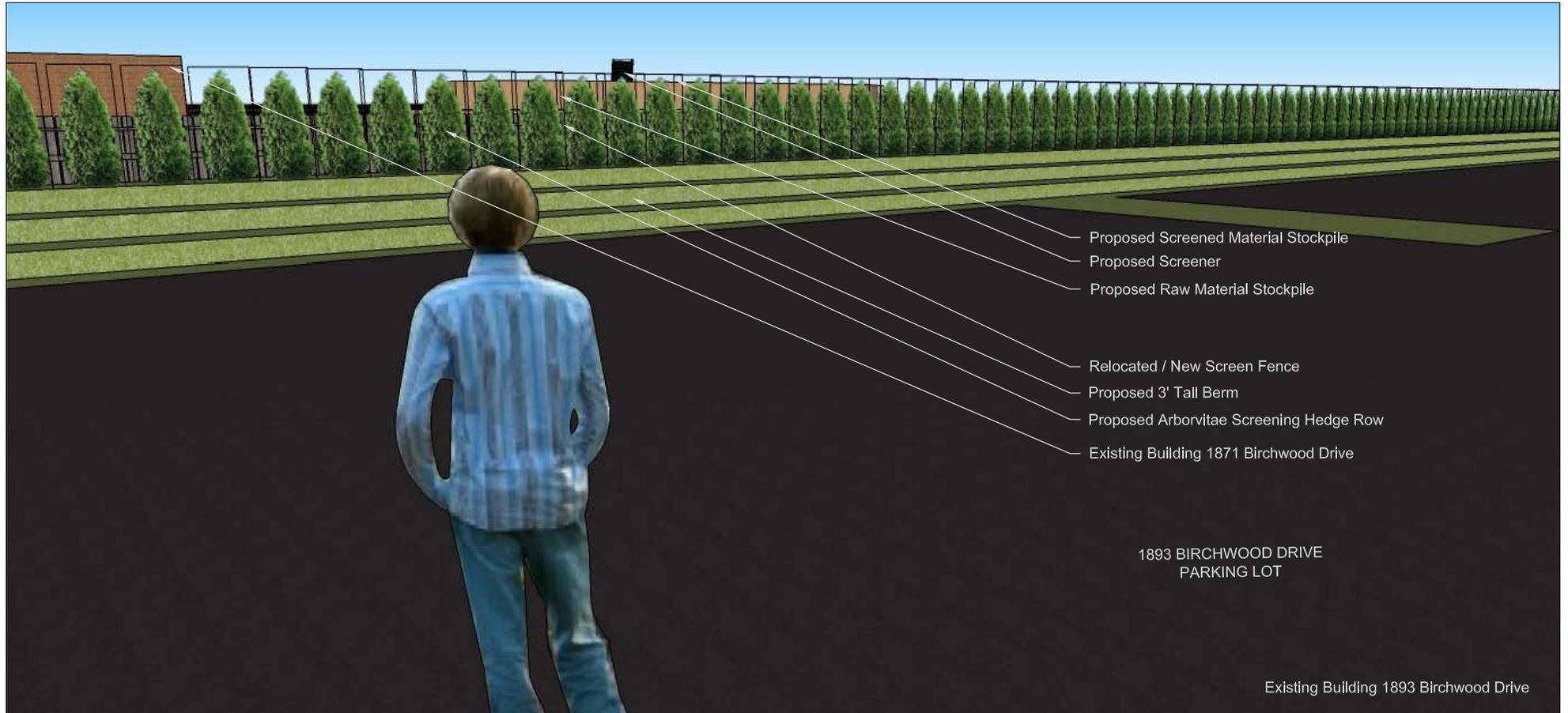
PERSPECTIVE 2 - AERIAL VIEW FROM SOUTH WEST CORNER OF PROPERTY

1871 BIRCHWOOD DRIVE
 CURRENT ZONING IB
 PROPOSED ZONING IB
 CURRENT USE - TOW LOT / SCRAP YARD
 PROPOSED USE - LIGHT SOIL SCREENING



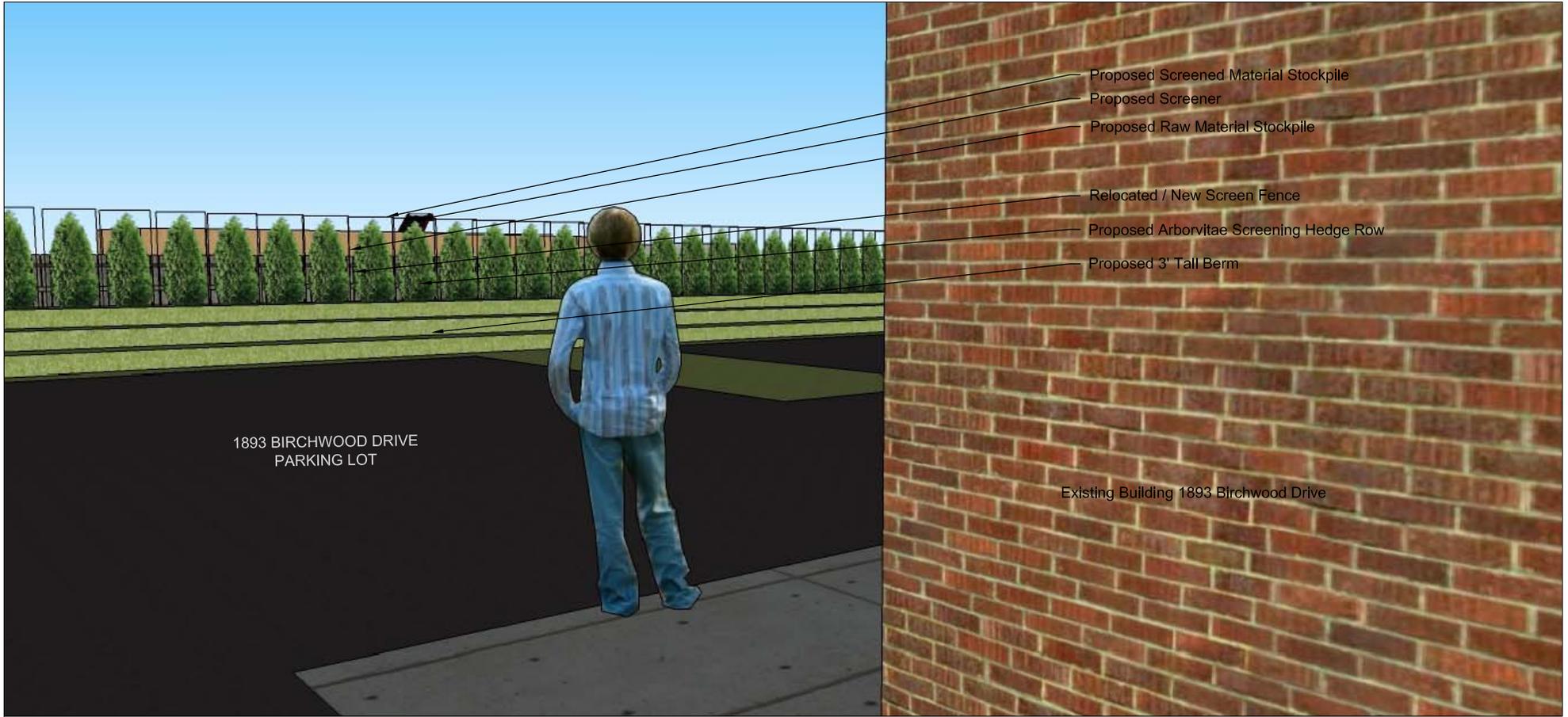
PERSPECTIVE 3 - EYE LEVEL VIEW FROM BIRCHWOOD DRIVE HEADING WEST

1871 BIRCHWOOD DRIVE
 CURRENT ZONING IB
 PROPOSED ZONING IB
 CURRENT USE - TOW LOT / SCRAP YARD
 PROPOSED USE - LIGHT SOIL SCREENING



PERSPECTIVE 4 - EYE LEVEL VIEW FROM 1893 BIRCHWOOD DRIVE PARKING LOT

1871 BIRCHWOOD DRIVE
 CURRENT ZONING IB
 PROPOSED ZONING IB
 CURRENT USE - TOW LOT / SCRAP YARD
 PROPOSED USE - LIGHT SOIL SCREENING



PERSPECTIVE 5 - EYE LEVEL VIEW FROM 1893 BIRCHWOOD DRIVE FRONT DOOR

1871 BIRCHWOOD DRIVE
 CURRENT ZONING IB
 PROPOSED ZONING IB
 CURRENT USE - TOW LOT / SCRAP YARD
 PROPOSED USE - LIGHT SOIL SCREENING



Aerial View of 1871 Birchwood Street in 1987.



View of storage yard from southeast corner of fence, March 2013.

General Information

Weights and Dimensions

Figure 14. Traveling Dimensions

Machine:		Towing Dimensions		Working Dimensions	
Gross Weight	MCB-412 R	Height	11'	Height	11'-5"
Axle Weight	15 360 lbs	Length	25'-10"	Length	52'
Tongue Weight	10 720 lbs	Width	7'-2"	Width	65'-8"
	4 640 lbs				

Working Area Required

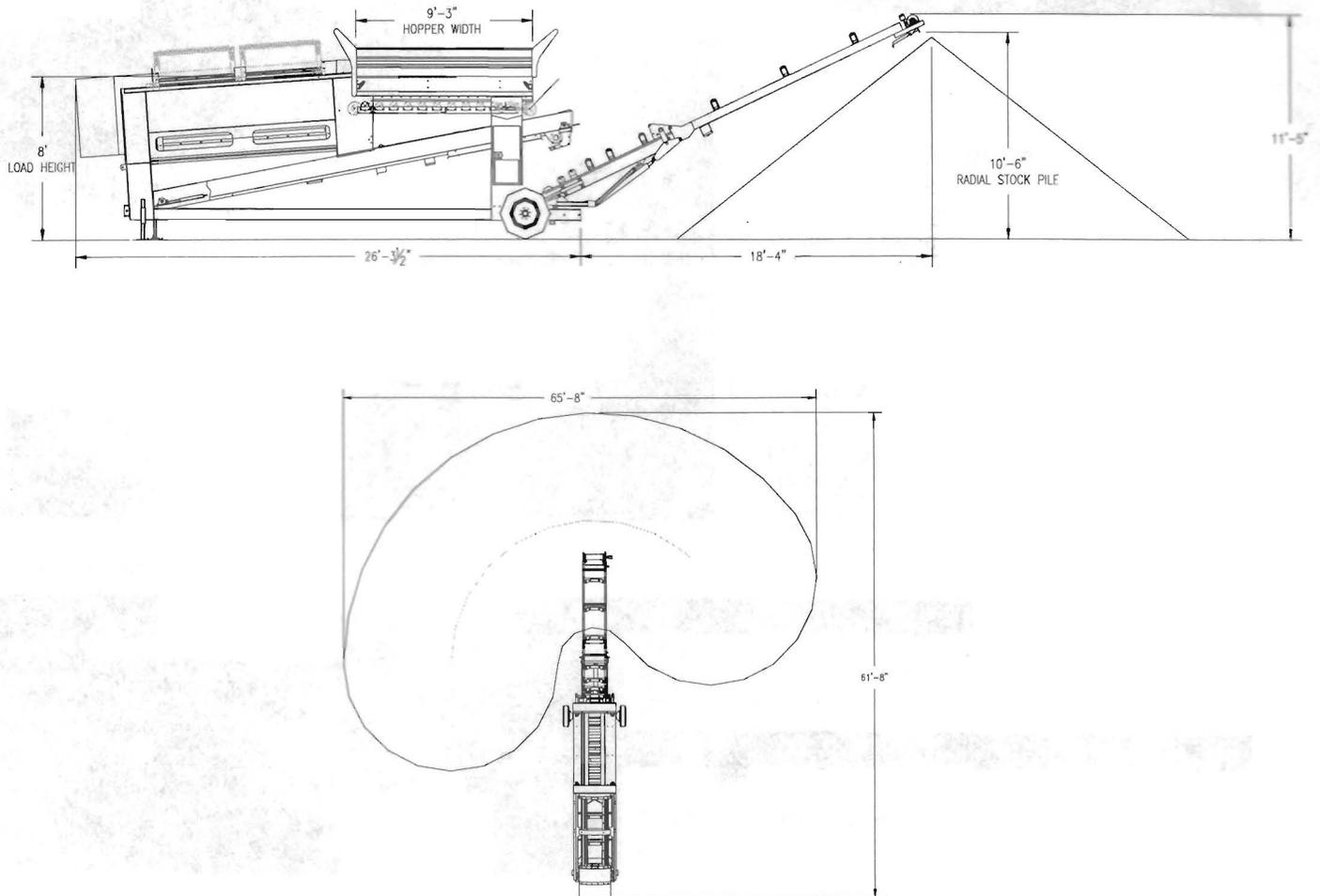


Figure 15. Working Area Required



Compost

Landscaping

Topsoil

Street Sweeping

Golf Course Maintenance



March 28, 2014

Planning Department
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

Re: Special Use Request #412
#1871 Birchwood Street, "Advanced Landscape & Builders Supply Inc."

Dear City of Troy Planning Department:

Attached to this letter are copies of the Site Plan drawings for the above referenced project. These plans have been revised in order to address the comments and concerns of a review letter from Carlisle Wortman Associates, Inc. dated February 26, 2014 and the Planning Commission meeting held on March 11, 2014.

The following summary of changes is provided in order to assist with your further consideration:

- 1. Paving.** The limits of new paving have been extended to cover the northwesterly quadrant of the site. This allows for all vehicle parking, maneuvering and traffic to occur upon a paved surface.

Where the new pavement abuts the gravel yard a row of large concrete blocks shall be set to order to prevent vehicles from entering the gravel area. One (1) opening in the row will be provided in order to allow a truck to back up to the edge of pavement for delivery and removal of materials to and from the site.

Because all vehicles are restricted to paved areas, dust from tire traffic will be of little or no concern (all loose soils materials are to be contained within the gravel yard area). Likewise, soil erosion and sediment control is also restricted to the gravel yard area. The storm sewer catch basins with the greatest potential for impact are isolated from the gravel yard area by extending the pavement far enough East to encompass them, as well as the concrete blocks providing a physical barrier.

2. **Screening Location.** The topsoil screener and soil stockpiles have been moved westerly and re-orientated in order to:
 - a) provide greater distance between the screener and the neighbor to the east for a lessened visual and audial effect, and
 - b) allow the raw material pile to be located between the screener and the east fence to act as a sound barrier.
3. **Greenbelt.** The 21-foot wide greenbelt along the east property line has been updated to include a 3-foot high berm with a row of arborvitae along the top. The total height of screening effectively becomes 8-feet at the time of planting, with the potential for increase as the plantings grow with time.
4. **Stormwater Detention.** The City Engineering Department thus far has indicated that stormwater detention would be required for the portion of the site being paved. Because the total drainage area is less than an acre, surface detention has been provided in the new pavement area.
5. **Fence.** A detail of the wooden fence has been added to the Site Plan.

Also included with this submittal are the following items for your consideration:

6. **Screening Data.** This information was previously handed-out during the aforementioned Planning Commission meeting. It is being provided again for your convenience. It is important to note that in the general scope of topsoil screening operations, the proposed use is of a smaller scale, and the machine to be utilized at the site is one of the smaller units that are manufactured.
7. **Perspectives.** Color elevations/perspectives of the site are included to give a general idea of what the site will look like from the adjacent property to the east, and from Birchwood Street. While the screener's conveyor may still project above the screening materials (wooden fence; berm & arborvitae row), again it is of minimal scope. Many other facilities in the City of Troy have their vehicles and equipment stored to heights that exceed their screening materials. The subject property, previously used as an impound/towing yard, in fact had vehicles parked on site that exceed the height of the screening materials.

- 8. Color Photographs.** These photos are being provided to assist in understanding what previously took place on the subject property.

The previous impound/towing yard at this site had operated since the early 1980's. As can be seen in the aerial photograph, this site was developed prior to any of the abutting neighbors to the north and east. In other words, these abutting properties were developed during the time the subject property was already being used as an outdoor storage yard, and their property owners and subsequent users were well aware of the outdoor storage potential of the site. One could argue that the use requested by the Applicant is of lesser impact to its surroundings by plain virtue of less equipment/materials/vehicles being parked/stored, less traffic, etc.

The second photo shows the extent of outdoor storage at the site all the way up to the towing company's final days at the property.

Lastly, for your consideration I would also like to offer the following information:

- 9. Scale of Operations.** As mentioned, the scope of work to be performed at the site is minimal in comparison to typical landscape contractor yards for the following reasons:
- a. Low traffic, at approximately 4 truck trips to the site per day. One could assume the previous wrecker service far exceeded this number and at all times of the day/night/week.
 - b. Not open to the public, which results in less activity and therefore less traffic.
 - c. Low number of stored materials/items. It is estimated that 3 to 4 trucks and/or trailers will be parked on site overnight, which is far less than the previous impound/towing yard.
 - d. Topsoil screening is an intermittent use. It is estimated that the machine will be run on the average of 2 to 3 hours per day, 3 to 4 days per week.
- 10. Dust Control.** Dust control is not necessary for the paved surfaces as vehicular traffic is limited to paved areas. Dust control for the gravel yard, if required, shall consist of chloride and/or water applications. Dust control for the screening operation is generally not necessary. However, if dust does become a problem during high winds, operations will simply cease. And if dust does become a problem due to dry materials and dry weather, a hose may be attached to the conveyor with a mist-sprayer to hydrate the soil materials as they leave the belt.

March 28, 2014
Planning Department, City of Troy
Re: Special Use Request #412

11. Soil Erosion & Sedimentation. Because the movement and stockpiling of soils are to take place wholly within the gravel yard area, the on-site pavement areas are expected to be free of soil materials, and thus soil materials will not be tracked onto Birchwood Street. And because most of the storm catch basins are located within paved areas, soils are not expected to enter the storm system. It is noted that one catch basin does remain in the gravel yard area, however it is far enough away from operations that soil sedimentation is unlikely. But should it become of concern, a simple drop-in catch basin insert filter can be added.

Our opinion remains that the conditions of Ordinance Section 6.08 (Contractor's Yard/Outdoor Storage Facilities) have been met and that the proposed Special Use Request is compatible with the IB zoning district.

Your consideration of our request is greatly appreciated. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Nathan P. Robinson, P.E.
President
nrobinson@horizoneng.net

cc.: Russ Maloney, Advanced Landscape & Builders Supply Inc.

attachments

DATE: April 4, 2014

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 990) – Proposed Belleclaire Condominiums, East side of Rochester, North of Wattles, South side of Lamb (part of 4210 Rochester Road), Section 14, Currently Zoned RT (One-Family Attached Residential) District

The petitioner Mondrian Properties Belleclaire LLC submitted the above referenced Preliminary Site Plan Approval application for a 7-unit attached condominium development.

The property is currently zoned RT (One-Family Attached Residential) District. The Planning Commission is responsible for granting Preliminary Site Plan Approval for this item.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

G:\SITE PLANS\SP 990 Belleclaire Condominiums Sec 14\SP-990 PC Memo 04 08 2014.docx

PRELIMINARY SITE PLAN REVIEW

PRELIMINARY SITE PLAN REVIEW (File Number SP 990) – Proposed Belleclaire Condominiums, East side of Rochester, North of Wattles, South side of Lamb (part of 4210 Rochester Road), Section 14, Currently Zoned RT (One-Family Attached Residential) District

Resolution # PC-2014-04-

Moved by:

Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Belleclaire Condominiums, including seven (7) attached units, located on the east side of Rochester and south side of Lamb, Section 14, within the RT (One-Family Attached Residential) district, be

(granted, for the following reasons: _____) or

1. Modify the driveway radii at the Lamb Road right-of-way.

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

MOTION CARRIED/FAILED

Belleclaire Condominiums

City of Troy Planning Department



Legend:

Street Name Text

226 0 113 226Feet

Scale 1: 1,353

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Printed: 11/8/2013



Legend:

- Street Name Text
- Form Based Zoning (Current)
 - (PUD) Planned Unit Development
 - (CF) Community Facilities District
 - (EP) Environmental Protection District
 - (BB) Big Beaver Road (Form Based)
 - (MR) Maple Road (Form Based)
 - (NN) Neighborhood Nodes (A-U)
 - (CB) Community Business
 - (GB) General Business
 - (IB) Integrated Industrial Business District
 - (O) Office Building District
 - (OM) Office Mixed Use
 - (P) Vehicular Parking District
 - (R-1A) One Family Residential District
 - (R-1B) One Family Residential District
 - (R-1C) One Family Residential District
 - (R-1D) One Family Residential District
 - (R-1E) One Family Residential District
 - (RT) One Family Attached Residential District
 - (MF) Multi-Family Residential
 - (MHP) Manufactured Housing
 - (UR) Urban Residential
 - (RC) Research Center District
 - (PV) Planned Vehicle Sales

226 0 113 226Feet

Scale 1: 1,353



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: April 3, 2014

Site Condominium Review For City of Troy, Michigan

Applicant:	Joseph Maniaci
Project Name:	Belleclaire Condominiums
Location:	4120 Rochester Road
Current Zoning:	RT, One-Family Attached Residential
Action Requested:	Site Plan Review
Required Information:	As noted in review.

BACKGROUND

In August of 2013, the 1.1 acre parcel at the southeast corner of Rochester Road and Lamb Road was rezoned from R1-C, One Family Residential, to RT, One-Family Attached Residential. This site was formerly developed as a nursery containing an existing building, shed and greenhouse. The parcel directly to the east was approved in 2013 for a fifteen (15) unit single-family residential development (Belleclaire Estates).

The applicant is seeking approval for a seven (7) unit attached single-family condominium development. Attached single-family developments are a permitted use in the RT, One-Family Attached Residential district.

Location of Subject Property:

East side of Rochester Road and south side of Lamb Drive.

Approximate Location of Site Development



Size of Subject Property:

The parcel is 1.1 net acres in area:

Proposed Uses of Subject Parcel:

Seven (7) attached, single family homes.

Current Use of Subject Property:

The subject property is currently vacant

Current Zoning:

RT, One-Family Attached Residential.

Surrounding Property Details:

Direction	Zoning	Use
North	R-T, Residential Attached	Single-family attached homes
South	R-T, Residential Attached	Single-family attached homes
East	R-1C, One-family Residential District	Single-family homes
West	R-1C, One Family Attached and R-T, Residential Attached	Single-Family Detached and Single-family attached homes

SITE ARRANGEMENT

The proposed development is arranged to accommodate seven (7) single-family attached residential units. All units front on Lamb Road. The units will be served with a common driveway. Each unit includes a two-car garage.

Items to be Addressed: *None*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:

Table 4.07.C establishes the requirements for the R-1C District. The requirements and the proposed dimensions are as follows:

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
Front	25 feet	27 feet	Complies
Major Arterial Setback	50 feet	50 feet	Complies
Rear	35 feet	Over 35 feet	Complies
Side	10 feet	Over 10 feet	Complies
Average Lot Size	5,000 sq/ft per unit	6,744 sq/ft per unit	Complies
Minimum Floor Area Per Unit	1,000 sq/ft	+/- 1,844 sq/ft	Complies
Lot Width/Frontage	40 feet	160 feet	Complies
Maximum Height	2 ½ stories, 30 feet	2 stories, 30 feet	Complies
Maximum Lot Area Covered by Buildings	30%	19.7%	Complies

Items to be addressed: *None.*

SITE ACCESS AND CIRCULATION

The 7-unit site condominium development is accessed off one curb-cut on Lamb Road. The applicant will close the existing curb-cut on Rochester. A common driveway will serve all 7-units. The east radius of the driveway crosses the property line. The driveway, including the radii, should be located entirely within the applicant’s right-of-way frontage. The applicant shall work with the Fire Department regarding signing the 20-foot width of the driveway with “Fire Lane: No Parking” signs

Each unit has direct pedestrian access off Lamb Road.

Items to be addressed: *Modify the driveway radii at the Lamb Road right-of-way.*

LANDSCAPING

The Landscape Plan includes eleven (11) Ginko and sixteen (16) Norway Pine. All proposed species fall within Troy regulations and are not prohibited. Site condominium and subdivision landscaping are regulated by Section 13.02.F.2.

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
Lamb Road Screening	One evergreen tree for every 50 lineal feet. feet = 6 trees	7	Compliant
Rochester Road	1 tree ever 10 feet of road frontage = 16 trees	16	Compliant
Property abutting single family	1 narrow evergreen every 3 feet	45 trees	Compliant

Items to be Addressed: *None*

STORMWATER DETENSION

The applicant is utilizing the stormwater facility for the adjacent Belleclair estates site condominium. When that project was approved, it was sized to accommodate this development. The City Engineer has reviewed the preliminary plans for the detention facility.

Items to be Addressed: *None*

SUBMITTAL REQUIREMENTS

Section 10.02 sets forth the intent and standards for site condominium projects.

1. Intent: The intent of this Section is to regulate site condominium projects to ensure compliance with this Ordinance and other applicable standards of the City, to provide procedures and standards for review and approval or disapproval of such developments, and to insure that each project will be consistent and compatible with other developments in the community.

The proposed development meets the intent of the Site Condominium section of the ordinance.

Section 10.02.E. regulates physical improvements associated with condominium projects. It requires the following:

1. *Principal access and circulation through a site condominium shall be provided by public streets constructed to City standards, within sixty (60) foot wide rights-of-way. Secondary access and circulation through such developments, on which some of the residential parcels may have their sole frontage, may be provided by twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private easements for public access. Satisfied.*

2. *Principal access to site condominium of five (5) acres or less in area may be provided by way of twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private easements for public access, when in the opinion of the City Council the property configuration is such that the provision of conforming dwelling unit parcels is impractical. Not applicable.*

3. *All entrances to major or secondary thoroughfares shall include deceleration, acceleration and passing lanes as required by Engineering Standards of the City of Troy. Not applicable.*

4. *Sidewalks shall be constructed, in accordance with City Standards, across the frontage of all dwelling unit parcels. Utilities shall be placed within street rights-of-way, or within easements approved as to size and location by the City Engineer. Satisfied.*

5. *All shall be served by public water, sanitary sewer, storm sewer and detention/retention systems constructed to City standards, at the expense of the developer. Easements over these systems shall be conveyed and recorded before occupancy permits are issued for dwelling units. The applicant has proposed full utilities, but all proposed configurations and easements are subject to approval by the City engineering department.*

As noted above, all condominium projects are subject to Section 8.05.A.7, which establishes the requirements for a preliminary site plan submittal. Three additional requirements are specifically identified for residential projects. The three additional requirements, identified in 8.05.A.7.o, include:

i. Calculation of the dwelling unit density allowable and a statement of the number of dwelling units, by type, to be provided. **Satisfied.**

ii. Topography on site and fifty (50) feet beyond, drawn at two (2) foot contour intervals, with existing drainage courses, flood plains, wetlands, and tree stands indicated. **Satisfied.**

iii. The typical floor plans and elevations of the proposed buildings, with building height(s). **Satisfied.**

Items to be Addressed: none

RECOMMENDATIONS

The project meets ordinance requirement. We recommend that the Planning Commission approve the preliminary site condominium application, as conditioned on the applicant satisfying the following requirement as part of the final site plan submittal:

1. *Modify the driveway radii at the Lamb Road right-of-way.*



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

#225-02-1318

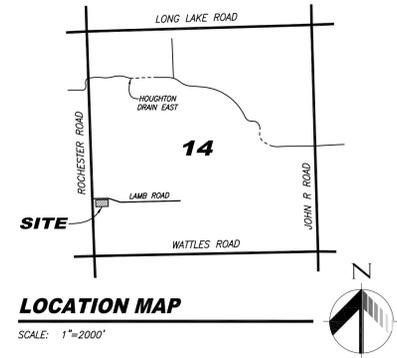
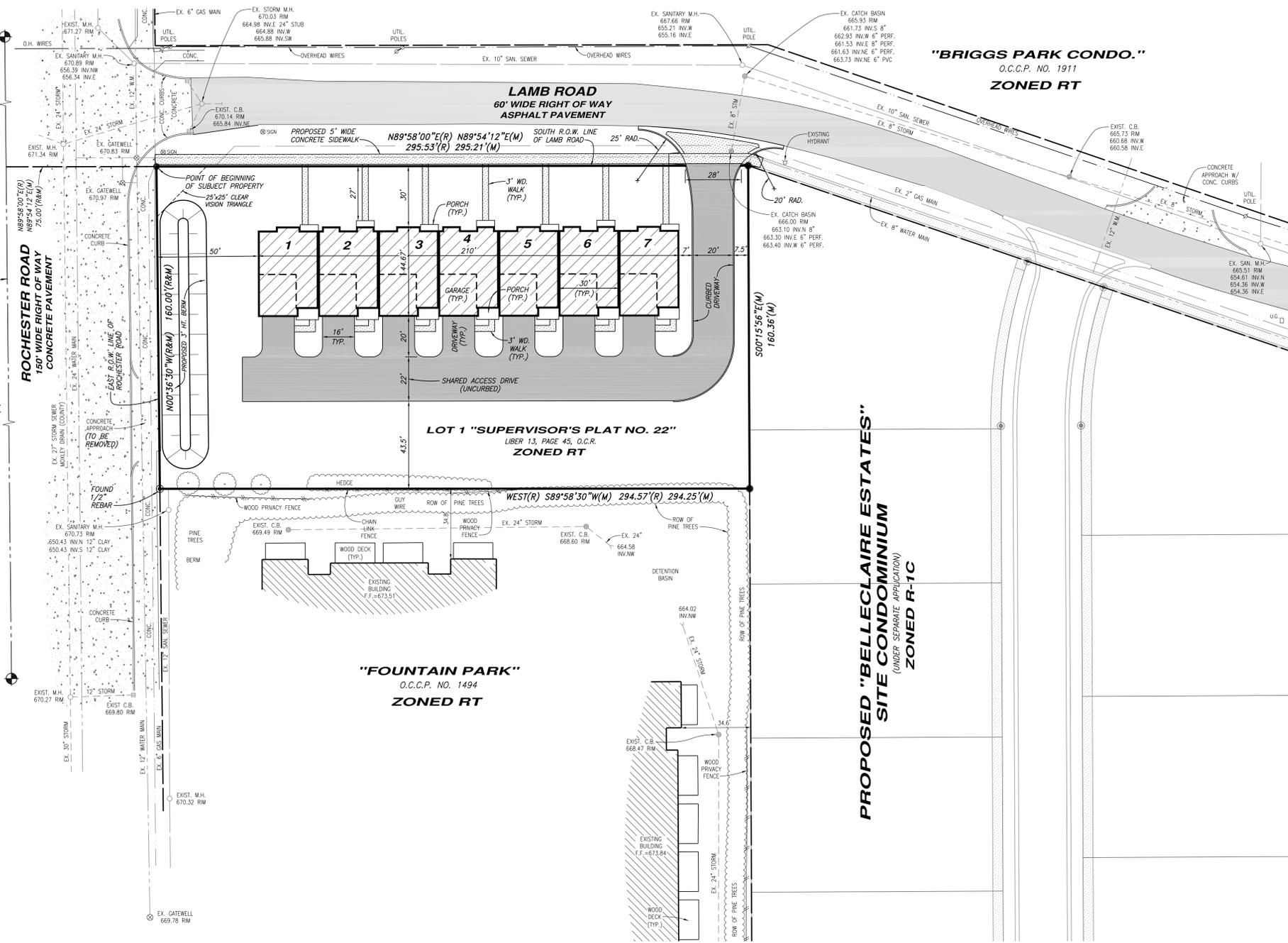
Cc: Joe Maniaci via JManiaci@mondrianproperties.com
Horizon Engineering via nrobinson@horizoneng.net

WEST 1/4 CORNER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, FOUND OAKLAND COUNTY REMONUMENTATION CAP #28854 IN MONUMENT BOX AS RECORDED IN LIBER 17277, PAGE 657 OF OAKLAND COUNTY RECORDS.

WEST LINE OF SECTION 14 AS DESCRIBED IN "SUPERVISOR'S PLAT OF SQUARE ACRES SUB. AND AS MONUMENTED IN FIELD"

WEST LINE OF SECTION 14 AS DESCRIBED IN "SUPERVISOR'S PLAT NO. 22" AND AS MONUMENTED IN FIELD

SOUTHWEST CORNER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, FOUND OAKLAND COUNTY REMONUMENTATION CAP #17623 IN MONUMENT BOX AS RECORDED IN LIBER 17038, PAGE 728 OF OAKLAND COUNTY RECORDS. POINT OF COMMENCEMENT OF SUBJECT PROPERTY AS SURVEYED.



PROPERTY DESCRIPTION

LOT 1 EXCEPT THE WEST 10 FEET, ALSO EXCEPT THE EAST 32 FEET OF THE WEST 42 FEET, "SUPERVISOR'S PLAT NO. 22", A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 13 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST 1315.67 FEET ALONG THE WEST LINE OF SAID SECTION 14; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS WEST 75.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ROCHESTER ROAD (WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST 295.21 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF LAMB ROAD (60 FEET WIDE) TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 15 MINUTES 56 SECONDS EAST 160.36 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 294.25 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE EASTERLY RIGHT OF WAY LINE OF SAID ROCHESTER ROAD; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST 180.00 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID ROCHESTER ROAD TO THE POINT OF BEGINNING. CONTAINING 47,208.56 SQUARE FEET, OR 1.084 ACRES, MORE OR LESS.

SITE CRITERIA

- PARCEL SUMMARY:**
 - ADDRESS: PART OF #4210 ROCHESTER ROAD
 - PARCEL ID NO.: PART OF 20-14-351-083
 - EXISTING ZONING: RT, ONE-FAMILY ATTACHED RESIDENTIAL
 - ADJACENT ZONINGS: RT & R-1C
 - TOTAL GROSS & NET SITE AREA: 47,209 S.F. (1.084 Ac.)
- USE SUMMARY:**
 - EXISTING USE: VACANT LAND
 - PROPOSED USE: ATTACHED RESIDENTIAL CONDOMINIUMS.
 - ALLOWABLE DENSITY BASED ON UNIT AREA:
 - 1 UNIT/5,000 S.F. = 47,209/5,000 = 9.4 = 9 UNITS
 - ALLOWABLE DENSITY BASED ON UNIT WIDTH:
 - 1 UNIT/40' = 295.53'/40' = 7.4 = 7 UNITS
 - PROPOSED DENSITY: 7 UNITS.
- BUILDING SETBACK SUMMARY:**
 - FRONT (TO LAMB ROAD): 25' MIN.
 - FRONT (TO ROCHESTER ROAD): 50' MIN.
 - REAR (TO SOUTH): 35' MIN.
 - SIDE (TO EAST): 10' MIN.
- BUILDING CONSTRUCTION SUMMARY:**
 - MAXIMUM ALLOWABLE BUILDING HEIGHT: 30' (2.5 STORY)
 - PROPOSED BUILDING HEIGHT: 27'±
 - MAXIMUM ALLOWABLE LOT COVERAGE: 30% (14,163 S.F.)
 - PROPOSED LOT COVERAGE: 9,281 S.F. (19.7%)
 - MINIMUM REQUIRED FLOOR AREA PER UNIT: 1,000 S.F.
 - PROPOSED FLOOR AREA PER UNIT: 1,844 S.F. ±

NOTES

- CONDOMINIUM BUILDING LAYOUT AND DIMENSIONS ARE TENTATIVE AND ARE SUBJECT TO MODIFICATION UPON FINAL BUILDING DRAWING APPROVAL AND COMPUTATION OF THE MASTER DEED EXHIBIT "B".
- THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF TROY, THE COUNTY OF OAKLAND, AND THE STATE OF MICHIGAN.
- REFER TO PRELIMINARY GRADING & UTILITY PLAN FOR UTILITIES TO SERVE THE PROPOSED UNITS.
- NO SIGNAGE IS PROPOSED AS A PART OF THIS DEVELOPMENT. "NO PARKING-FIRE LANE" SIGNS SHALL BE INSTALLED AS DIRECTED BY THE CITY FIRE DEPARTMENT IF AND AS REQUIRED.
- ALL WORK WITHIN ANY PUBLIC EASEMENT AND/OR RIGHT-OF-WAY SHALL REQUIRE PERMITS FROM THE CITY OF TROY.

LEGEND

	EXISTING ASPHALT PAVEMENT TO REMAIN		PROPOSED ASPHALT DRIVEWAY PAVEMENT
	EXISTING CONCRETE PAVEMENT TO REMAIN		PROPOSED CONCRETE SIDEWALKS

SHEET INDEX

1.	SITE PLAN.
2.	PRELIMINARY GRADING & UTILITY PLAN.
3.	TREE PRESERVATION & LANDSCAPE PLAN.
4.	SITE LIGHTING & PHOTOMETRIC PLAN.

SUPPLEMENTALS:

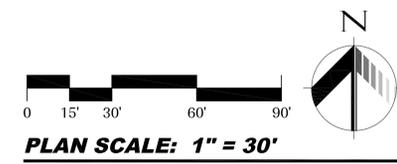
- BOUNDARY & TOPOGRAPHICAL SURVEY.
- TYPICAL HOUSE FLOOR PLANS & ELEVATIONS.

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

3 WORKING DAYS
BEFORE YOU DIG CALL MISS DIG
1-800-482-7171
(TOLL FREE) for the location of underground utilities



BENCHMARKS

CITY BENCHMARK #1937
ELEVATION = 673.60 (NAVD 88 DATUM)
ARROW ON TOP OF HYDRANT #14-141 ON THE EAST SIDE OF ROCHESTER ROAD AND 250 FEET NORTH OF LAMB ROAD.

SITE BENCHMARK #1
ELEVATION = 669.92 (NAVD 88 DATUM)
TOP OF HYDRANT ON SOUTH SIDE OF LAMB ROAD, 314 FEET EAST OF ROCHESTER ROAD

BENCHMARK #2
ELEVATION = 666.64 (NAVD 88 DATUM)
TOP OF HYDRANT ON SOUTH SIDE OF LAMB ROAD IN FRONT OF EXISTING RESIDENCE #1138.

REVISIONS: 2-17-14 REVISED PER CITY PLANNING DEPARTMENT & CLIENT

CLIENT: MR. JOSEPH MANACI
MR. JEFFREY M. BELL
MR. JAMES H. BELL
5021 E. SCHOENBERG RD.
SHELBY TWP., MI 48315
(989) 752-7560

PROJECT: Proposed "Belleclaire Condominiums"
PART OF THE SOUTHWEST 1/4 OF SECTION 14, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN: **Site Plan**

SHEET: **1** OF **4**

MUNICIPAL REVIEW NUMBERS:

SEAL: **HORIZON ENGINEERING LLC**
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 102158, Shelby Township, Michigan 48318
Phone 586-453-8097 Fax 586-580-0053

JOB NO: 13-031
DATE: 10-24-13
DRAWN BY: N.P.R.

WEST 1/4 CORNER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. FOUND OAKLAND COUNTY REMONUMENTATION CAP #25854 IN MONUMENT BOX AS RECORDED IN LIBER 17277, PAGE 657 OF OAKLAND COUNTY RECORDS.

WEST LINE OF SECTION 14 AS DESCRIBED IN "SUPERVISOR'S PLAT OF SQUARE ACRES SUB. AND AS MONUMENTED IN FIELD

ROCHESTER ROAD 150' WIDE RIGHT OF WAY CONCRETE PAVEMENT

SOUTHWEST CORNER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. FOUND OAKLAND COUNTY REMONUMENTATION CAP #17823 IN MONUMENT BOX AS RECORDED IN LIBER 17038, PAGE 728 OF OAKLAND COUNTY RECORDS. POINT OF COMMENCEMENT OF SUBJECT PROPERTY AS SURVEYED.

DETENTION CALCULATIONS

Project Name: Belleclaire Condominiums
 Job Number: 13-031
 Date: 2-17-2014
 Revisions:

Allowable Outflow:
 Tributary Acreage: A = 1.084 acres
 Allowable Outflow = 0.20 cfs/acre
 $Q_0 = 0.20 \times A = 0.22 \text{ cfs}$
 Runoff Coefficient = C = 0.45

Required Detention Volume, 25-Year Storm:

$$Q_0 = \frac{Q_A}{A \times C} = \frac{0.22 \text{ cfs}}{1.084 \text{ acres} \times 0.45} = 0.44 \text{ cfs (per acre)}$$

$$T_{25} = -25 + \sqrt{\frac{8,062.50}{Q_0}} = -25 + \sqrt{\frac{8,062.50}{0.44}} = 109.7 \text{ min. (per acre)}$$

$$V_{25} = \left[\frac{12,900 \times T_{25}}{T_{25} + 25} - 40 \times Q_0 \times T_{25} \right] = \left[\frac{12,900 \times 109.7}{109.7 + 25} - 40 \times 0.44 \times 109.7 \right]$$

$$V_{25} = 8,555.6 \text{ ft}^3 \text{ (per acre)}$$

$$V_{25} = V_{25} \times C \times A = 8,555.6 \text{ ft}^3/\text{acre} \times 0.45 \times 1.084 = 4,173.4 \text{ ft}^3$$

Provided Detention Volume, 25-Year Storm:

$$V = h \left(A_T + A_B + \sqrt{A_T \times A_B} \right)$$

$$A_T = A_{699.00} = 6,192.0 \text{ ft}^2 \text{ (High Water Level)} \quad h = 1.00 \text{ ft}$$

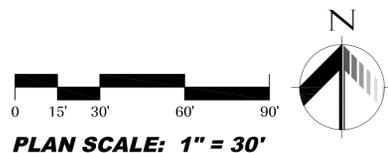
$$A_B = A_{688.00} = 1,617.0 \text{ ft}^2 \text{ (High Bottom Contour)} \quad V = 3,657.7 \text{ ft}^3$$

$$A_T = A_{688.00} = 1,617.0 \text{ ft}^2 \text{ (High Bottom Contour)} \quad h = 1.00 \text{ ft}$$

$$A_B = A_{687.00} = 4.0 \text{ ft}^2 \text{ (Middle Bottom Contour)} \quad V = 567.1 \text{ ft}^3$$

$$4,224.9 \text{ ft}^3$$

PLAN SCALE: 1" = 30'



RUNOFF COEFFICIENT

Project Name: Belleclaire Condominiums
 Job Number: 13-031
 Date: 2/17/2014
 Revisions:

Typical Runoff Coefficients: C_{impervious} = 0.90
 C_{perVIOUS} = 0.15

Total Tributary Area = A_{total} = 1.084 acres

Weighted Runoff Coefficient Calculation:

$$C = \frac{A_{\text{impervious}} \times C_{\text{impervious}} + A_{\text{perVIOUS}} \times C_{\text{perVIOUS}}}{A_{\text{total}}} = \frac{0.438 \times 0.90 + 0.646 \times 0.15}{1.084} = 0.45$$

BENCHMARKS

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SOILS (FROM COUNTY SOILS SURVEY)

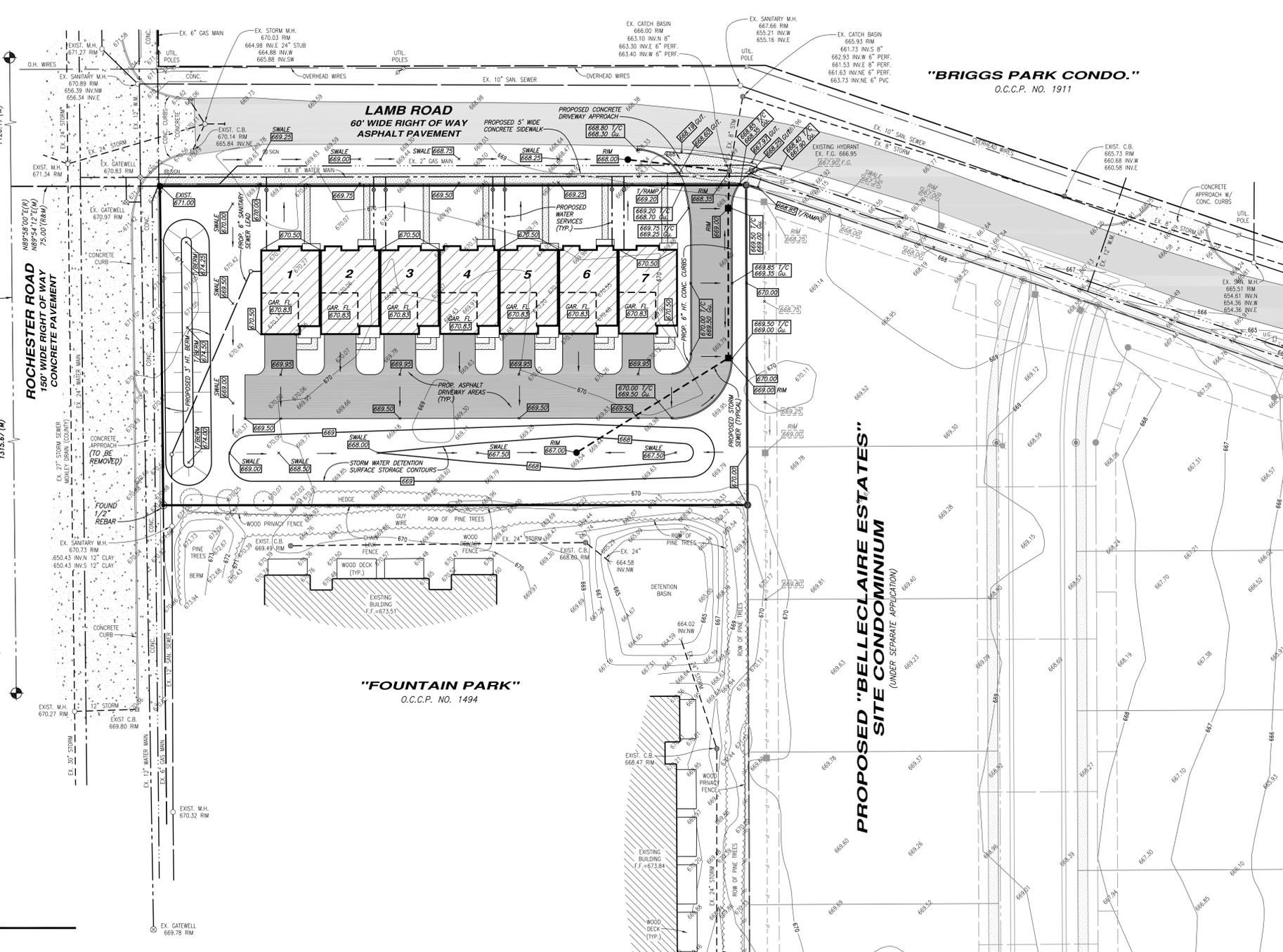
30A METAMORA SANDY LOAM (0% TO 3% SLOPES), 0"-9" VERY DARK GRAYISH BROWN SANDY LOAM; 9"-28" GRAYISH BROWN AND PALE BROWN MOTTLED SANDY LOAM; 28"-36" GRAYISH BROWN MOTTLED CLAY LOAM; 36"-60" GRAYISH BROWN MOTTLED LOAM. MEDIUM SURFACE RUNOFF, SOMEWHAT POORLY DRAINED, MODERATELY SLOW PERMEABILITY.

LEGEND

	EXISTING ASPHALT PAVEMENT TO REMAIN		PROPOSED ASPHALT DRIVEWAY PAVEMENT
	EXISTING CONCRETE PAVEMENT TO REMAIN		PROPOSED CONCRETE SIDEWALKS
	EXISTING GRADE		EXISTING CONTOURS, 1' INTERVAL
	PROPOSED GRADE		DIRECTION OF SURFACE DRAINAGE

SHEET: **2** OF **4**

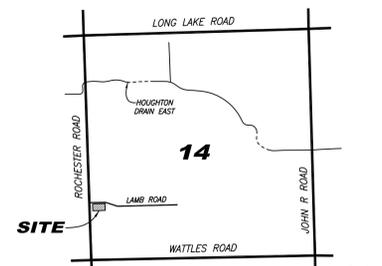
MUNICIPAL REVIEW NUMBERS:



"BRIGGS PARK CONDO."
 O.C.C.P. NO. 1911

"FOUNTAIN PARK"
 O.C.C.P. NO. 1494

PROPOSED "BELLECLAIRE ESTATES"
 SITE CONDOMINIUM
 (UNDER SEPARATE APPLICATION)



PROPERTY DESCRIPTION

LOT 1 EXCEPT THE WEST 10 FEET, ALSO EXCEPT THE EAST 32 FEET OF THE WEST 42 FEET, "SUPERVISOR'S PLAT NO. 22", A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 13 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST 1315.67 FEET ALONG THE WEST LINE OF SAID SECTION 14; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS WEST 75.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ROCHESTER ROAD (WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST 295.21 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF LAMB ROAD (60 FEET WIDE) TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 15 MINUTES 56 SECONDS EAST 160.36 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 294.25 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE EASTERLY RIGHT OF WAY LINE OF SAID ROCHESTER ROAD; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST 150.00 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID ROCHESTER ROAD TO THE POINT OF BEGINNING. CONTAINING 47,208.56 SQUARE FEET, OR 1.084 ACRES, MORE OR LESS.

SITE CRITERIA

- UTILITY SUMMARY:
 - SANITARY SEWER: SINGLE SANITARY SEWER LEAD SHALL SERVICE ENTIRE BUILDING AND CONNECT TO EXISTING SANITARY SEWER STUB AT SOUTHWEST PROPERTY CORNER.
 - STORM SEWER: ENCLOSED STORM SEWERS WITH ON-SITE STORM WATER DETENTION.
 - WATER MAIN: INDIVIDUAL WATER SERVICES TO THE EXISTING WATER MAIN LOCATED IN LAMB ROAD.
- NATURAL FEATURES SUMMARY:
 - FLOOD PLAIN: SUBJECT PARCEL LIES WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN AND AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 26125C0534F, DATED SEPTEMBER 29, 2006, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - WETLANDS: NO WETLANDS ARE PRESENT ON SITE.

NOTES

1. UTILITY AND GRADING DESIGN ARE TENTATIVE AND ARE SUBJECT TO MODIFICATION UPON FINAL ENGINEERING APPROVAL.
2. THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF TROY, THE COUNTY OF OAKLAND, AND THE STATE OF MICHIGAN.
3. ALL WORK WITHIN ANY PUBLIC EASEMENT AND/OR RIGHT-OF-WAY SHALL REQUIRE PERMITS FROM THE CITY OF TROY.
4. UTILITY EASEMENTS, IF REQUIRED, SHALL BE PROVIDED TO THE SATISFACTION OF THE CITY OF TROY ENGINEERING DEPARTMENT.
5. ALL PERMITS REQUIRED BY THE CITY OF TROY ENGINEERING DEPARTMENT SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

REVISIONS:
 2-17-14 REVISED PER CITY PLANNING DEPARTMENT & CLIENT

CLIENT:
 MR. JOSEPH MAMACI
 MICHIGAN UTILITIES
 BELLECLAIRE ESTATES
 5621 SCHOENHER RD.
 SHELBY TWP., MI 48315
 (588) 752-7560

SEAL:

HORIZON
 ENGINEERING LLC
 CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
 P.O. Box 102158, Shelby Township, Michigan 48318
 Phone 586-453-8097 Fax 508-580-0053

PROJECT:
Proposed "Belleclaire Condominiums"
 PART OF THE SOUTHWEST 1/4 OF SECTION 14, T2N., R11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
Preliminary Utility & Grading Plan

SHEET:

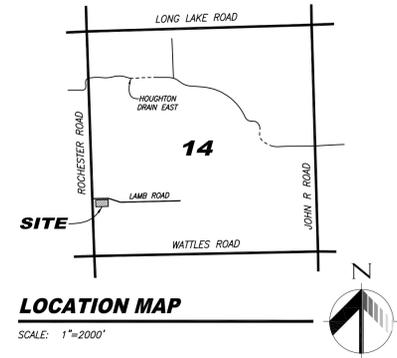
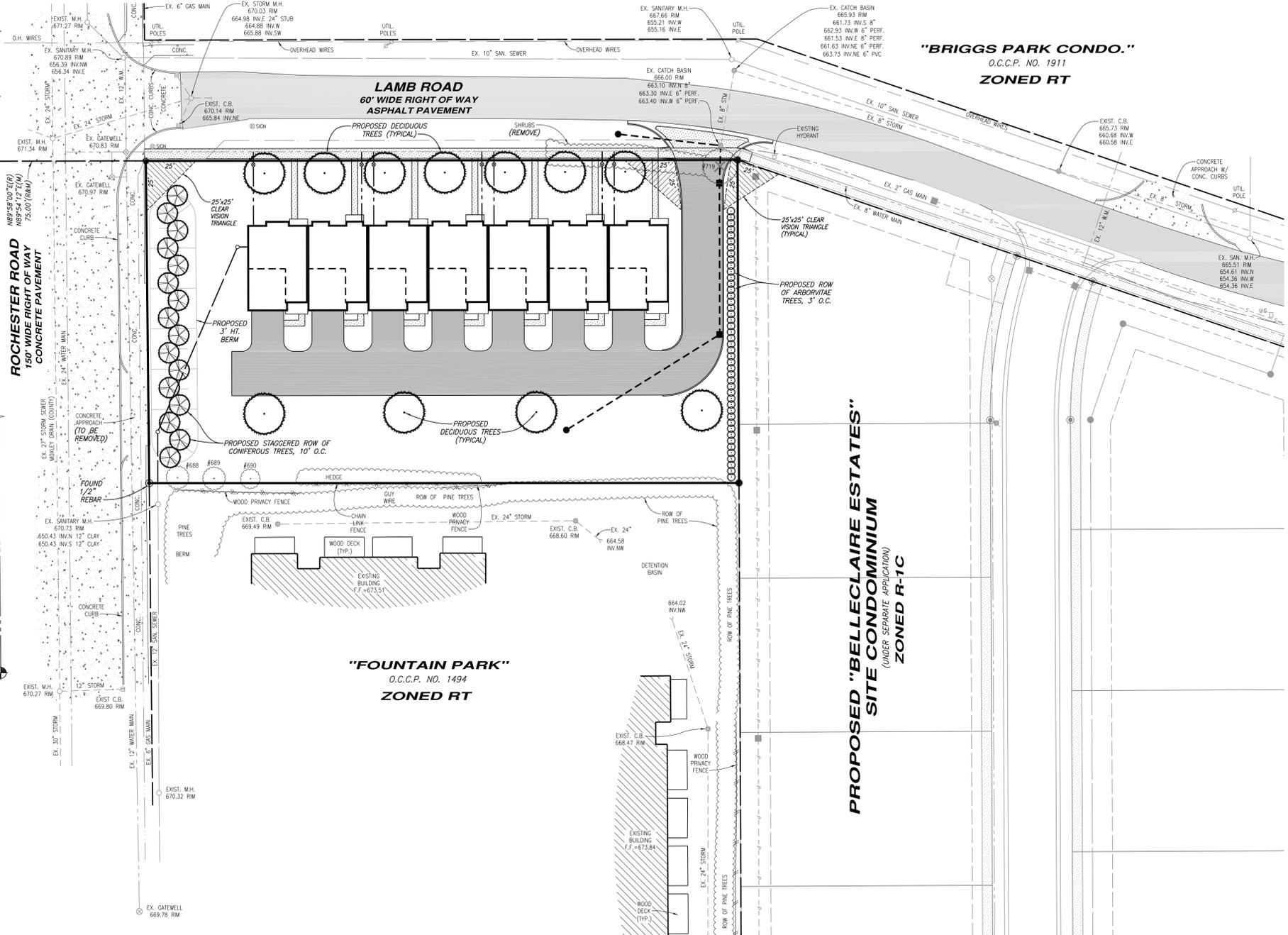
2 OF **4**

MUNICIPAL REVIEW NUMBERS:

WEST 1/4 CORNER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. FOUND OAKLAND COUNTY REMONUMENTATION CAP #2854 IN MONUMENT BOX AS RECORDED IN LIBER 17277, PAGE 657 OF OAKLAND COUNTY RECORDS.

WEST LINE OF SECTION 14 AS DESCRIBED IN "SUPERVISOR'S PLAT OF SQUARE ACRES SUB. AND AS MONUMENTED IN FIELD"

SOUTHWEST CORNER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. FOUND OAKLAND COUNTY REMONUMENTATION CAP #17623 IN MONUMENT BOX AS RECORDED IN LIBER 17038, PAGE 728, OF OAKLAND COUNTY RECORDS. POINT OF COMMENCEMENT OF SUBJECT PROPERTY AS SURVEYED.



SITE CRITERIA

LANDSCAPING SUMMARY:

TREES REQUIRED:

LAMB ROAD:
 REQUIRED: ONE LARGE DECIDUOUS TREE EVERY 50 FEET OF ROAD FRONTAGE = 295.21/50 = 6 TREES.
 PROVIDED = 7 TREES.

ROCHESTER ROAD:
 REQUIRED: ALTERNATIVE "2" SCREENING REQUIRED = 1 EVERGREEN TREE EVERY 10 FEET OF ROAD FRONTAGE = 160.00/10 = 16 TREES.
 PROVIDED = 16 TREES.

EAST PROPERTY LINE (ABUTTING SINGLE FAMILY):
 REQUIRED: ALTERNATIVE "1" OR "2".
 PROVIDED: ALTERNATIVE "1" = 1 NARROW EVERGREEN TREE EVERY 3 FEET = 45 TREES.

ADDITIONAL LANDSCAPING:
 DETENTION AREA: 4 ADDITIONAL DECIDUOUS TREES PROVIDED.

NOTES

1. THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF TROY, THE COUNTY OF OAKLAND, AND THE STATE OF MICHIGAN.

PLANTING NOTES

- ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE IF NECESSARY TO AVOID UTILITIES, STRUCTURES, DRIVEWAYS, ETC.
- ANY SUBSTITUTIONS OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH CITY OF TROY ORDINANCE STANDARDS. ALL STREET TREES SHALL MEET THE MINIMUM SIZE, SPACING AND SPECIES REQUIREMENTS AS SET FORTH IN THE CITY OF TROY'S ZONING ORDINANCE, SECTION 13.02.H. MINIMUM SIZE AND SPACING REQUIREMENTS AND SECTION 13.02.I. "PROHIBITED SPECIES".
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED, AND WRAPPED.
- PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" OF SHREDDED HARD BARK.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL FROM EXCAVATED PLANTING HOLE.
- REMOVE ALL TWINE, WIRE, AND BURLAP FROM THE TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.
- LAWN TREES TO BE MULCHED WITH A 2' WIDE MINIMUM OF 6" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
- PROVIDE HYDRO-SEEDING AND/OR SOD FOR ALL NEW LAWN AREAS.
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERMEN LANDSCAPE STANDARDS.
- PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS, AND PARKING STALLS:
 - SHADE TREES.....5 FT.
 - ORNAMENTAL AND EVERGREEN TREES.....10 FT. (CAB, PINE, SPRUCE, ETC.)
 - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY.....2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. REFER TO ENGINEERING PLANS FOR EXACT LOCATIONS OF UTILITY LINES.
- FOR EXISTING TREE PROTECTION, A 4-FOOT HIGH ORANGE SNOW FENCE SHALL BE ERRECTED AROUND TREE DRIP LINES PRIOR TO LAND CLEARING AND SITE CONSTRUCTION AND MAINTAINED THROUGHOUT SITE DEVELOPMENT PERIOD. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE FENCED AREAS WITHOUT PRIOR CITY APPROVAL.

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

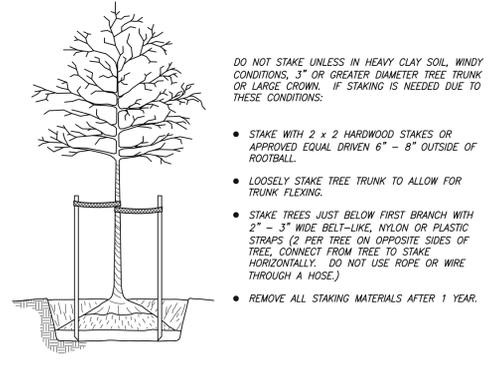
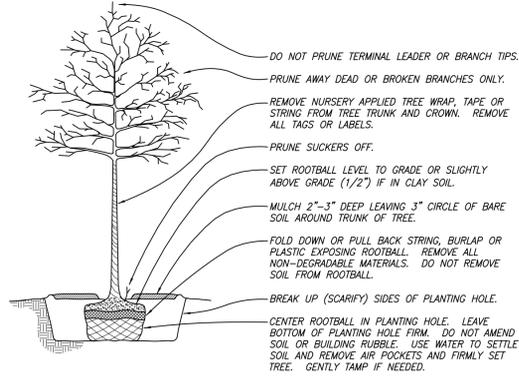
3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE) for the location of underground utilities.

TREE INVENTORY

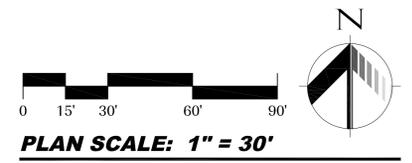
TAG NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (IN.)	CONDITION	REMOVE?
688	PYRUS CALLERYANA	BRADFORD PEAR	7	GOOD	NO
689	PYRUS CALLERYANA	BRADFORD PEAR	7	GOOD	NO
690	PYRUS CALLERYANA	BRADFORD PEAR	6	GOOD	NO
719	PINUS RESINOSA	RED PINE	11	GOOD	YES

PLANT SCHEDULE & COST ESTIMATE

DECIDUOUS TREES:						
QUANTITY:	SYMBOL:	BOTANICAL NAME:	COMMON NAME:	SIZE:	UNIT PRICE:	INSTALLATION COST:
T1 EACH	(Symbol)	CINCKO BILGDA (MALE), OR TILIA TOMENTOSA	CINCKO STERLING LINDEN	2.5" CAL.	\$300.00	\$25.00
UNIT TOTAL: \$3,575.00						
CONIFEROUS TREES:						
QUANTITY:	SYMBOL:	BOTANICAL NAME:	COMMON NAME:	SIZE:	UNIT PRICE:	INSTALLATION COST:
16 EACH	(Symbol)	PINUS RESINOSA	NORWAY (RED) PINE	5' HT.	\$300.00	\$25.00
UNIT TOTAL: \$5,200.00						
45 EACH	(Symbol)	THUJA SP.	ARBORVITAE	5' HT.	\$100.00	\$15.00
UNIT TOTAL: \$5,175.00						
TOTAL TREES: 72						SUBTOTAL COST: \$13,950
						5% CONTINGENCY: \$700
						TOTAL ESTIMATE: \$14,650



TREE PLANTING DETAIL
SCALE: NONE



REVISIONS: REVISED PER CITY PLANNING DEPARTMENT & CLIENT 2-17-14

CLIENT: MR. JOSEPH MAMACI
 MICHIGAN TREE PRESERVATION SOCIETY
 5021 E. SCHOENBER RD.
 SHELBY TWP., MI 48315
 (989) 752-7540

PROJECT: Proposed "Belleclair Condominiums"
 PART OF THE SOUTHWEST 1/4 OF SECTION 14, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN: Tree Preservation & Landscape Plan

SHEET: 3 OF 4

MUNICIPAL REVIEW NUMBERS:

SEAL: HORIZON ENGINEERING LLC
 CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
 P.O. Box 102158, Shelby Township, Michigan 48318
 Phone 586-453-8097 Fax 586-580-0053

JOB NO: 13-031
 DATE: 10-24-13
 DRAWN BY: N.P.R.



FEATURES & SPECIFICATIONS

INTENDED USE
Provides general illumination for outdoor wall use in residential and light commercial applications. Ideal for entryways creating an inviting exterior space as well as providing safety and security.

ATTRIBUTES
Arts and crafts styling, this transitionally styled lantern is offered in three sizes, each available in aged bronze patina finish with white speckled glass diffuser. It has a dusk-to-dawn photocell for added energy efficiency. The Craftston lanterns provide a wide spread even illumination for safety and security. Designed for outdoor use only. Should not be used in areas with limited ventilation or high ambient temperatures.

Includes (1) compact full spiral tube 4-pin 2700K fluorescent lamp for energy efficiency, superior color rendering and long life.

Standard with residential-grade electronic ballast (120 volt, 60Hz) ensures no flickering and quiet operation. Starts instantly down to 0°F (-18°C).

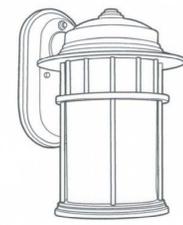
Use with non-dimmable switches only. All mounting hardware included.

LISTING
CUL listed to US and Canadian safety standards and suitable for wet locations. ENERGY STAR® qualified.

WARRANTY
Guaranteed for two years against mechanical defects in manufacture. (excludes lamp)

Notes	Type
-------	------

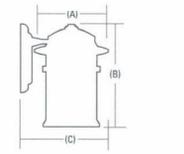
Outdoor Decorative Craftston Lantern



Compact Fluorescent

DIMENSIONS

Nominal Size	Lamp Configuration	Model Number	Number of Lamps	(A) Width inches (cm)	(B) Height inches (cm)	(C) Extension* inches (cm)
7"	(1) 13W compact full spiral	ODSL10	(1) 13W compact full spiral	7" (17.8)	10-1/2" (26.7)	8-1/4" (21.0)
9"	(1) 18W compact full spiral	ODML10	(1) 18W compact full spiral	9" (22.9)	13-1/4" (33.6)	10-1/4" (26.6)
11"	(1) 26W compact full spiral	ODLL10	(1) 26W compact full spiral	11" (27.9)	15-3/4" (40.0)	12-1/4" (31.1)



ORDERING INFORMATION

Choose the ballast/voltage, finish, and options that best suit your needs and write it on the appropriate line. Order accessories and replacement parts as separate catalog numbers.

Model Number	Ballast/Voltage	Finish	Options
ODSL10 (1) 13W compact full spiral 4-pin 2700K fluorescent lamp included	(blank) 120 volt residential electronic ballast (standard)	GBZ Aged bronze patina	(Consult factory)
ODML10 (1) 18W compact full spiral 4-pin 2700K fluorescent lamp included			
ODLL10 (1) 26W compact full spiral 4-pin 2700K fluorescent lamp included			

Other voltage and ballast types (Consult factory)

Example: ODSL10 GBZ

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
▶	A	28	ODSL10 SRC	CRAFTSTON WALL MOUNTED SMALL DECORATIVE LANTERN, ONE LAMP 13W SPIRAL COMPACT FLUORESCENT, WHITE GLASS DIFFUSER 4.25" DIA, X 6.65" HIGH, ELECTRONIC BALLAST	ONE 13-WATT T4 SPIRAL COMPACT FLUORESCENT, VERTICAL BASE UP POSITION.	ODSL10_SRC_ .jeb	900	1.00	12.6

LIGHTING NOTES

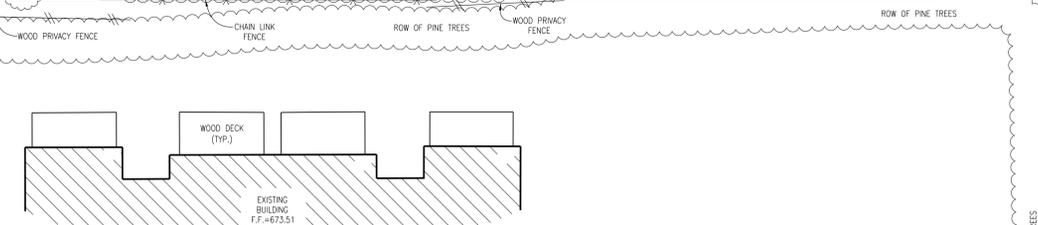
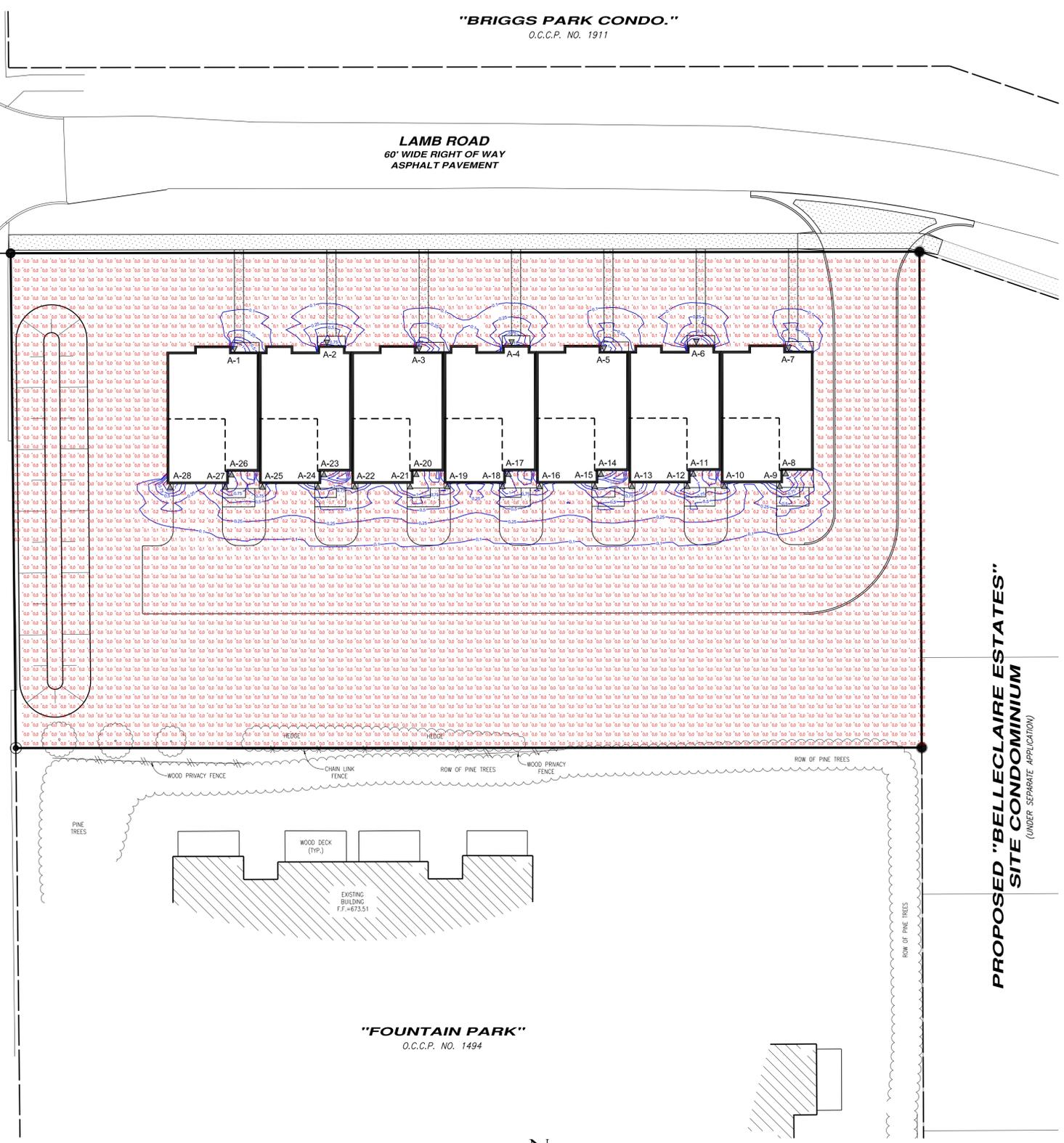
- THE BUILDER SHALL VERIFY ALL LIGHT FIXTURE SPECIFICATIONS AND LOCATIONS WITH THE MANUFACTURER AND ARCHITECT PRIOR TO INSTALLATION. ANY DEVIATIONS FROM THIS PLAN SHALL BE REVIEWED BY THE ENGINEER AND CITY OF TROY PLANNING DEPARTMENT AS NECESSARY PRIOR TO ACCEPTANCE.
- MOUNTING HEIGHT FOR EACH FIXTURE IS SET TO SEVEN (7) FEET ABOVE GRADE. ACTUAL MOUNTING HEIGHT SHALL BE VERIFIED BY THE BUILDER.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE OR AT SPECIFIED SURFACE.
- THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
- THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE BUILDER IS RESPONSIBLE TO REVIEW FOR MICHIGAN CODE AND LIGHTING QUALITY COMPLIANCE.

ROCHESTER ROAD
150' WIDE RIGHT OF WAY
CONCRETE PAVEMENT

"BRIGGS PARK CONDO."
O.C.C.P. NO. 1911

LAMB ROAD
60' WIDE RIGHT OF WAY
ASPHALT PAVEMENT

PROPOSED "BELLECLAIRE ESTATES"
SITE CONDOMINIUM
(UNDER SEPARATE APPLICATION)



"FOUNTAIN PARK"
O.C.C.P. NO. 1494



PLAN SCALE: 1" = 20'



REVISIONS:
2-17-14 REVISED PER CITY PLANNING DEPARTMENT & CLIENT

CLIENT:
MR. JOSEPH MAMACI
MICHIGAN REAL ESTATE
50215 SCHOENHERR RD.
SHELBY TWP., MI 48315
(981) 729-2540

SEAL:

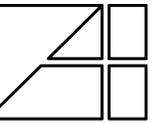
HORIZON
ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 102158, Shelby Township, Michigan 48318
Phone 586-453-8097 Fax 586-580-0053

PROJECT:
Proposed "Belleclaire Condominiums"
PART OF THE SOUTHWEST 1/4 OF SECTION 14, T2N., R1E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
Site Lighting & Photometric Plan

SHEET:

4 OF 4
MUNICIPAL REVIEW NUMBERS:



Alexander V. Bogaerts + Associates, P.C. • Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248 • 334 • 5000

SHEET TITLE
ELEVATIONS

CLIENT/PROJECT
BELLECLAIR ESTATES
 MONDRIAN PROPERTIES
 TROY, MICHIGAN

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 ALEXANDER V. BOGAERTS & ASSOC.

■ PRELIMINARY
 02-26-14

BIDS

PERMITS

CONSTRUCTION

REVISIONS

DRAWN BY
 GK

CAD FILENAME
 3189.dwg

CHECKED BY
 MA

JOB NUMBER
 13-3189

DATE
 02-26-14

SHEET NUMBER
A1



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



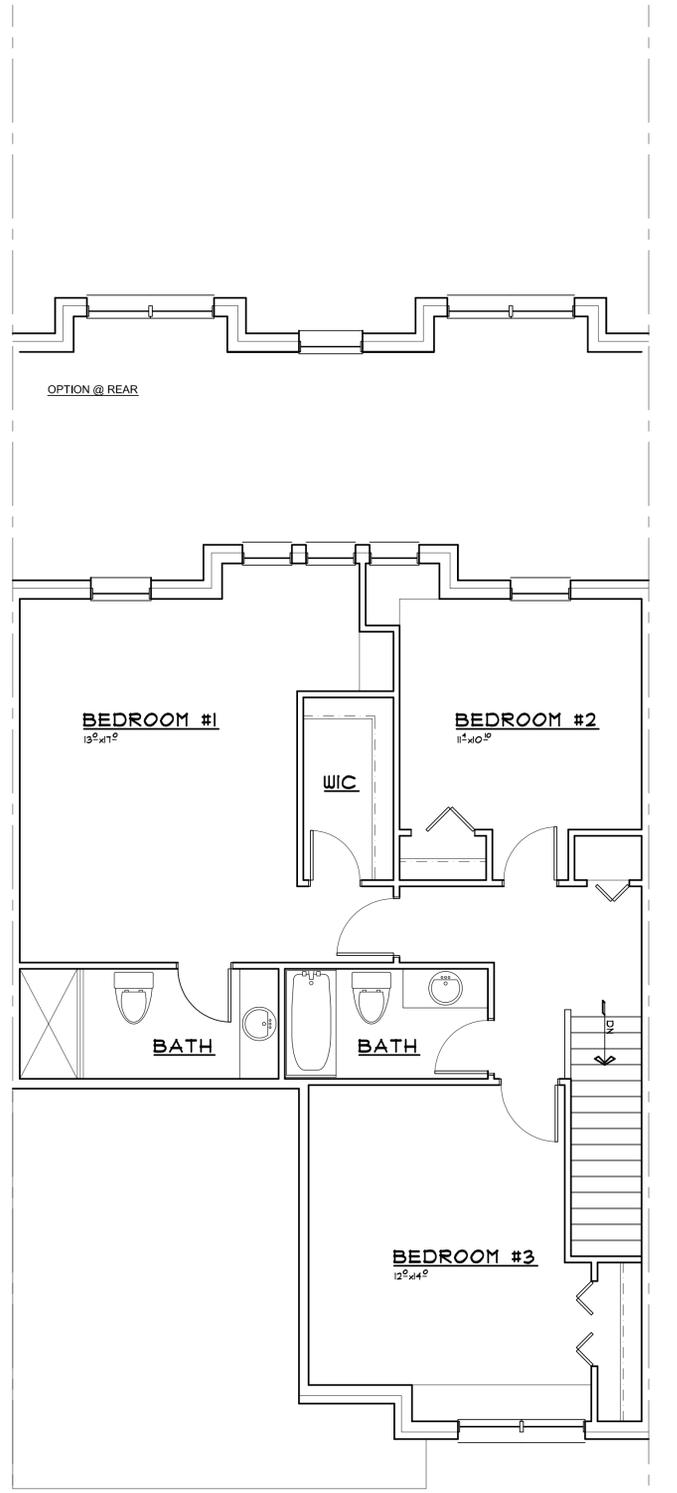
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



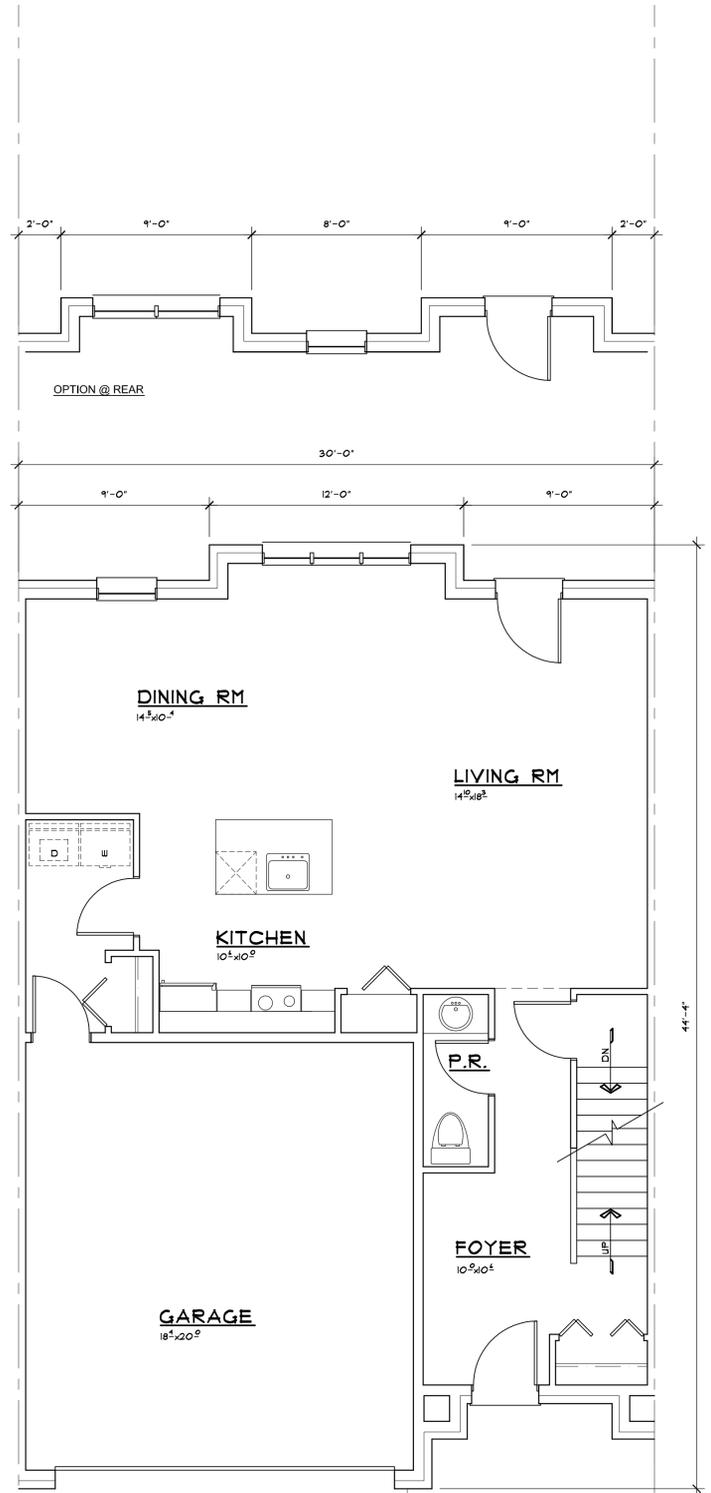
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



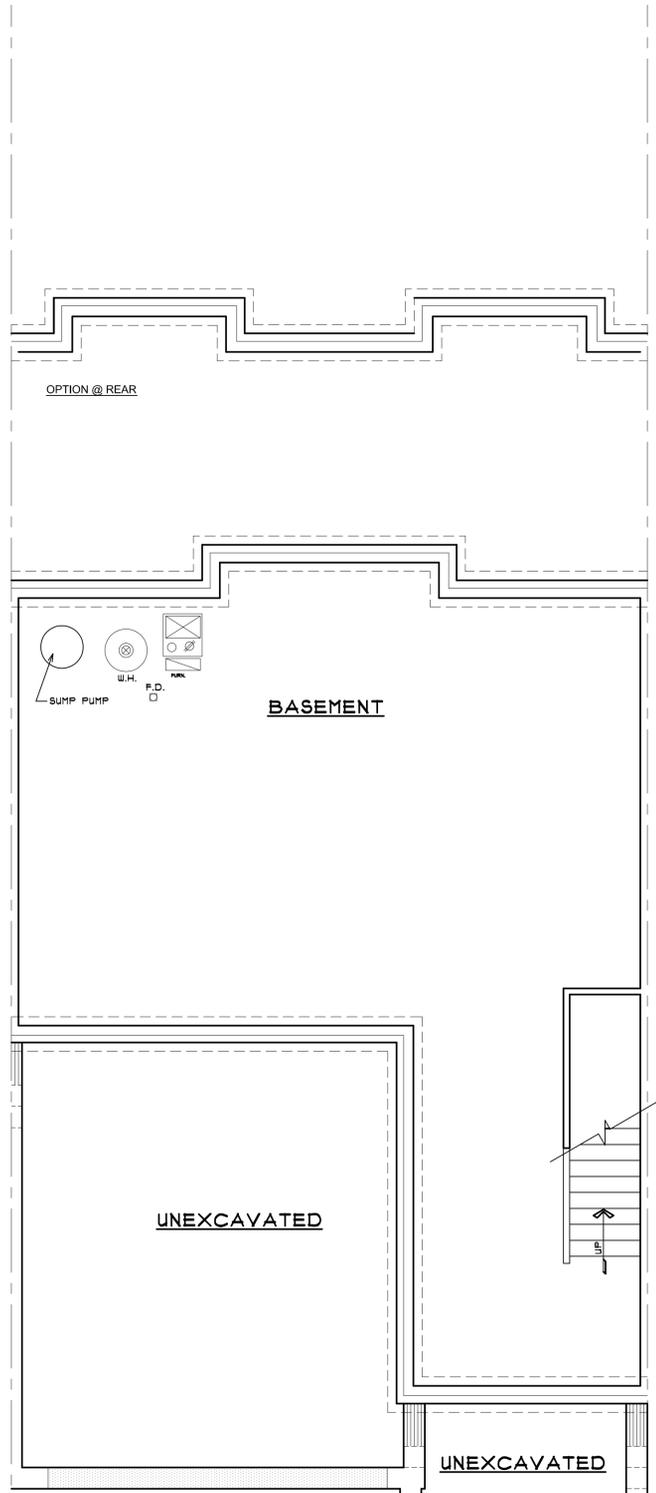
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

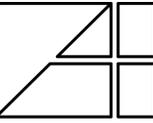
SCALE: 1/8" = 1'-0"



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	864 SF
SECOND FLOOR	1000 SF
TOTAL	1864 SF



Alexander V. Bogaerts + Associates, P.C. • Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248 • 334 • 5000

CLIENT/PROJECT
 BELLECLAIR ESTATES
 MONDRIAN PROPERTIES
 TROY, MICHIGAN

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 ALEXANDER V.
 BOGAERTS & ASSOC.

■ PRELIMINARY
 02-26-14

BIDS

PERMITS

CONSTRUCTION

REVISIONS

DRAWN BY
 GK

CAD FILENAME
 3189.dwg

CHECKED BY
 MA

JOB NUMBER
 13-3189

DATE
 02-26-14

SHEET NUMBER
 A2



DATE: April 4, 2014
TO: Planning Commission
FROM: R. Brent Savidant, Planning Director
SUBJECT: PLANNING COMMISSION BYLAWS – Draft Revisions

The Planning Commission Bylaws were last reviewed and updated in 2008. Since that time a comprehensively rewritten Zoning Ordinance was adopted by City Council in April 2011. It is recommended that the Planning Commission update its Bylaws to be consistent with the Zoning Ordinance. Other revisions are also recommended.

The following is a summary of the proposed revisions:

1. Update State acts referenced in Article I.
2. Change the name “Board of Zoning Appeals” to “Zoning Board of Appeals”, as per Zoning Ordinance.
3. Update provisions related to City Council appointment of a Planning Commission representative to Zoning Board of Appeals, as per Zoning Ordinance. Presently the Bylaws require the Planning Commission recommend appointment of a ZBA Representative and Alternate.
4. Clarify that both regularly scheduled Planning Commission meetings, on the 2nd and 4th Tuesdays of each month, are Regular meetings. This is consistent with the Open Meetings Act.
5. Clarify the matters on which the Planning Commission acts as the approval authority or in an advisory capacity.
6. Clarify that the Planning Department performs the duties of secretary for the Planning Commission.
7. Update the Order of Business to be consistent with present Planning Commission practice.
8. Provide Chairperson the authority to ask for reason for “no” votes.
9. Require members to adhere to City of Troy Appointee Code of Ethics.

A two-thirds (2/3) vote of the entire membership of the Planning Commission (6 votes) is necessary to approve an amendment to the Bylaws. Please be prepared to discuss this item at the April 8, 2014 Planning Commission Regular meeting.

Attachments:

1. Draft Revised Planning Commission Bylaws

G:\PLANNING COMMISSION\By-Laws\PC Bylaws Memo 04 08 2014.doc

**BY-LAWS AND RULES OF PROCEDURE OF THE CITY OF TROY
PLANNING COMMISSION**

ARTICLE I – COMPLIANCE AND AUTHORITY

The City of Troy Planning Commission shall comply with all applicable statutes, perform any duties, and exercise the powers granted to the Planning Commission by the Michigan ~~Municipal~~ Planning Enabling Act, Public Act ~~285 33 of 1934~~ 2008, as amended, the Michigan Zoning Enabling Act, Public Act ~~207 110 of 1924~~ 2006, as amended, and the Open Meetings Act, Public Act 267 of 1976, as amended, and the City of Troy Charter and Ordinances. The By-Laws and Rules of Procedure are adopted pursuant to the authority of those statutes and the City Charter.

ARTICLE II – OFFICERS AND THEIR DUTIES

- Section 1. The Planning Commission shall select from its membership a Chairperson ~~and~~; a Vice-Chairperson, ~~and a Board of Zoning Appeals Representative and alternate for the Board of Zoning Appeals~~ who shall serve for a one (1) year term and who shall be eligible for re-election. The Planning Commission shall make a recommendation to City Council for a Zoning Board of Appeals Representative.
- Section 2. The Chairperson shall preside at all meetings and shall conduct all meetings in accordance with these by-laws and rules and in accordance with the usual duties conferred by parliamentary procedure on the position of Chairperson.
- Section 3. The Vice-Chairperson shall act in the capacity of the Chairperson in the absence of the Chairperson and shall succeed to the office of Chairperson in the event of a vacancy in that office, in which case the Planning Commission shall select a successor to the office of Vice- Chairperson at the earliest practicable time by election procedures as set out in Article III.
- Section 4. In the absence of both the Chairperson and the Vice-Chairperson, the ~~Board of Zoning~~ Board of Appeals representative, ~~or if the Board of Zoning Appeals representative is not present, the Board of Zoning Appeals alternate,~~ shall act as Chairperson for that meeting only. The temporary Chairperson shall have the same duties and privileges as the Chairperson.
- Section 5. The ~~Officers, i.e.,~~ Chairperson and Vice-Chairperson, may engage in discussion on all matters before the Planning Commission and shall have voting privileges.

ARTICLE III – ELECTION OF OFFICERS AND APPOINTMENT OF BZA REPRESENTATIVES

Section 1. Each January at the Regular Meeting, the Planning Commission shall:

- A. Conduct elections of Officers (~~Chairman~~Chairperson and Vice ~~Chairman~~Chairperson); and
- B. Recommend appointments to ~~offer a~~Board of Zoning Board of Appeals (~~BZA Representative and BZA Alternate~~).

The ~~Chairman~~Chairperson shall take nominations from the floor with the election immediately thereafter.

Section 2. Candidates receiving a majority vote of the total number of members shall be declared elected as a Planning Commission Officer or recommended as a ~~BZA~~ Zoning Board of Appeals Representative or Alternate.

Section 3. The Planning Commission Officers shall take office immediately following their election. Officers shall hold their office for a term of one (1) year, or until their successors are elected and assume office. The ~~BZA~~ Zoning Board of Appeals Representative and BZA Alternate shall assume ~~their~~ his or her responsibilities following confirmation of their appointments by City Council. The ~~BZA~~ Zoning Board of Appeals Representative and BZA Alternate shall hold ~~their~~ is office for a term of one (1) year, or until ~~their~~ a successors are ~~is~~ appointed by City Council and ~~assume office~~ and assumes office.

Section 4. The Method of Voting on Nominees shall be as follows:

- A. The Chairperson shall ask for nominations from the floor. A second shall not be required in order to nominate a person as an Officer or ~~BZA~~ Zoning Board of Appeals Representative or BZA Alternate. The chairperson shall announce each nomination as he or she hears it. If it becomes apparent to the chairperson that there are no further nominations, the ~~chair~~ Chairperson shall inquire “are there further nominations?” If there are no further nominations, the ~~chair~~ Chairperson shall declare the nominations ~~as~~ closed.
- B. If there is only one nominee for each position, a single resolution may be used to elect all the officers. The resolution must be approved by a majority of Planning Commission members by a roll call vote.

- C. If there is only one nominee for a particular position, a resolution electing that person to the particular position shall be approved by roll call vote.

- D. If there is more than one nominee for a position, voting shall take place by calling ~~the a rotating~~ roll of the Planning Commission and each member is to indicate the name of the individual he or she wishes to fill the position. If one candidate receives a majority vote, that person shall be deemed elected and the chairperson shall announce such election. If no candidate receives a majority vote, the candidate with the least number of votes shall be eliminated from the ensuing ballot and the procedure shall be repeated until one candidate receives a majority vote.

ARTICLE IV – MEETINGS

- Section 1. All meetings shall be posted at City Hall according to the Open Meetings Act. The notice shall include the place, date and time of the meeting.
- Section 2. All meetings shall be conducted in accordance with generally accepted parliamentary procedure, ~~within the guidelines~~ The current version of Robert's Rules of Orders can serve as a guide.
- Section 3. Regular Meetings of the Planning Commission shall be held on the second ~~and fourth~~ Tuesday of each month at ~~7:30~~ 7:00 p.m. at the Troy City Hall, 500 West Big Beaver Road, Troy, Michigan. ~~Special Meetings and Study Meetings may be held on the first and fourth Tuesday of each month at 7:30 p.m., as necessary. Special Meetings shall be held at City Hall. Site Location Meetings may be scheduled by the Planning Commission at any reasonable time in accordance with the Open Meetings Act and notice of the time shall be included in the public notice of the Site Location Meeting.~~ Any changes in the date or time of any meeting shall be posted and noticed in the same manner as originally established accordance with the Open Meetings Act. When a Regular Meeting date falls on or near a legal holiday, the Planning Commission shall ~~may select~~ schedule a meeting on a suitable alternate date in the same month.
- Section 4. The Chairperson may call Special Meetings. In addition, it shall be the duty of the Chairperson to call a Special Meeting when requested to do so by an affirmative vote of a majority of the Planning Commission members present. The business which the Planning Commission may perform at a Special Meeting may be the same business that the Planning Commission performs at a Regular Meeting. Notice of the time, date and place of the Special Meeting shall be given in a manner as required by the Open Meetings Act and the Planning Director shall notify all members of the Planning Commission not less than 48 hours in advance of a Special Meetings.

Section 5. The Chairperson may call Study Meetings. At Study Meetings, the Planning Commission shall not vote on any of the following matters: (1) any matter requiring a public hearing, (2) matters which must be finally approved by the Planning Commission such as Site Plan review applications and, ~~Future Land Use Plan Amendments~~, Special Use Requests, and (3) matters where the Planning Commission is acting in an advisory capacity, such as, Rezoning Requests, Ordinance Text Amendments, Subdivision Plats, Street and Alley Vacations ~~or Extensions~~, ~~Historic District Designations~~, or Planned Unit Development Proposals and/or Site Condominiums. It may vote on housekeeping matters such as setting public hearing dates and ~~approval~~ approving ~~of~~ minutes.

Section 6. All meetings of the Planning Commission, including Regular, Special, Study or Site Location, ~~shall~~ meetings shall be open to the general public unless exempted from public meeting requirements under the Open Meetings Act. ~~The City Attorney's Office~~ Planning Commission, with guidance provided by the City Attorney's Office, shall make the determination as to whether the meeting or a portion of the meeting is exempt under the Open Meetings Act, and shall pass an appropriate resolution setting forth its determination.

Section 7. A majority of the membership of the Planning Commission shall constitute a quorum and the number of votes necessary to transact business ~~shall be~~ is as follows:

- A. The affirmative vote of six (6) members shall be necessary in order to adopt or amend a ~~Future Land Use Master Plan including any attachment or cross sections of a Future Land Use Plan.~~
- B. ~~A vote comprising a majority vote of these~~ the members present at a meeting shall be necessary for those matters on which the Planning Commission has final jurisdiction, as per Section 3.10 of the City of Troy Zoning Ordinance.
- C. ~~A vote comprising a majority vote~~ of those members present at a meeting shall be necessary for those matters on which the Planning Commission serves in an advisory capacity.
- D. Voting on items on the Business Agenda shall be by a rotating roll call. Voting on procedural items may be by a rotating roll call vote or voice vote, as determined by the Chairperson. A record of the ~~roll call~~ vote shall be kept as a part of the minutes.
- E. When a quorum is not present, no official action shall take place. The Chairperson or Planning Director shall announce to the

Commission and anyone in attendance that there is no quorum and that all agenda items will be rescheduled for a specific date.

F. The Chairperson may ask members who vote "no" on an item to explain the "no" vote for clarification purposes as part of and to add to the public record.

Section 8. The Planning Department Director of the City of Troy or his or her designee of the City of Troy shall perform the duties serve as of the Secretary of the Planning Commission and shall keep the minutes and records of the Commission, prepare the agenda of Regular Meetings, Special Meetings and Study Meetings with the Chairperson, provide notice of meetings to Planning Commission members, present agenda items to the Planning Commission at its meetings, attend to correspondence of the Planning Commission, and perform such other duties that are normally carried out by such departments as necessary to carry out the business of the Planning Commission.

ARTICLE V – ORDER OF BUSINESS

The order of business at a Regular Meeting and Special Meetings shall be:

A. A. — Roll Call

B. Approval of Agenda

BC. Approval of Minutes

CD. Public Comments for items not on the agenda

E. Reports. Reports may include Zoning Board of Appeals reports, Downtown Development Authority reports, Planning and Zoning reports, and any other report on information that may be of interest to the Planning Commission as determined by the Planning Commission or Planning Department.

DE. Business Agenda. The business agenda may include postponed items, public hearings on zoning ordinance amendments and special use approval requests, preliminary site plan reviews, and any other matter that is before the Planning Commission for seeking approval or a recommendation. or recommendation.

EG. Other Business

H. Public Comments for items on the agenda.

I. Planning Commissioner's Comments

FJ. Adjournment

ARTICLE VI – PLANNING COMMISSION ACTIONS

Following consideration of matters submitted to it in accordance with the provisions of the City Code of Ordinances or other applicable law, or referred to it by the City Council, the Planning Commission shall take one of the following actions:

- A. Approve the proposal, or recommend positive action by the City Council.
- B. Deny the proposal, or recommend negative action by the City Council.
- C. Approve a proposal modified to meet reasonable conditions, or recommend approval of a modified proposal meeting reasonable conditions by the City Council. However, the Planning Commission shall not place conditions on an approval of a recommendation to City Council for rezoning, except for conditional rezoning in accordance with Section 16.04 of the City of Troy Zoning Ordinance.
- D. ~~Table~~ Postpone action on the proposal to a specific date or upon the occurrence a specific event. action or no date a date to be determined later by the ~~The Planning Department~~ Director or his or her designee shall monitor the matter and determine when such specific event has occurred so that the matter may be rescheduled. The Planning Commission shall indicate, ~~indicating~~ in the ~~tabling~~ resolution the reason(s) for such action.

The Planning Commission shall ~~make a final disposition of any Petition submitted to the Planning Commission for decision~~ act on all applications within a reasonable time. This shall not be construed to alter other time limits prescribed by the Charter, Code of Ordinances or State statutes.

ARTICLE VII – HEARINGS

- Section 1. In addition to those required by law, the Planning Commission may ~~at~~in its discretion hold public hearings when it decides that such hearing will be in the public interest.
- Section 2. Notice of such hearings shall be published in the official newspaper of the City or in a newspaper of general circulation as required by the City Charter, Code of Ordinances and/or State statutes. The Planning Director or his or her designee shall take the necessary steps to see that notice is published in accordance with the City Charter, Code of Ordinances and/or State statutes.
- Section 3. ~~The Petition~~Any request before the Planning Commission shall be presented in summary by the Planning Director or his or her representative or a designated member of the Planning Commission. The Planning Director may present additional information to the Planning Commission through personnel from other Departments and/or non-City employees, if the Planning Director believes that information would be helpful to the Planning Commission. Parties in interest shall have the privilege of the floor.
- Section 4. If the petitioner or petitioner's representative fails to appear for a scheduled hearing, the Planning Commission may proceed with the hearing in the absence of the petitioner and act on the proposal in accordance with Article VI. Adjournment of any scheduled hearing must be approved by a majority of the Planning Commission member in attendance. Requests for adjournment ~~for reasons not set out in this provision~~ shall only be granted ~~for~~ upon a demonstration of good cause.
- Section 5. Public hearings and other proceedings conducted by the Planning Commission shall be run in an orderly and timely fashion. This shall be accomplished by the following procedure:
- A. If an agenda item does not formally require a public hearing, the Chairperson shall have the discretion to allow members of the public to address the agenda item. Once opened to the public for comment, the hearing shall be conducted in the same manner as a public hearing.
 - B. After announcement by the Chairperson that the public hearing portion of the meeting for a specific agenda item is open, persons who wish to address the Planning Commission shall speak when recognized by the Chairperson and provide his/her name and address on the attendance sheet provided at the podium. All comments shall be addressed to the Chairperson.

- C. ~~The Chairperson may have order removed from the hearing room the removal of any member of the public that causes a breach of the peace during the public hearing.~~
- D. The Chairperson may place reasonable limits on the length of time speakers have to address an agenda item. The Planning Commission may override such time limitation by majority vote.

ARTICLE VIII – COMMITTEES

~~Section 1. The rules and procedures committee may be appointed for one (1) year by the Chairperson and shall consist of three (3) members of the Planning Commission. Vacancies shall be filled immediately by the Chairperson of the Planning Commission.~~

~~Section 2_1. Other special c~~Committees may be appointed as needed by the Chairperson for purposes and terms which the Planning Commission approves.

ARTICLE IX – EMPLOYEES

Section 1. The Planning Commission may recommend employment of such staff and/or experts as it sees fit to aid the Planning Commission in its work.

ARTICLE X – AMENDMENTS

These By-laws may be amended by a two-thirds vote of the entire membership of the Planning Commission.

ARTICLE XI – ETHICS

Planning Commission members shall adhere to the current version of the City of Troy Appointee Code of Ethics.

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