



**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

May 13, 2014

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – April 22, 2014
4. PUBLIC COMMENTS

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

5. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 117-D) – Proposed St. Mark Coptic Orthodox Church, West side of Livernois, South of Wattles (3603-3615 Livernois), Section 21, Currently Zoned R-1B (One Family Residential) District
6. TROY REAL ESTATE FORUM – Summary of event
7. ZONING BOARD OF APPEALS RECOMMENDATIONS – Zoning Ordinance Revisions for Consideration by Planning Commission

OTHER BUSINESS

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 7:00 p.m. on April 22, 2014 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

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

Also Present:

R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2014-04-025

Moved by: Hutson
Seconded by: Tagle

RESOLVED, To reverse the order of Agenda items 8 and 9.

Yes: All present (8)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-04-026

Moved by: Tagle
Seconded by: Krent

RESOLVED, To approve the minutes of the April 8, 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 April 15, 2014 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant gave a report on the April 16, 2014 Downtown Development Authority meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant addressed:

- Prospective application from Detroit Medical Center.
- Conditional Rezoning approval for Amber Town Center Townhomes and Lofts.
- Master Plan Real Estate Forum, April 29.

STUDY ITEM

9. POTENTIAL CONDITIONAL REZONING APPLICATION – Proposed Ciena Regency at Troy, (part of) 3668 Livernois, (part of) PID 88-20-22-101-034, Section 22, Currently Zoned R-1C (One Family Residential) District

Mr. Savidant stated the Planning Department is not in receipt of an application and/or the applicable fee for this item. He said the item is in front of the Board this evening for dialogue purposes only, no action will be taken, nor is it a Public Hearing. Mr. Savidant informed the audience of the procedure that would be followed should the applicant go forward with an application.

Mr. Motzny addressed the procedure for public comment.

Mr. Carlisle said a complete review was not conducted because there is not an official application or fee submitted. He addressed the conceptual site plan as follows:

- Proposed development site will be split from the Zion Christian Church.
- Proposed use is a skilled nursing and rehabilitation care center.
 - 122 beds.
 - Post-hospital services, short-term rehabilitation to long term care.
 - No outpatient rehabilitation.
- Proposed use is interpreted as a Convalescent Center under the Zoning Ordinance and is not a permitted use in R-1C zoning district. Convalescent Centers relate to a higher degree of staffing and a higher level of State regulations.
- Conditions of the Conditional Rezoning have not been indicated by the applicant.
- Applicant must meet specific use standards of Section 6.25 of the Zoning Ordinance.

- Applicant must provide 50-foot greenbelt setback requirement to the north, or obtain a variance from Zoning Board of Appeals.
- Applicant is required to submit a traffic impact study.
- Applicant is seeking direction from the Planning Commission to move forward with the application.

Present to represent the prospective applicant were Brian Jilbert of NSA Architects, David Stobb, General Counsel for Ciena Healthcare and Steve Sorensen of Professional Engineers Associates.

Mr. Jilbert addressed the services that would be offered by the skilled nursing facility and identified existing Ciena nursing care facilities in Michigan.

Chair Edmunds opened the floor for public comment.

The following people spoke in opposition to the proposed development.

- Brian Wattles, 3864 Livernois
- Floriane Bishay, 3459 Talbot
- Anthony Leo, 34727 Bunker Hill, Farmington Hills (submitted 36 written signatures in opposition)
- Barb Lemaigre, 90 Wendelton
- Anne Smith, 3950 Ruthland
- Cynthia Khan, (no address) representative of Pakistani and Indian church
- Karen Crusse, 55 Timberview, Westwood Homeowners Association
- Beth Schwark, 3252 Frankton
- Cory Milliken, 117 Biltmore
- Alicia Hartig, 2541 (cannot read street name)
- David Leo, (453 Mayapple and 2703 Downey)
- Reda Y. Megally, 4940 Hubbard (submitted rezoning protest signatures in opposition)

Dick Ramsdell, Zion Christian Church, 3668 Livernois, addressed the due diligence, analysis and process of the sale of the property. He offered the church as a venue for discussion with those concerned about the proposed development.

Chair Edmunds closed the floor for public comment.

Mr. Hutson said he would not support the prospective conditional rezoning based on the 20/20 Vision study, the Master Plan and Zoning Ordinance interpretation of a Convalescent Center.

Discussion followed. In general, the remainder of Board members said they would keep an open mind and remain neutral until the applicant submits a Conditional Rezoning application.

The prospective applicants addressed:

- Benefit of facility near church and community services.
- Traffic study.
- Access point(s).
- Shared parking.
- Residential design of facility.
- Mitigation of neighbors' concerns.
- Tours for Board members of existing facilities.
- Purchase Agreement with church subject to rezoning approval.
- Certificate of Need obtained; loss of beds should proposed development fail.

The Board members and City staff encouraged communication among the neighboring residents, church members and applicant.

Chair Tagle requested a recess at 8:20 p.m. The meeting reconvened at 8:27 p.m.

PLANNED UNIT DEVELOPMENT

8. PLANNED UNIT DEVELOPMENT APPLICATION (File Number PUD 8-A) – Proposed Big Beaver Place, North side of Big Beaver, East of John R, Section 24, Currently Zoned PUD #8 (Planned Unit Development #8) District

Mr. Savidant said the applicant is seeking direction from the Board whether the proposed development is consistent with the Conceptual Development Plan (CDP) previously approved in 2007 and since expired.

Mr. Carlisle reviewed the proposed Conceptual Development Plan and addressed:

- PUD process.
- Comparisons between the previously approved CDP and the revised CDP.
- Circulation; parking, access point(s).
- Site arrangement.
- Transparency of signage and window covering.

Present were Brad Boyer of URS Corporation and the applicant, Jack Berke of Affinity RE LLC. Colored elevations of the commercial phase were circulated.

Discussion followed on:

- Outdoor seating.
- Access points.
- Drive-through restaurant.
- Water feature.

- Parking.
- Bioswales.
- Unit size of single family residential.

The Board members concurred that the revised Conceptual Development Plan appears to be consistent with the formerly approved plan.

10. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Special/Study meeting of the Planning Commission adjourned at 9:06 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2014 PC Minutes\Draft\2014 04 22 Special Study Meeting_Draft.doc

DATE: May 9, 2014

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 117-D) – Proposed St. Mark Coptic Orthodox Church, West side of Livernois, South of Wattles (3603-3615 Livernois), Section 21, Currently Zoned R-1B (One Family Residential) District

The petitioner St. Mark Coptic Orthodox Church submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for the addition of modular classrooms and an overflow parking area to the church facility. The application was originally considered by the Planning Commission in 2011 but was postponed by the Planning Commission at that time. The applicant submitted a modified application for Planning Commission consideration. The modification includes an asphalt overflow parking area. This parking lot is presently gravel.

Note that there were public comments submitted in 2011 that are attached.

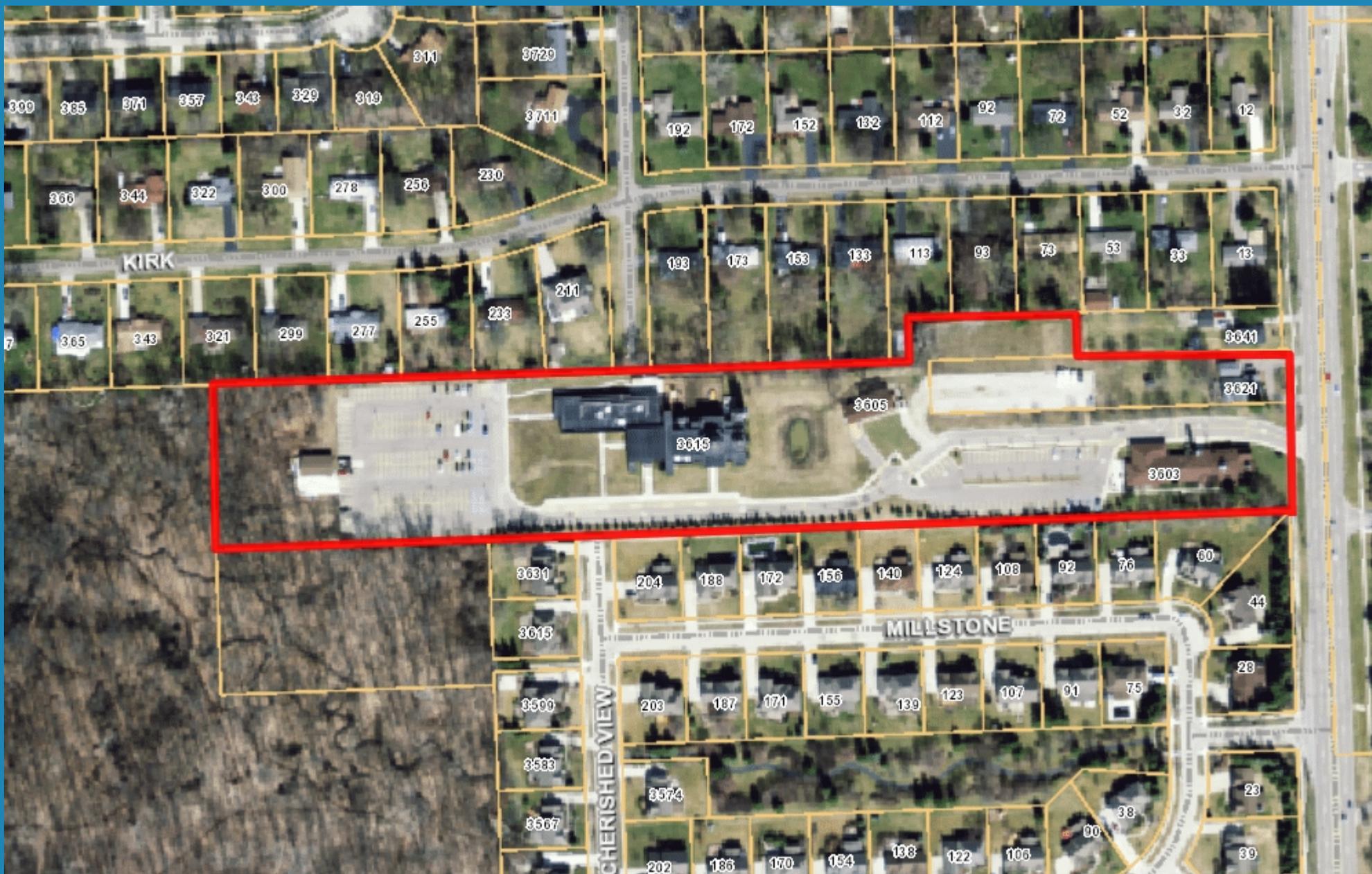
The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the application. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained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

Attachments:

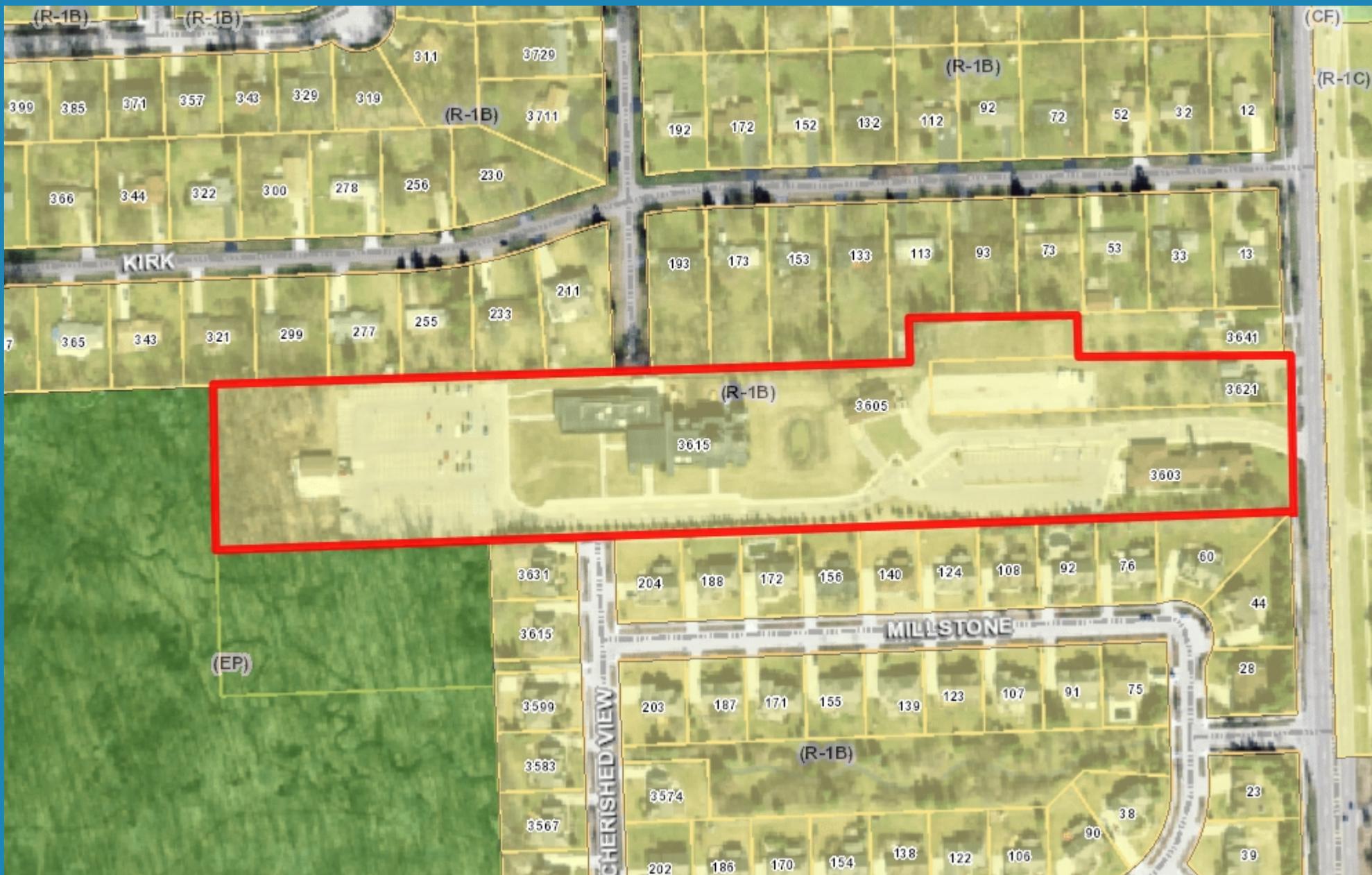
1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Minutes from July 26, 2011 Planning Commission Special/Study meeting.
4. Public comment (submitted in 2011)

cc: Applicant
File/ SU 117D

G:\SPECIAL USE\SU 117 D St Mark Coptic Orthodox Church Sec 21\SU 117D PC Memo 05 13 2014.docx



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.



569 0 285 569 Feet



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.



CARLISLE

WORTMAN
associates, inc.

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

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

Date: May 2, 2014

Special Use and Preliminary Site Plan Review For City of Troy, Michigan

Applicant:	St. Mark Coptic Orthodox Church
Project Name:	Modular Classrooms and Parking Lot
Plan Date:	March 14, 2014
Location:	West side of Livernois, south of Wattles
Zoning:	R1-B, One Family Residential
Action Requested:	Preliminary Site Plan Approval
Required Information:	Noted Below

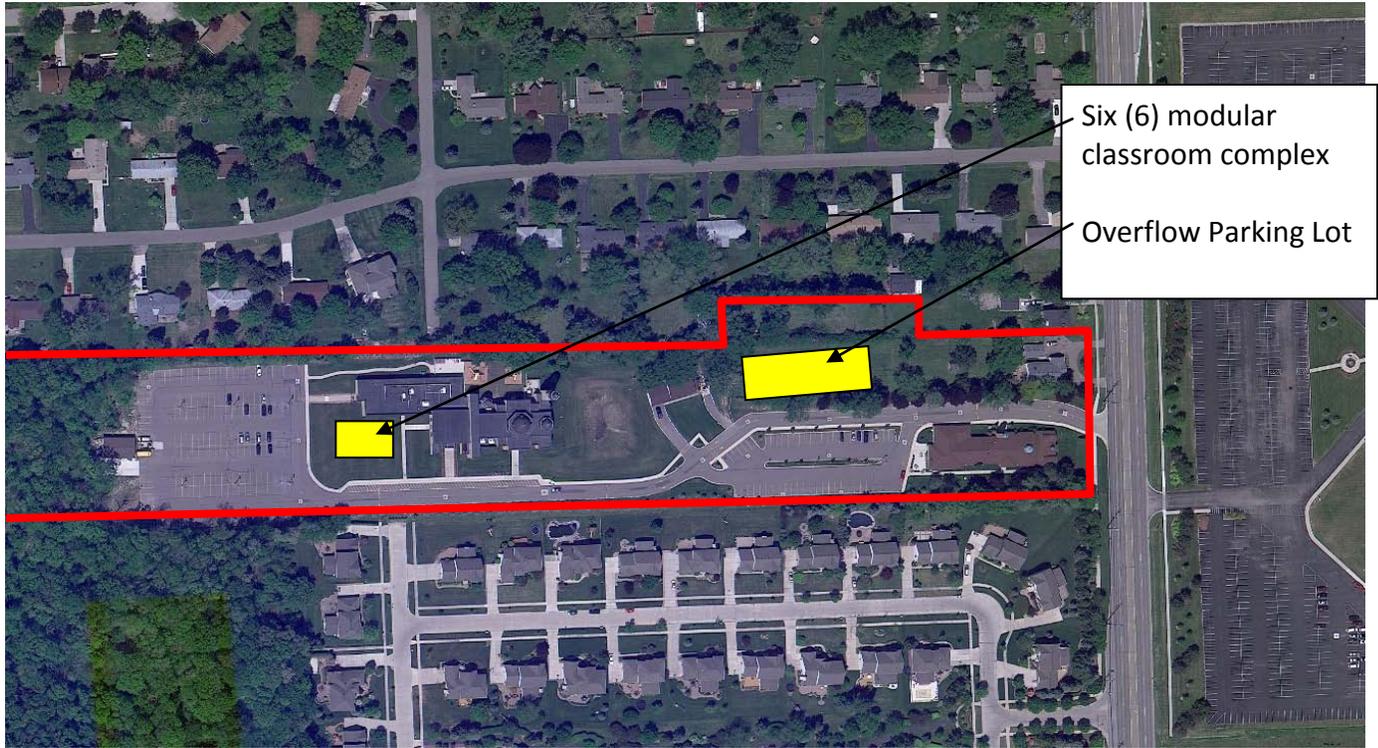
SITE DESCRIPTION AND PROJECT STATUS

St. Mark Coptic Orthodox Church is requesting approval for a thirty-six (36) overflow parking lot and a modular classroom complex addition. The overflow lot currently exists as gravel and the applicant is proposing to remove a small portion and hard surface the remainder.

The modular classroom complex includes six (6) modular classrooms and totals approximately 5,600 sq/ft of floor area. The six (6) modular buildings are attached and served by a central interior corridor. In meetings with the applicant they note that the modular classrooms are temporary; however they have not indicated when the classrooms will be removed and the classrooms do not meet the definition of a temporary structure as set forth in Section 7.13. For this reason, we are reviewing these classrooms as if they are a permanent addition on the site. The applicant notes that the classrooms are intended to serve middle school and older children as part of the existing Sunday school operation. The modular classroom addition requires a Special Use Permit.

Location of Subject Property:

West side of Livernois, south of Wattles



Size of Subject Property:

10 acres

Zoning:

The property is zoned R1-B, One Family Residential

Surrounding Zoning:

A table summarizing the zoning of the surrounding areas is as follows:

Direction	Zoning	Use
North	R-1B, One-Family Residential	Single Family Residential
South	R-1B, One-Family Residential	Single Family Residential
East	R-1C, One-Family Residential	Church
West	EP, Environmental Protection	Vacant/Wooded

Photos



Area of proposed modular classroom complex



Looking south from proposed modular classroom location to adjacent neighborhood



Looking north from adjacent neighborhood into area of modular classroom complex



Standing at edge of sidewalk looking north into area of modular classroom complex

BUILDING ARRANGEMENT

The modular classroom will be 10-feet from the existing “newer” building on site. Currently the area is grassed. The complex is located over 1,000 feet and will not be visible from Livernois; however the modular classroom will have some visibility from the adjacent residential neighborhood to the south. See landscaping section for additional comments regarding screening.

Items to be addressed: None

AREA, WIDTH, HEIGHT, SETBACKS

Section 4.06 establishes the dimensional requirements for the R1-B District, and Section 6.22 of the sets forth the specific use standards for Places of Worship. The requirements and proposed dimensions are as follows:

	Required^{1,2}:	Provided:	Compliance
Side (north)	50 foot minimum setback ¹	92 feet	Complies
Side (south)	50 foot minimum setback ¹	64 feet	Complies
Rear (west)	50 foot minimum setback ¹	Over 50 feet	Complies
Front (east)	50 foot minimum setback ¹	Over 50 feet	Complies
Building Height	Maximum 2.5 stories, 30 feet	Less than 30 feet	Complies
Parking Lot	50 foot minimum setback ²	Proposed new overflow lot is over 50 feet from any property line	Complies
Maximum Building Coverage	30%	9.86%	Complies

1. Section 6.21.E, states that the front, side, and rear setback for a Place of Worship shall be a minimum of 50-feet.

2. Section 6.21.F, states that parking shall not be permitted in the required yards adjacent to any public street or adjacent to any land zoned for residential purposes.

The proposed modular classroom complex and overflow parking lot complies with all bulk regulations for R1-B and for Places of Worship.

Items to be addressed: None

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Places of Worship	1 space for each 3 seats or 6 feet of pews in the main unit of worship	276 spaces
Total	Unknown	276 spaces

The modular classrooms do not require additional parking because they are not used concurrently with the worship area and are used by people of non-driving age (i.e. school age children). However, even though the modular Sunday school classrooms do not require additional parking, the expansion of a Special Use should not be granted unless the applicant demonstrates that required parking already exists or a parking deviation is granted by the Planning Commission. The applicant has indicated the site will total 276 site parking spaces after the completion of the overflow lot; however they have not indicated the total amount of seats in the main unit of worship to determine if parking is sufficient.

Items to be addressed: 1). Confirm that parking is sufficient; and 2). If parking is not sufficient, the applicant shall either add additional parking or seek a parking deviation from the Planning Commission.

SITE ACCESS AND CIRCULATION

Site Access

Existing site access is not altered as a result of either the classroom addition or parking lot addition.

Circulation

The proposed parking lot meets all dimension requirements and provides sufficient circulation.

In regards to pedestrian circulation, there is an existing sidewalk on the north side of the main church drive-aisle that is just west of the overflow parking lot access drive. A sidewalk should be extended to the access drive so that people parking in the overflow lot do not have to walk in the main drive-aisle of the church.

Items to be addressed: Extend the existing sidewalk to the overflow parking lot access drive.



LANDSCAPING

The landscape plan proposes limited landscaping north of the proposed parking lot and east of the modular classroom addition.

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
<u>Parking Lot Landscaping:</u> 1 tree for every 8 parking spaces. Trees may be located adjacent to parking lot with planning commission approval.	36 spaces = 5 trees	0 trees	Deficient by 5 trees
<u>Exterior Parking Lot:</u> Either 1 tree per 3 lineal feet of narrow evergreen or 1 tree per 10 lineal feet of large evergreen.	170 feet = 57 narrow evergreen or 17 large evergreen on north side of parking lot	4 new evergreen + existing evergreen screen along north property line	Deficient by 13 large evergreens; however Planning Commission may consider the sufficiency of the existing evergreen screen line.
<u>Modular Classroom Landscaping</u>	Screening shall be required as necessary to meet the Special Use Standards	Limited planting at building entrance. No additional landscape screening	See section below

A standard of a Special Use is the compatibility with adjacent uses. Though there is existing landscape screening along the southern property line, the screening is bare in many areas. The façade/materials of the modular classrooms coupled with the lack of landscaping screening for the modular classrooms will create issues of incompatibility with adjacent uses. 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. At a minimum additional landscape screening shall be provided. In addition the Planning Commission may consider additional screening requirements if deemed necessary.

Items to be addressed: 1). Provide parking lot landscaping for the overflow lot; and 2). Provide additional landscape screening or provide additional screening requirements as directed by the Planning Commission.

FLOOR PLANS AND ELEVATIONS

The applicant has provided floor plans and elevations. The floor plans show that the six (6) modular classrooms will be connected and served with one interior hallway. The building department has noted that unless the applicant can show a building code relief, indoor restroom facilities must be provided,

which will require an extension of a water and sewer line. The applicant has not shown any restroom facilities or water and sewer line extensions on the Plan. The site plan may require alterations based on the location of the utility extensions.

Because these structures do not meet the definition of a temporary structure as set forth in Section 7.13, we are reviewing these classrooms as if they are a permanent addition on the site. The elevations in combination with the lack of screening landscaping create incompatibility with the adjacent uses. Furthermore, the elevations have little architectural compatibility with the existing church building. The applicant should consider façade “enhancements” to make the building more compatible with adjacent uses and the existing church building.

Items to be addressed: 1). Show restrooms location on the floor plans, and show utility extensions on the site/utility plan; and 2). Consider façade “enhancements” to make the building more compatible with adjacent uses and the existing church building.

PHOTOMETRICS

The applicant does not indicate any additional site or building lighting. However, at a minimum building lighting will be required for the classroom modules at the entrance. The applicant shall submit fixtures for the proposed classroom fixtures. The applicant shall confirm that any new building lighting will cause glare to the adjacent residential property to the south.

Items to be addressed: 1). Provide classroom building light fixtures; and 2). Confirm that any new building lighting will cause glare to the adjacent residential property to the south.

SPECIAL USE

Standards of Approval

Places of Worship, and associated uses, are permitted in the R-1B District subject to Special Use approval. For any Special Use, according to Section 9.02, the Planning Commission shall “...review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department’s report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions.”

Before approving any requests for Special Use Approval, the Planning Commission shall consider:

1. **Compatibility with Adjacent Uses.**
2. **Compatibility with the Master Plan.**
3. **Traffic Impact.**
4. **Impact on Public Services.**
5. **Compliance with Zoning Ordinance Standards.**
6. **Impact on the Overall Environment.**
7. **Special Use Approval Specific Requirements.**

Due to outstanding issues of screening, elevations, utility extensions, and compatibility with adjacent properties and other buildings on site, the compliance with the Special Use standards of approval cannot be determined.

Items to be addressed: Address aforementioned outstanding issues.

RECOMMENDATION

Due to outstanding issues of screening, elevations, utility extensions, and compatibility with adjacent properties and other buildings on site, we recommend that the applicant address the aforementioned outstanding issues prior to Special Use approval and preliminary site plan approval.

Sincerely,



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

SPECIAL USE REQUEST

8. **PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 117 D)** – Proposed St. Mark Coptic Orthodox Church Expansion Sunday School Classes, West Side of Livernois, South of Wattles (3603 Livernois), Section 21, Currently Zoned R-1B (One Family Residential) District

PUBLIC HEARING OPENED

Gerald Kupel of 3641 Livernois; clarification on location of temporary buildings.
Mark VanValkenburg of 12 Kirk Lane; opposed.
Thomas Gill of 53 Kirk Lane; opposed.

Chair Hutson stated the Public Hearing would continue to remain open and notification of a meeting scheduled in the future for this item would be provided, noting the City would not be constrained by any legal requirements of such notification.

Resolution #2011-07-046

Moved by: Schultz
Seconded by: Strat

To postpone the Special Use Request and Preliminary Site Plan Approval and the Public Hearing on this item until such time that the required documentation is provided and there is adequate time for review by the Planning Director and Planning Consultant.

Yes: All present (8)
Absent: Maxwell

MOTION CARRIED

From: [David Bemis](#)
To: [Planning](#)
Subject: Opposal to Special Use Approval - Coptic Church
Date: Thursday, July 28, 2011 11:53:01 AM

We live at 365 Kirk Lane, about 100 yards from the rear of the church property.

We are opposed to allowing the Coptic Church to install portable units to house classes. We are opposed to any special treatment of this church or any other church.

Our government is not tied to any religion. Our government tolerates all religions and lack of religion. Therefore, Churches are private social institutions with dues (expected donations) and loose membership standards.

The Masons and Lions are private social institutions, and the Lions, unlike this church, do much for the community. These institutions do not get special treatment and they pay taxes on real property. They could not install a permanent movable building on their property to hold meetings in, and that is what the church wants to do

This church is also a business, running a day care and a nursery. Parents pay. Teachers and care givers get paid, and I assume administration gets paid. Other businesses do not receive special treatment. Kroger can not permanently put a movable office building in their parking lot. Big Beaver Tavern can not install non building code facilities to house their charity poker.

Churches in general and this church specifically cost the community, the state, and the Federal Government a lot of money

- > they do not pay property taxes and enjoy police and fire protection
- > the state gives them money that would otherwise go to public schools
- > dues, called donations, are federal tax deductions, reducing revenue

This church has infringed on the property enjoyment of adjacent properties with the view, the noise, and the smell of what appears to be a permanently installed temporary toilet. I hope the adjacent property owners get a tax break for backing up to the church. When leaves are off the trees, I am offended because I can see junk, building supplies, and fake animals stored behind their storage building

This church runs a school with classrooms. Those rooms can be used for their Sunday School

Home owners pay taxes on their property and building codes are enforced. When I put an addition on my house, I had to follow building codes and pay taxes on that additional space.

If the portable units are installed, the city will have little control over what they are used for. They could be used for bingo, a thrift store, or to house aliens seeking asylum.

IN SUMMARY

A church is a social institution. This church is also a business. Unlike businesses and other social institutions, churches do not pay taxes, but get a free ride, costing non members. Unlike the Lions, they do very little, if anything, for the community.

We are opposed to granting a Special Use Approval for this church, and other similar social institutions.

David and Denise Bemis

From: [Brent Savidant](#)
To: [Kathy Czarnecki](#)
Subject: FW: Coptic Church Mobile Classroom Proposal
Date: Monday, August 01, 2011 1:21:33 PM

From: Cynthia A Stewart
Sent: Monday, August 01, 2011 12:36 PM
To: Mark F Miller; Brent Savidant; Paul M Evans
Subject: FW: Coptic Church Mobile Classroom Proposal

From: David Bemis [mailto:david.bemis@apexadjusting.com]
Sent: Monday, August 01, 2011 11:41 AM
To: Louise Schilling; rbeltram@wideopenwest.com; mmcginnis@dmcginnis.com; djllkslater@aol.com; Wade Fleming; Mfhowryl@umich.edu; marykerwin5@hotmail.com
Cc: Cynthia A Stewart
Subject: Coptic Church Mobile Classroom Proposal

We were out of town and not able to attend the meeting

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David and Denise Bemis

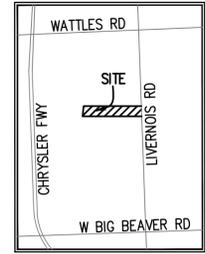
From: Pepblk2@aol.com
To: [Planning](#)
Subject: Addendum from Mary Ann
Date: Monday, August 22, 2011 4:55:11 PM

Hello again,

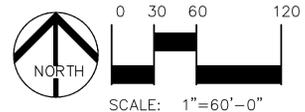
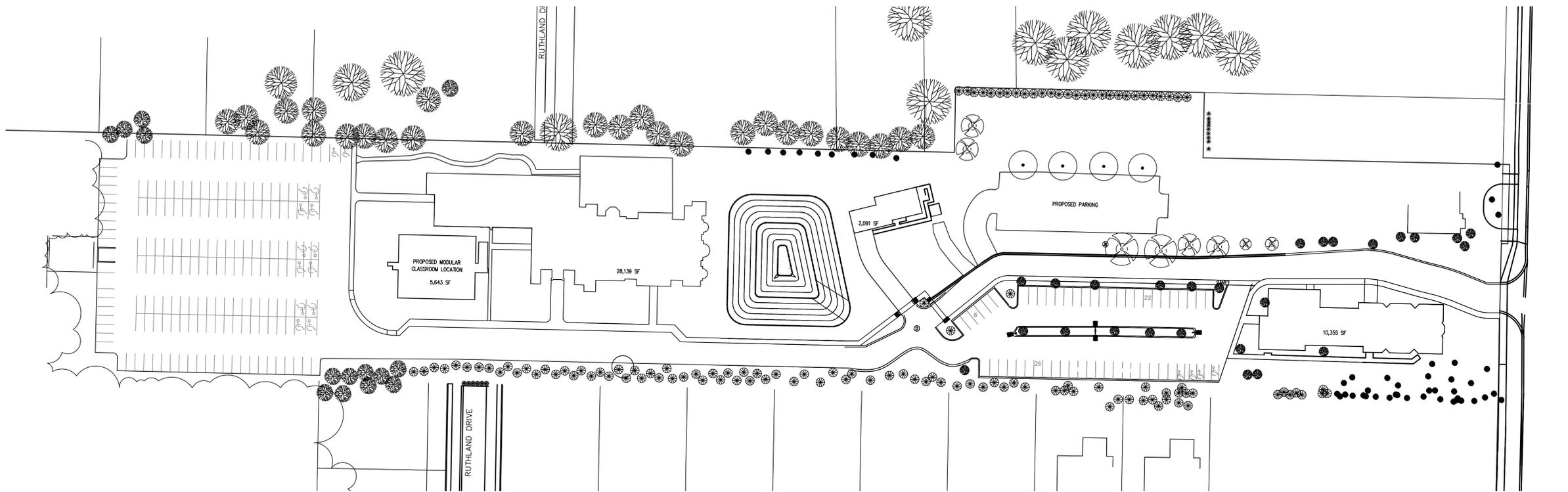
I would also like to say that I strongly oppose the proposed zoning change requested by St. Mark's Coptic Orthodox Church in sec. 21. I really do not think that it is fair to surrounding residents. No matter how much landscaping is installed, winter brings a sparseness that would allow the trailers to be seen. They should wait until they can afford to expand into proper accommodations. Conducting business (even church business) out of trailers is just not in keeping with Troy standards.

Sincerely,

Mary Ann Bernardi



Location Map
Not to Scale



Aerial Map

P: 248. 559. 1000

info@designteamplus.com

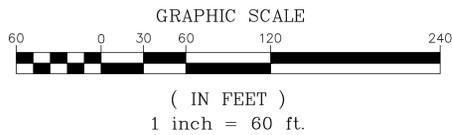
Client
St. Mark Coptic Orthodox Church
3603 Livernois
Troy, MI 48063
PH:
FAX:

Project
St. Mark Coptic Orthodox Church

Designed/Drawn RN/MWP
Checked/Approved RN
Job # 31-2013
File St. Mark's.dwg

Date/Revisions Issued For
3-14-14 Client Revisions

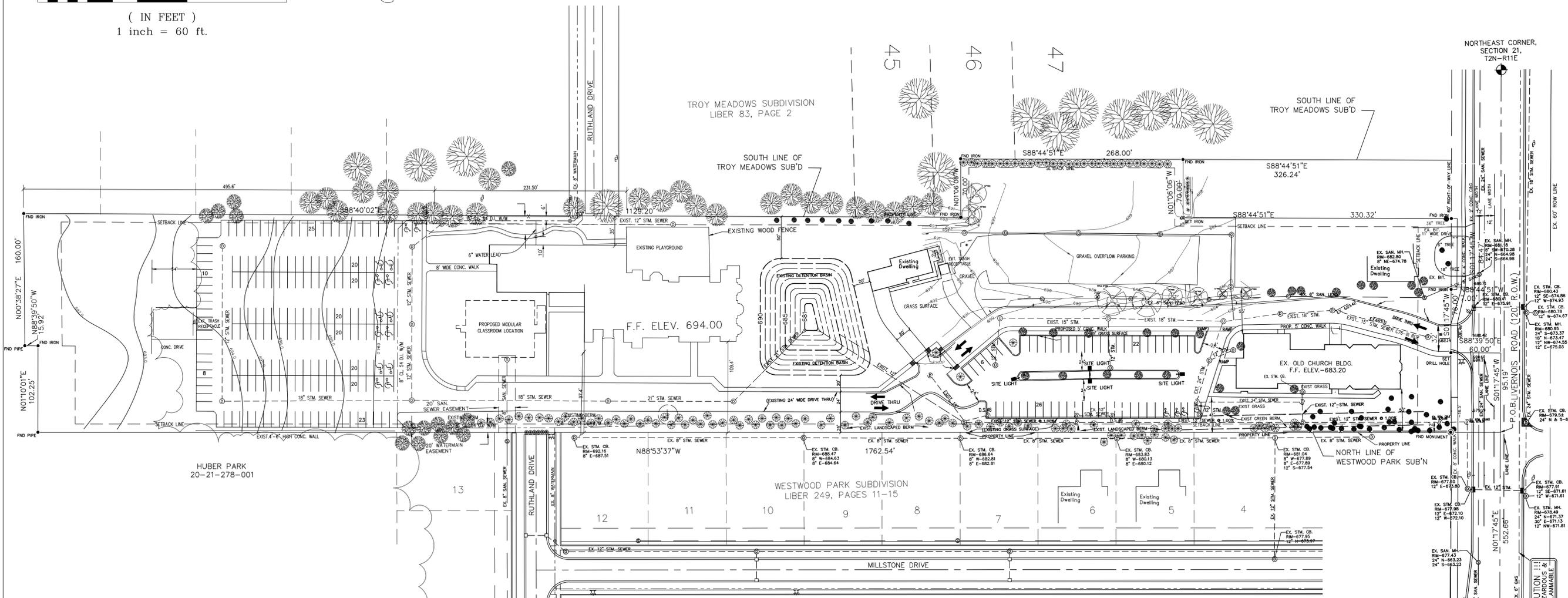
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Sheet



LEGEND	
	EXISTING SANITARY SEWER & MANHOLE
	EXISTING STORM SEWER & MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER GATEVALVE
	EXISTING WATERMAIN
	EXISTING LIGHT POLES
	EXISTING POWERPOLE & POWERLINES
	SANITARY SEWER
	STORM SEWER
	WATERMAIN
	SURFACE ELEVATION
	EXISTING CONTOUR
	EXISTING TREE

ST. MARK COPTIC ORTHODOX CHURCH

EXISTING OVERALL SITE PLAN



LEGAL DESCRIPTION PARCEL A1

A parcel of and in part of the Northeast 1/4 of Section 21, T.2N., R.11E, City of Troy, Oakland County, Michigan being more particularly described as:

Commencing at the East 1/4 corner of said Section 21; thence N 011745° E 552.66 feet (Westwood Park Sub'd'n recorded as 552.51 feet) along the East line of said Section 21 to a Point of Beginning; thence N 88°53'37" W 1762.54 feet (Westwood Park Sub'd'n recorded as N 88°53'30" W) along the North line of "WESTWOOD PARK SUBDIVISION" as recorded in Liber 249, pages 11-15, Oakland County Records; thence N 0110°01' E 102.25 feet; thence N 88°39'50" E 1129.20 feet along the South line of said "TROY MEADOWS SUBDIVISION" recorded in Liber 83 of Plots, Page 2, Oakland County Records; thence S 88°40'02" E 1129.20 feet along the South line of said "TROY MEADOWS SUBDIVISION" (recorded for "Troy Meadows" as S 88°39'50" E); thence N 0110°06' E 70.00 feet along the East line of Lot 46, "TROY MEADOWS SUBDIVISION" (recorded for "Troy Meadows" as N 011745° E); thence S 88°44'51" E 268.00' along the South line of "TROY MEADOWS SUBDIVISION" (recorded for "Troy Meadows" as S 88°39'50" E); thence S 0110°06' W, 70.00 feet; thence S 88°44'51" E 330.32 feet to the west 53-foot right-of-way line of Livernois Road (width varies); thence S 011745° W 84.47 feet; thence N 88°44'51" W 7.00 feet; thence S 011745° W 76.00 feet; thence S 88°39'50" E 60.00 feet to the East line of Section 21; thence S 011745° W 95.19 feet along the East line of said Section 21 to the Point of Beginning. All of the above containing 10.762 acres. All of the above being subject to the rights of the public in Livernois Road. All of the above being subject to easements, restrictions and rights of way of record or otherwise.

ZONING INFORMATION ZONED R-1B ONE FAMILY RESIDENTIAL

SETBACKS
FRONT 40 FEET
SIDE 10 FEET
REAR 45 FEET

TREES MODIFIED TO MATCH
EXISTING CONDITIONS.

BENCHMARK
FINISHED FLOOR OF
EXIST. OLD CHURCH
ELEVATION - 683.20
(NGVD DATUM)

3 WORKING DAYS (72 HOURS)
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL-FREE) FOR THE LOCATION
OF UNDERGROUND FACILITIES

NOTE:
THIS DRAWING WAS PROVIDED BY ST. MARK'S COPTIC ORTHODOX CHURCH. THE FEATURES SHOWN HEREON WERE NOT VERIFIED BY A GROUND SURVEY OF THE SITE WITH THE EXCEPTION OF THE TOPOGRAPHY LYING NORTH OF THE ASPHALT DRIVE SHOWN ON THE DRAWING NUMBER "SURVEY."

PEA DID CONDUCT A BOUNDARY SURVEY FOR THE PURPOSE OF COMBINING PARCELS 20-21-277-014 WITH 20-21-277-036, AS DESCRIBED BY THE BEARINGS AND DISTANCES SHOWN ON THIS SHEET AND THE LEGAL DESCRIPTION FOR PARCEL "A1".

NO.	BY	CHK	DESCRIPTION	DATE

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONFORMITY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONFORMITY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONFORMITY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.

3 FULL WORKING DAYS BEFORE YOU DIG CALL

811
Know what's below
Call before you dig
MISS DIG System, Inc.
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ST. MARK COPTIC ORTHODOX CHURCH
3603 LIVERNOS ROAD
TROY, MICHIGAN 48066

ST. MARK COPTIC ORTHODOX CHURCH
PART OF THE SW 1/4 OF SECTION 21, T. 02N., R. 11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	ABC	DN.	DEF	SUR.	GH	P.M.	JKL

ORIGINAL
ISSUE DATE: MARCH 14, 2012

PEA JOB NO. 099-125

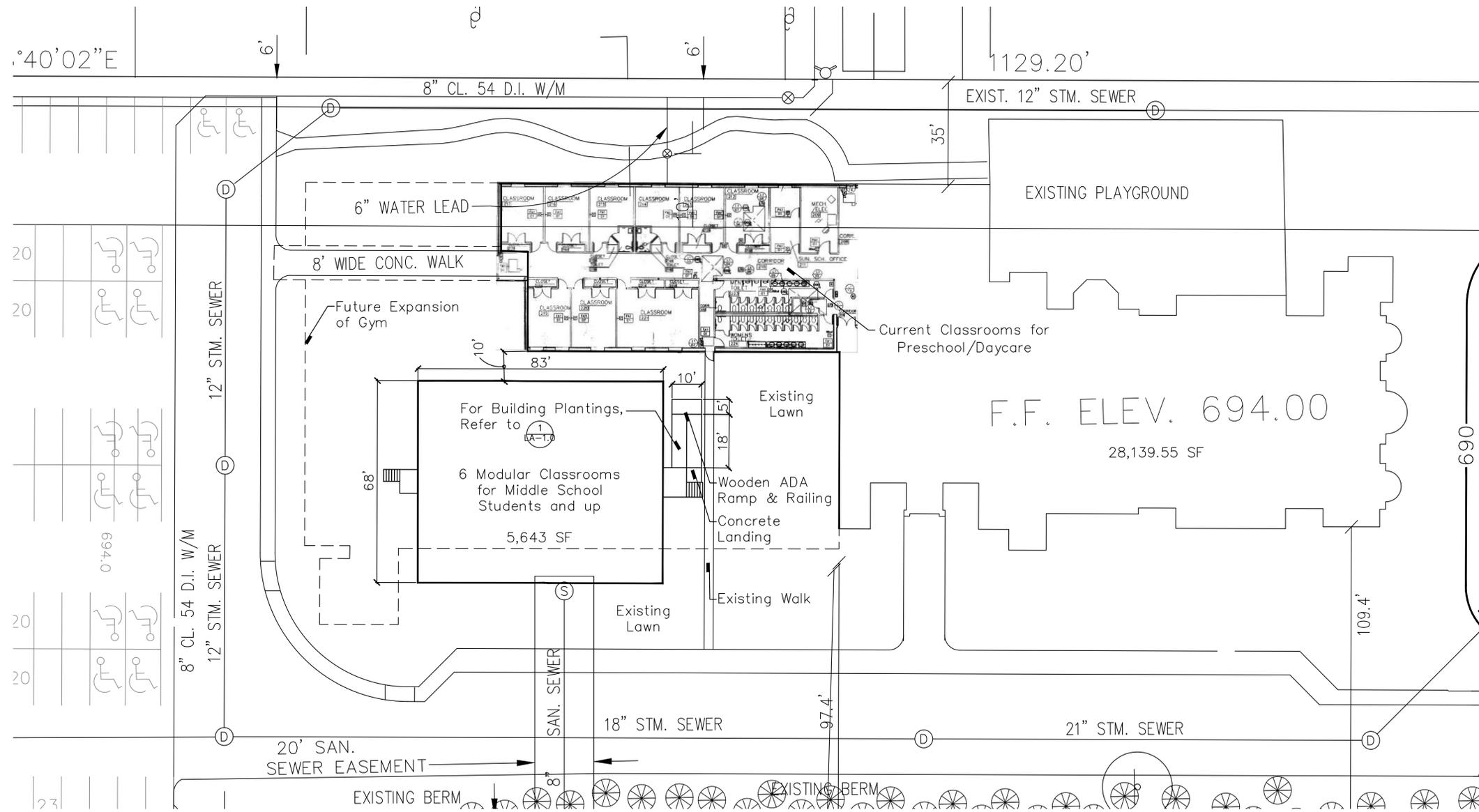
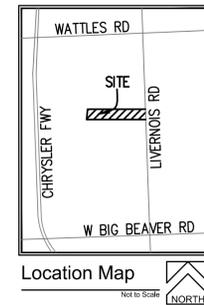
SCALE: 1" = 60'

DRAWING NUMBER:

SITE

REVISIONS

ST. MARK COPTIC ORTHODOX CHURCH
3603 LIVERNOS ROAD
TROY, MICHIGAN 48066



Zoning Data:

ZONING: R-1B ONE FAMILY RESIDENTIAL

BUILDING SETBACKS:
 FRONT 40 FEET
 SIDE 10 FEET
 REAR 45 FEET

PARKING SETBACK 50 FEET

TOTAL SITE AREA: 10.762 ACRES 468,792.72 SF 100%

BUILDING COVERAGE:
 EXISTING STRUCTURES: 40,585 SF
 PROPOSED MODULAR CLASSROOMS: 5,643 SF
TOTAL BUILDING COVERAGE: 46,228 SF 9.86%

EXISTING PARKING SPACES: 240 SPACES PAVED
OVERFLOW PARKING: +/- 50 SPACES (GRAVEL LOT)
 290 SPACES

PROPOSED PARKING LOT: 36 SPACES PAVED
TOTAL PARKING SPACES: 276 SPACES

REQUIRED FIRE SEPARATION DISTANCE **MBC Sec. 705 Table 705.8**

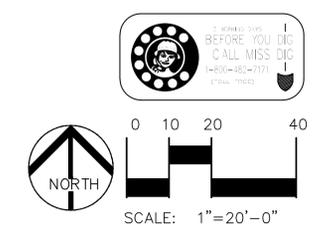
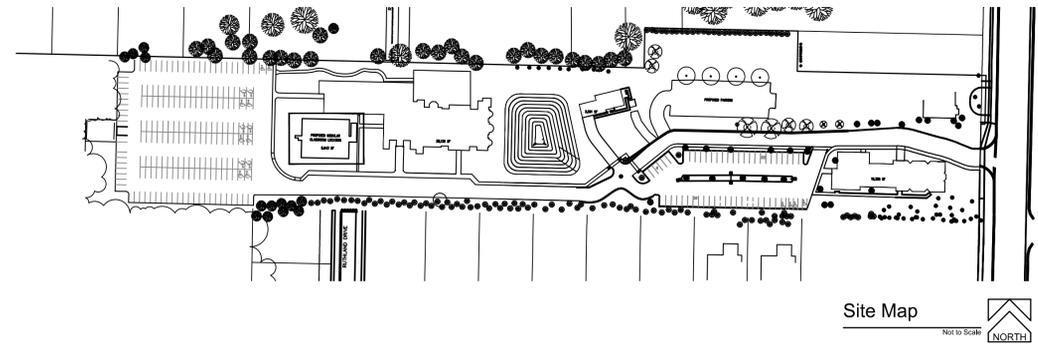
DISTANCE PROPOSED	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
10'	Proposed Temporary Unprotected 15%	Window Proposed Opening: 96 square feet Wall: 83' x 14'-6" = 1203.5 square feet Allowed: 1203.5 x .15 = 180.5 square feet

NOTES:

1. Repair all lawn areas to original conditions.

ALLOWABLE BUILDING HEIGHTS & AREA **MBC Sec. 503 Table 503**

Proposed Use Group	E (or A-3 if less than 100 occupants, Section 305 Education Group E, 305.1)
Allowed Height (Unprotected)	1-Storey
Allowed Area (Unprotected)	9,500 square feet
Proposed Area (Unprotected)	1-Storey 5,638.3 square feet (Gross)



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 Troy, MI 48083
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Project
 St. Mark Coptic Orthodox Church

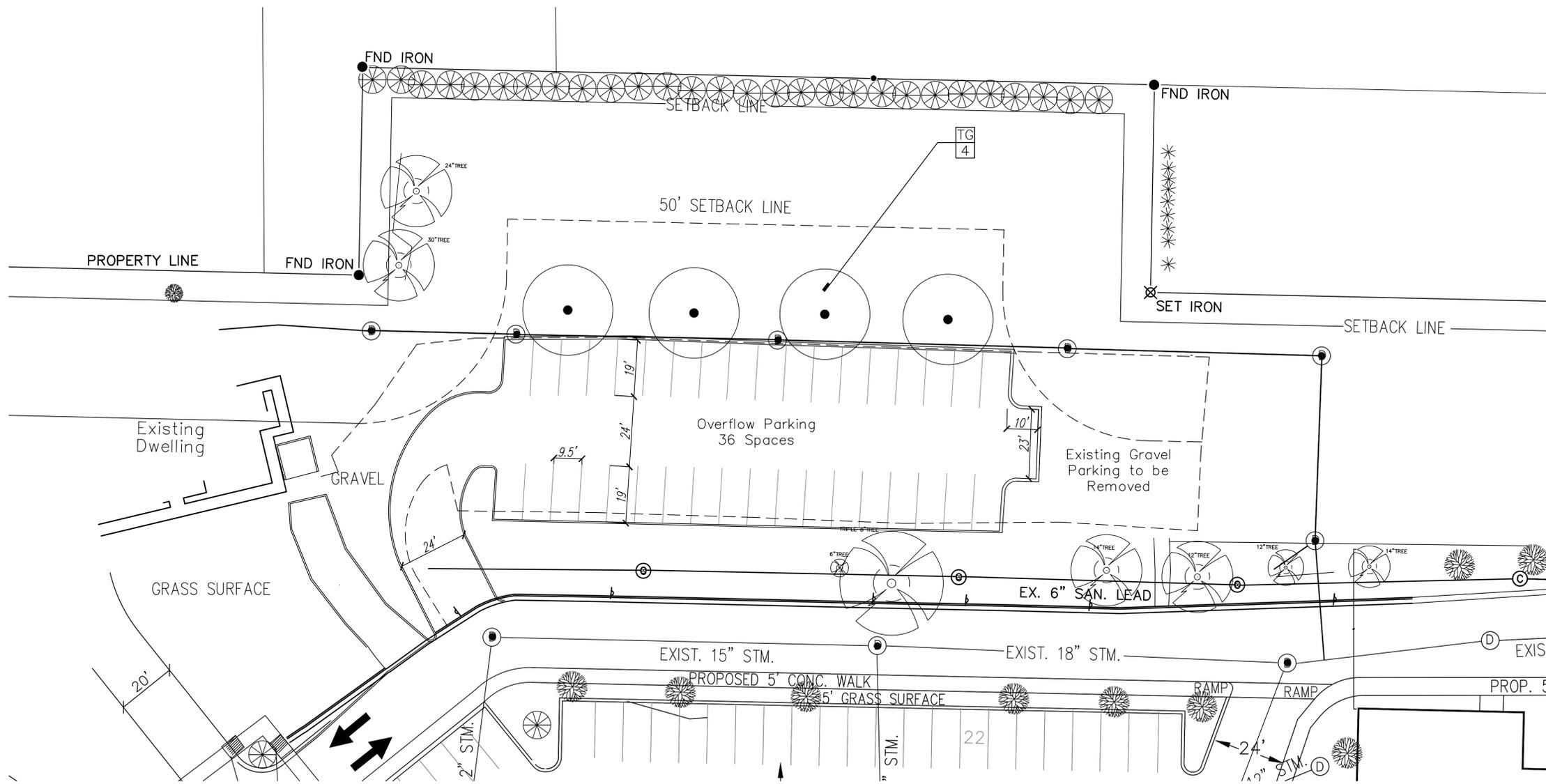
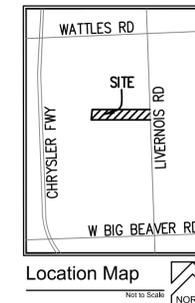
Designed/Drawn	RN/MJP
Checked/Approved	RN
Job #	31-2013
File	St. Mark's.dwg

Date/Revisions	Issued For
3-14-14	Client Revisions

PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.

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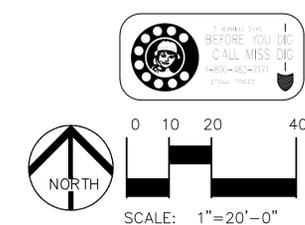
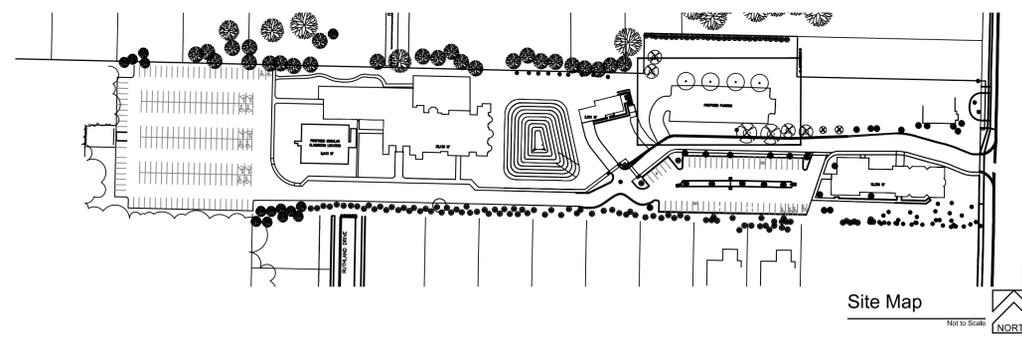


PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
TREES					
4	TG	Tilia Cordata 'Greenspire'	Greenspire Linden	2.5" Cal.	B&B
MATERIALS					
+/-		MULCH (To Be Determined By Contractor)			UNIT
+/-		PLANT MIX (To Be Determined By Contractor)			CY
+/-		TERRA SORB (To Be Determined By Contractor)			LBS

NOTES:

1. Repair all lawn areas to original conditions.



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FAX:

Project
St. Mark Coptic Orthodox Church

Designed/Drawn RN/MJP

Checked/Approved RN

Job # 31-2013

File St. Mark 3.dwg

Date/Revisions Issued For

3-14-14 Client Revisions

PLANS SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.

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GENERAL NOTES

CITY GENERAL NOTES

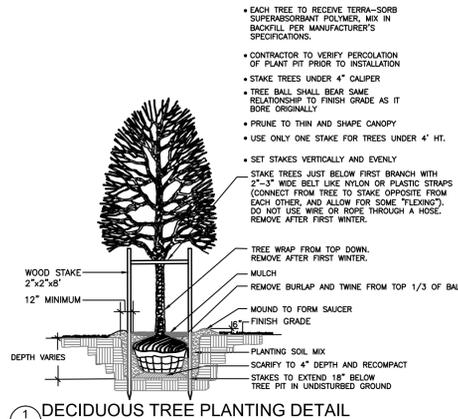
1. ALL PLANT MATERIAL SHALL MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. ALL PLANT MATERIAL SHALL BE TRUE TO NAME IN CONFORMANCE TO THE CURRENT EDITION OF STANDARDIZED PLANT NAMES ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOURCE ACCEPTED BY THE CITY.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN IN A NORTHERN CLIMATE; HARDY TO THE CLIMATE OF MICHIGAN; APPROPRIATE FOR THE SOIL; CLIMATIC AND ENVIRONMENTAL CONDITIONS; AND RESISTANT TO DISEASE AND INSECT ATTACK.
4. A MINIMUM FOUR (4) INCHES OF TOPSOIL SHALL BE PROVIDED FOR ALL LAWN AREAS, GROUND COVERS, AND PLANTING BEDS.
5. ARTIFICIAL PLANT MATERIAL IS PROHIBITED AND SHALL NOT BE USED TO MEET THE REQUIREMENTS OF THIS ARTICLE.
6. LAWN AREAS SHALL BE PLANTED IN SPECIES OF GRASS NORMALLY GROWN IN MICHIGAN. GRASS MAY BE SODDED OR HYDRO-SEEDED, PROVIDED THAT ADEQUATE MEASURES ARE TAKEN TO MINIMIZE SOIL EROSION. SOD OR SEED SHALL BE CLEAN AND FREE OF WEEDS AND NOXIOUS PESTS OR DISEASE.
7. A MINIMUM 4-INCH LAYER OF SHREDDED HARDWOOD BARK SHALL BE PLACED IN ALL PLANTER BEDS CONTAINING TREES OR SHRUBS AND AROUND THE BASE OF ALL TREES PLANTED WITHIN LAWN AREAS. ALL SHRUBS PLANTED WITHIN LAWN AREAS ARE TO BE PLANTED IN GROUPS AND MULCHED AS A GROUP, AND HEDGEROWS ARE TO BE MULCHED AS ONE CONTINUOUS STRIP.
8. LIVE GROUNDCOVERS SUCH AS MYRTLE, BLUE RUG JUNIPERS, BALTIC IVY AND OTHER SIMILAR VINES AND PLANT MATERIAL SHALL BE MULCHED WITH A 2-INCH LAYER OF SHREDDED HARDWOOD BARK. ANY DEVIATIONS MUST BE APPROVED BY THE CITY'S LANDSCAPE ARCHITECT.
9. PLANT MATERIALS SHALL NOT BE PLACED CLOSER THAN FOUR FEET FROM THE FENCE LINE OR PROPERTY LINE.
10. DECIDUOUS AND ALL SHRUBS MAY NOT BE PLANTED WITHIN 5 FEET, AND EVERGREEN TREES MAY NOT BE PLANTED WITHIN TEN (10) FEET OF ANY CURB OR PUBLIC WALKWAY.
11. TREES AND SHRUBS MAY NOT BE PLANTED WITHIN 10 FEET OF A FIRE HYDRANT.
12. WHERE PLANT MATERIALS ARE PLANTED IN TWO OR MORE ROWS, PLANTING SHALL BE STAGGERED IN ROWS.
13. WHERE SHRUB PLANTINGS ARE REQUIRED TO FORM A CONTINUOUS HEDGE, THE PLANTS SHALL NOT BE SPACED OUT MORE THAN 36 INCHES ON CENTER AT PLANTING AND SHALL HAVE A MINIMUM HEIGHT AND SPREAD OF 30 INCHES AT PLANTING. SHRUBS THAT WILL NOT ATTAIN SUFFICIENT WIDTH TO FORM A COMPLETE HEDGE SPACED 36 INCHES ON CENTER SHALL BE PLANTED AT A SPACING THAT WILL ALLOW THEM TO FORM A COMPLETE HEDGE WITHIN TWO YEARS OF PLANTING.

LANDSCAPING NOTES

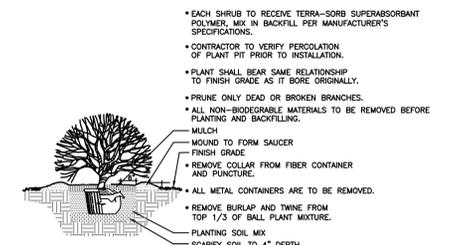
1. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF TROY MUST INSPECT ALL LANDSCAPE PLANTING INCLUDING BUT NOT LIMITED TO EXISTING TREES, REPLACEMENT TREES, BUFFER PLANTINGS, AND PARKING LOT ISLANDS. THE RIGHT-OF-WAY WILL BE INSPECTED BY THE FORESTRY DIVISION TO IDENTIFY ANY PLANTINGS NEW OR EXISTING THAT POSE A HAZARD TO THE SAFE USE OF THE RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE AND POSSIBLY REPLACE ANY SUCH TREES.
2. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC R.O.W. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 15' FROM THE NEAREST OVERHEAD WIRE AND AT LEAST 10' FROM THE NEAREST UNDERGROUND UTILITY.
3. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY AT A DISTANCE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION.
4. PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB IN THE PUBLIC RIGHT-OF-WAY.
5. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS.
6. THE DEVELOPER AND/OR THE CITY OF ROCHESTER HILL SHALL HAVE THE RIGHT, AT ANY STAGE OF THE INSTALLATION, TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS OR SPECIFICATIONS.
7. REPLACEMENT TREES MAY NOT BE PLANTED WITHIN THE DRIP LINE OF EXISTING TREES.
8. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY ROCHESTER HILLS.
9. TREES MUST BE AT LEAST 10' FROM UNDERGROUND UTILITIES AND 15' FROM OVERHEAD UTILITIES.

MAINTENANCE NOTES

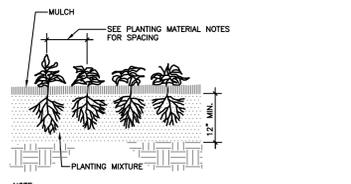
1. THE CLEAR ZONE SHALL BE MAINTAINED AT ALL INTERSECTIONS THAT INGRESS AND EGRESS TO THE SITE. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE PLANT MATERIAL AT A HEIGHT OF NOT OVER THIRTY (30) INCHES ABOVE PAVEMENT AND PROVIDE UNOBSTRUCTED SIGHT DISTANCE FOR DRIVERS IN VEHICLES APPROACHING THE INTERSECTION.
2. VERTICAL CLEARANCE OF AT LEAST EIGHTY (80) INCHES MUST BE PROVIDED ABOVE WALKS AT ALL TIMES. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN TREES AND OTHER OVERHANGING OBJECTS TO PROVIDE ADEQUATE HEADROOM TO COMPLY WITH ADA GUIDELINES.



1 DECIDUOUS TREE PLANTING DETAIL



4 SHRUB PLANTING DETAIL

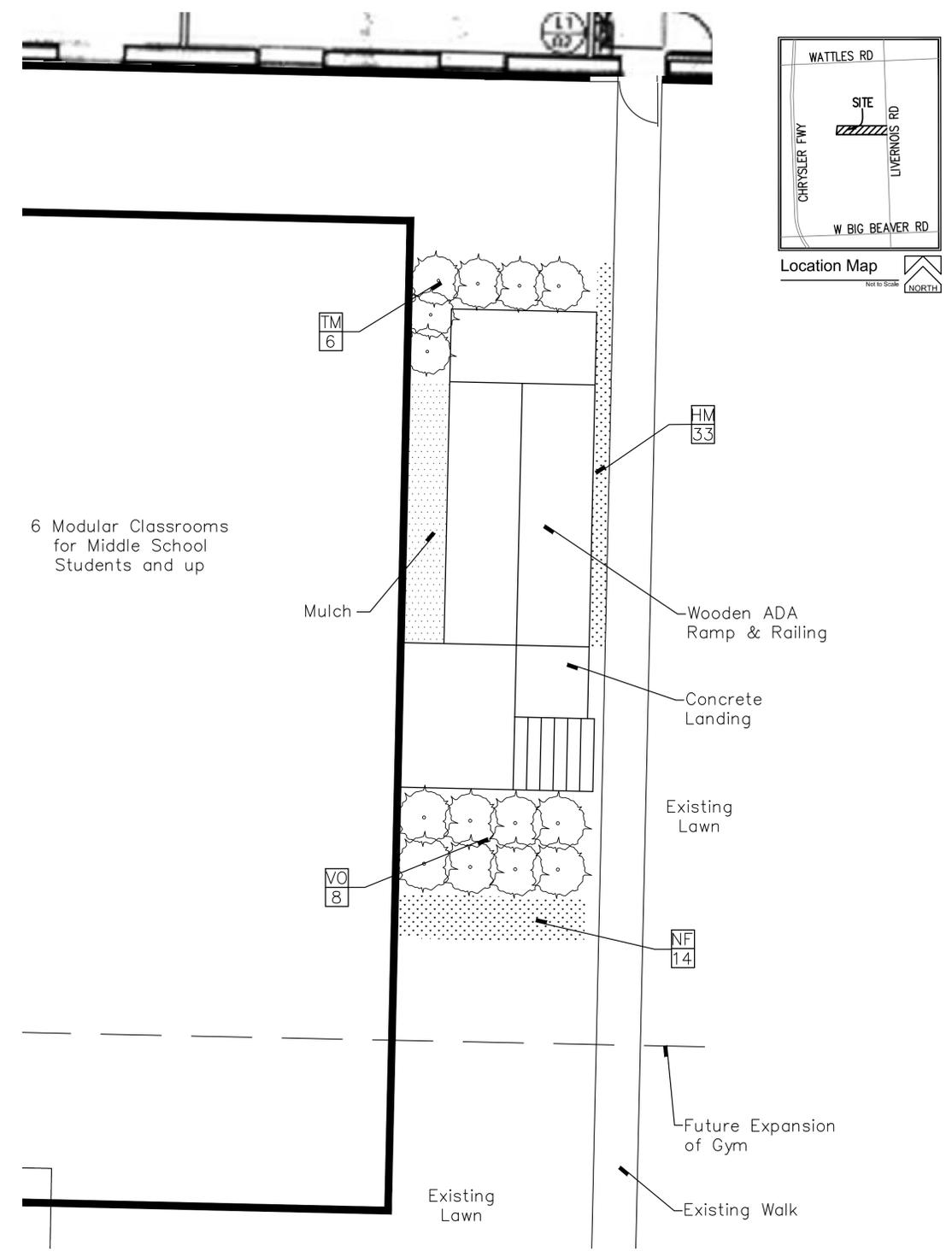


5 ANNUAL, PERENNIAL, GROUND COVER PLANTING DETAIL

- EACH TREE TO RECEIVE TERRA-SORB SUPERABSORBANT POLYMER, MIX IN BACKFILL PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANT PIT PRIOR TO INSTALLATION.
- STAKE TREES UNDER 4" CALIPER
- TREE BALL SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY.
- PRUNE TO THIN AND SHAPE CANOPY
- USE ONLY ONE STAKE FOR TREES UNDER 4" HT.
- SET STAKES VERTICALLY AND EVENLY
- STAKE TREES JUST BELOW FIRST BRANCH WITH 2"-3" WIDE BELT LIKE NYLON OR PLASTIC STRAPS (CONNECT FROM TREE TO STAKE OPPOSITE FROM EACH OTHER, AND ALLOW FOR SOME "SLACK"). DO NOT USE WIRE OR ROPE THROUGH A HOSE. REMOVE AFTER FIRST WINTER.
- TREE WRAP FROM TOP DOWN. REMOVE AFTER FIRST WINTER.
- MULCH
- REMOVE BURLAP AND TWINE FROM TOP 1/3 OF BALL
- MOUND TO FORM SAUCER
- FINISH GRADE
- PLANTING SOIL MIX
- SCARIFY TO 4" DEPTH AND RECOMPACT
- TREE PIT IN UNDISTURBED GROUND

- EACH SHRUB TO RECEIVE TERRA-SORB SUPERABSORBANT POLYMER, MIX IN BACKFILL PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANT PIT PRIOR TO INSTALLATION.
- PLANT SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY.
- PRUNE ONLY DEAD OR BROKEN BRANCHES.
- ALL NON-Biodegradable MATERIALS TO BE REMOVED BEFORE PLANTING AND BACKFILLING.
- MULCH
- MOUND TO FORM SAUCER
- FINISH GRADE
- REMOVE COLLAR FROM FIBER CONTAINER AND PUNCTURE.
- ALL METAL CONTAINERS ARE TO BE REMOVED.
- REMOVE BURLAP AND TWINE FROM TOP 1/3 OF BALL PLANT MIXTURE.
- PLANTING SOIL MIX
- SCARIFY SOIL TO 4" DEPTH AND RECOMPACT

NOTE:
SET PLANTS WITH BOTTOM LEAVES AT GRADE AFTER MULCHING. PLANT TO WITHIN 1 FOOT OF TREE OR SHRUB.



1 Landscape Plan

PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
SHRUBS					
6	TM	Taxus X Media 'Wardii'	Wards Yew	24" Ht. & Sp.	CONT.
8	VO	Viburnum Opulus 'Compactum'	Compact E. Cranberry Bush	24" Ht. & Sp.	CONT.
14	NF	Nepeta Faassenii 'Walker's Low'	Walker's Low Catmint	1 Gal. 18" O.C.	
33	HM	Hereroacallis 'Mini Stella'	'Mini Stella Daylily'	1 Gal. 12" O.C.	
MATERIALS					
+/-		MULCH (To Be Determined By Contractor)			UNIT
+/-		PLANT MIX (To Be Determined By Contractor)			CY
+/-		TERRA SORB (To Be Determined By Contractor)			LBS

NOTE:
1. Repair all lawn areas to original conditions.

PLANTING NOTES:

1. INSTALL AND MAINTAIN ALL LANDSCAPING ACCORDING TO TROY STANDARDS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK. PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. CONTRACTOR TO SUPPLY NURSERY SOURCES FOR ALL PURCHASED MATERIAL. NO BARE ROOT OR PARK GRADE MATERIAL WILL BE ACCEPTED.
3. SOD: IF OWNER SELECTS THIS OPTION, CONTRACTOR WILL INSTALL SOD IN ALL AREAS INDICATED AS LAWN ON PLAN. SOD TO BE WELL ESTABLISHED, MINERAL GROWTH. SOD BLEND SHALL CONSIST OF A MINIMUM OF THREE (3) IMPROVED VARIETIES OF BLUEGRASS, ACCEPTANCE AND GUARANTEE NOTES SHALL APPLY TO ALL SOD.
4. EDGING SHALL BE A SHOVEL EDGE.
5. ALL TREE PITS MUST BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREES. A DRAINAGE SYSTEM MUST BE INSTALLED IF PLANTING PIT DOES NOT DRAIN SUFFICIENTLY (REQUIRED IN HEAVY CLAY SOILS).
6. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
7. STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY CIRCULATION ROUTES.
8. MULCHING AND WATERING OF ALL PLANTS AND TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.
9. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
10. REMOVE ALL TREE STAKES AND GUY WIRES AFTER ONE WINTER.
11. USE GRADE "A" DOUBLE SHREDDED HARDWOOD BARK.
12. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACK FILL WITH ONE PART TOPSOIL AND ONE PART SOIL FROM THE EXCAVATED PLANTING HOLE. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF WET, CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER.
13. REMOVE ALL TWINE, WIRE, AND BURLAP FROM THE TOP 1/3 OF TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.
14. LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4" WIDE BY 4" DEEP SHREDDED BARK FOR TRUNK PROTECTION. ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
15. SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED BARK MULCH TO A MINIMUM DEPTH OF 4". ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
16. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
17. ALL LANDSCAPE AREAS, SPECIAL PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12"-18" AND BACK-FILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4"-6" OF TOPSOIL OVERFILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
18. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:
A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 6"-18" DEPENDING ON THE DEPTH OF THE SUB-BASE AND DISPOSE OF OFF SITE.
B. REPLACE EXCAVATED MATERIAL WITH GOOD, MEDIUM TEXTURES PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MINIMUM OF 2" ABOVE TOP F CURB AND SIDEWALK, ADD 4"-6" OF TOPSOIL AND CROWN TO A MINIMUM OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREA(S), REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADES WITH GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.
19. ALL PLANT MATERIAL TO RECEIVE TERRA-SORB SUPER ABSORBENT POLYMER OR APPROVED EQUAL BY LANDSCAPE ARCHITECT, FOLLOW MANUFACTURER'S SPECIFICATIONS.

RESPONSIBILITY NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS USING MATERIAL FROM SPOIL PILE.
4. ACCEPTANCE OF GRADING AND SOD SHALL BE BY THE LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY FOR A MINIMUM OF TWO (2) YEARS. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENTS OF WASHOUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY, THE OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
5. THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPING FOR A PERIOD OF TWO (2) YEARS BEGINNING AFTER APPROVAL BY THE CITY OF ROCHESTER HILL'S LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE CITY OF TROY'S LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.



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Client
St. Mark Coptic Orthodox Church
3603 Livernois
Troy, MI 48083
PH: (248) 619-0540
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Project
St. Mark Coptic Orthodox Church

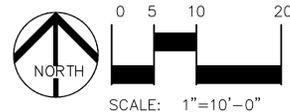
Designed/Drawn	RM/WJP
Checked/Approved	RM
Job #	31-2013
File	St. Mark's.dwg

Date/Revisions	Issued For
3-14-14	Client Revisions

PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.

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Sheet



STATE CODE INFORMATION

OHIO

Occupancy Type: E
Construction Type: VB-Unprotected

Codes:
2002 Ohio Building Code
2002 Ohio Mechanical Code
2002 Ohio Plumbing Code
2002 NEC
2000 IECC
ADA Accessibility Guidelines with State Modifications

Submittal/Inspection: Submittal - State
Plant Inspection - MBSI
Module Labels - MBI & State Seal

Additional Codes:
1995 MEC or State Written Energy Codes

MICHIGAN

Occupancy Type: E
Construction Type: VB-Unprotected

Codes:
2003 Michigan Building Code
2003 Michigan Mechanical Code
2003 Michigan Plumbing Code
2002 NEC
1999 Aahrue 90.1
1998 ICC/ANSI A117.1 Accessibility Code

Submittal/Inspection: Submittal - State
Plant Inspection - MBSI & 3rd Party
Module Labels - MBI, 3rd Party & State Seal

INDIANA

Occupancy Type: E
Construction Type: VB-Unprotected

Codes:
2003 Indiana Building Code (2000 IBC with State Amendments)
2003 Indiana Mechanical Code (2000 IMC with State Amendments)
1997 UPC (APMO edition) with State Amendments
2002 NEC with State Amendments
ADA and Federal Fair Housing Guidelines and CABO/ANSI A117.1, 1992 edition with State Amendments

Submittal/Inspection: Submittal - State
Plant Inspection - MBSI & State
Module Labels - MBI & State Seal

Additional Codes:
2003 Indiana Fuel Gas Code (2000 IFGC with State Amendments)
2003 Indiana Fire Code (2000 IFC with State Amendments)

ILLINOIS

Occupancy Type: E
Construction Type: VB-Unprotected

Codes:
1998 Health / Life Safety Code For Public Schools (23 Illinois Administrative Code 180)
1996 BOCA National Building Code
1996 International Mechanical Code
1996 BOCA National Fire Prevention Code
1996 NEC
1998 Illinois Plumbing Code
1997 Illinois Accessibility Code (ADAAG)

Submittal/Inspection: Submittal - State
Plant Inspection - MBSI
Module Labels - MBI & State Seal

MINNESOTA

Occupancy Type: E
Construction Type: VB-Unprotected

Codes:
2000 IBC with State Amendments
1991 UMC with State Amendments
1998 Minnesota State Plumbing Code
2002 NEC with State Amendments
Minnesota State Fire Code, Chapter 7510
ADAAG with State Amendments
1999 Minnesota Energy Code

Submittal/Inspection: Submittal - 3rd Party
Plant Inspection - MBSI & 3rd Party
Module Labels - MBI, 3rd Party & IBC Seal

Additional Codes:
2000 International Residential Codes with State Amendments
2000 International Fuel Gas Code with State Amendments
1999 State Energy Code

General Building Notes:

A note on the interior wall at all exterior doors shall read "Door shall be operable from inside without a key or any special knowledge" (At site under contractual terms between customer and owner/user).

The building is designed as an independent structure; it is required to be the proper distance away from other structures, for the purpose of fire separation and additional roof loading due to drifting snow. For structures closer than the required separation as required by Code, it shall be the sole responsibility of the Dealer to provide the necessary provisions to comply with all applicable State and Local Code requirements.

A plywood shim will be attached above all top plates and below all bottom plates to preclude ceiling gypsum and carpet from being between load bearing components. This is applicable to bearing walls only.

Provide crawl space ventilation or one (1) square foot per 150 square feet of area access to crawlspace shall be 18" x 24" minimum (At site under contractual terms between customer and owner/user).

Threshold at doorways shall be beveled with a max. edge height of 1/2" and not more than 1:2 slope.

The dealer is to be responsible for all on-site barrier free provisions including, but not limited to, ramps, parking, signage and on-site plumbing facilities.

Adequate on-site plumbing facilities, as required by code, are to be provided at site under contractual terms between customer and owner/user.

Limited area fire suppression system for storage rooms, or furnace rooms (as req'd by code) are to be designed, provided and installed by a state approved installer. (At site under contractual terms between customer and owner/user).

Buildings and structures of type 5B construction, with a nonclassified roof covering, shall have a fire separation distance not less than 30 feet from the leading edge of the roof.

Sprinkler Head/System to be installed by others on site and verified by local official having jurisdiction.

Building to have uninterrupted vapor barrier means plastic wrapped with a 12" overlap fully taped at all overlaps and all joints to the walls, floor & roof have to be caulked. All wall and ceiling penetrations to be caulked.

BUILDING AND DESIGN INFORMATION

Performance Specifications

NOTE: All Details and Notations within Design Package to Supersede any "Performance Specifications".

Frame:

Outrigger Type:
Main Beams: I-beams: ASTM A-36 Steel.
Front Crossmembers: 11 GA. Solid Steel "Z" Section That Extends The Full Width Of The Wall.
Crossmembers: Angle & Rod Or Formed Steel: ASTM A-33 Steel.
Outriggers: Formed Steel: ASTM A-33 Steel.

Perimeter Type:
Main Beams: I-beams Or Channels: ASTM A-36 Steel.
Crossmembers: I-beams Or Channels: ASTM A-36 Steel; Angle & Rod Or Formed Steel: ASTM A-33 Steel. Standard Crossmember Size Is 2" Less Than The Main Beam Size Except 8" Main Beams Shall Have 8" Crossmembers.

Hitches:
Hitches Are Constructed Of I-beams: ASTM A-36 Steel. The Hitch Is A Heavy Duty Down Type Capable Of Carrying The Load Imposed. The Standard Hitch Is A Bolt Type Lock Down Of 2-5/16" Diameter. The Hitches Are Either Flush Mounted Or Underlump Mounted. This Is Determined By The Frame Manufacturer.

Axles:
The Axles Are Either Overslung Or Underslung. Use Underslung Only On 10" Beams With A 2" Tube Spacer And 12" beams. Capacity Of Each Axle Is 6,000 LBS.

Tires:
7-00 - 14.5 Load Range "D" (8 Ply Rating)
8-00 - 14.5 Load Range "E" (10 Ply Rating)
8-00 - 14.5 Load Range "F" (12 Ply Rating)
All With 4 Nylon Cord Piles.
Hubs are With or Without Electric Brakes. Rims Match Tire Sizes and are Standard Duty For 8 And 10 Rated Tires And Heavy Duty for 12 Ply Rated Tires.

Point:
Rustproofing Of The Frame Is Done By painting With Black Latex Paint Or Other As Specified.

Floors:

Bottom Board:
Rolled Type With A Min. Class A Flame Spread And A Max. 450 Smoke Developed.

Joints:
Joints Shall Be Longitudinal When Installed On Perimeter Frames. Double Rim Joints Shall Be Installed On Perimeter Type Frames And At All Note-Line Sides Of Floors. A 1x4 Gue Plate Is Used On Longitudinal Floors When Square Edge Plywood Is Used.

Lumber Grade:
Joist Grade Is Per Specifications. Rim And Roll Joists Are Minimum #3 SPF Unless Specified.

Bolts:
Bolt Up Through Frame Into Floor Joints With Lag Screws @ 48" O.C. And Carriage Bolts @ Corners & Axle Area.

Insulation:
Friction Fit Between Floor Joists. If Insulation Is Kraft Faced It Shall Be Installed In Substantial Contact With The Floor Decking.

Decking:
Tongue & Groove Or Square Edge. Face Grain Must Be Installed Perpendicular To Floor Joists And It Must Be Manufactured According To PS-1-95 And Bear The Mark Of An Approved Testing Agency.

Covering:
Carpet: Class I or II as required by code. Complying to DOC FF-1.
Adhesive: Low VOC Adhesives Shall Be Used.

Compression Strips:
Non-Coded Bl'dgs: N/A
Coded Buildings: 1/4" Thick By 2" Width, Wood; At Carport Areas Only.

Walls:

Studs:
Studs Are Dadoed For An Electrical Wire Run, 3/4" x 1-1/2". Studs Are Also Dadoed For Bolt Rails, 3/4" x 2-1/2". Bolt Rails Shall Be 1 x 3, 3/4" x 2 1/2" Plywood Strips Or Other Equal Material. Bolt Rails Are Not Required When Wood Siding Or A Wood Sheathing Is Used.

Lumber Grade:
Stud Grade Is Per Specifications. Plates Are Minimum #3 SPF Unless Specified.

Opening Headers:
Are Delineated In The Header Schedule.

Support Columns:
As Needed. Refer To Floor Plans For Size & Type.

Tie Down Straps:
1 1/4" Wide By 0.035" Thick, Type I, Class B, Grade I Steel Strapping, Conforming To Federal Specification QQ-5-781H

Roofs:

Roof Trusses:
Pre-manufactured by Truss Manufacturers Drawings.

Rollers (Alternate):
Solid 2x's With Rails.

Lumber Grade:
Roller Grade Is Per Specifications. Rails Are Minimum #3 SPF Unless Specified.

Male Beam:
Group 1 CD 48/24 Span Index Plywood w/Exterior Glue.

Compression Strips:
Non-Coded Bl'dgs: N/A
Coded Buildings: Thickness Equal to Ceiling Material By 2" Width, Wood.

MODEL NUMBER: 5048

DESIGN CRITERIA

OCCUPANT LOAD: 222	LATERAL LOAD CRITERIA
DESIGN LIVE LOADS	WIND DESIGN:
Roof: P=(0.7) (Ce) (Ie) (Cl) (Pg) 42 = (0.7) (1) (1) (1) (60)	90 mph 3 Second Gust Exposure B Iw=1.0 GCPI=±0.18 (Per ASCE-7)
Office Floor Load: n/a	Building Category: I a=3
Classroom Floor Load: 50 psf	Components/Cladding:
Corridor Floor Load: 100 psf	Zone 1: P=+4.9 PSF P=-13.6 PSF
Actual Roof Design Live Load: 42 PSF Min.	Zone 2: P=+4.9 PSF P=-17.5 PSF
	Zone 3: P=+4.9 PSF P=-20.0 PSF
	Zone 4: P=+12.3 PSF P=-13.5 PSF
	Zone 5: P=+12.3 PSF P=-15.8 PSF
	Sheathing:
	Zone 1: P=+5.9 PSF P=-14.6 PSF
	Zone 2: P=+5.9 PSF P=-24.4 PSF
	Zone 3: P=+5.9 PSF P=-36.8 PSF
	Zone 4: P=+12.3 PSF P=-13.5 PSF
	Zone 5: P=+12.3 PSF P=-15.8 PSF

SHIPPING INFORMATION:
Height: 14'-6"
Width: 14'-0"
Length: 72'-0"
Heaviest Uplift: 34,000 lbs

SEISMIC DESIGN:
Building Dead Load: 40 PSF
Building Foot Print: 5638 Sq. Ft.
Basic Seismic-Force-Resisting System: 1K per Table 1617.6
Analysis Procedure: 1 per Table 1616.6.3
Seismic Use Group: I Assumed Site Class: D
Spectral Response Coefficients:
Sds=0.31 Sd1=0.22
Site Coefficients:
F=1.56; Fv=2.20; Sa=30%; S1=15%; R=6; Ie=1.0
Design Base Shear: V=CW=(.062)(225520)=13982 lbs.

DRAWING INDEX

SHEET #	DESCRIPTION	REV. A	REV. B	REV. C	REV. D	REV. E	REV. F	REV. G	REV. H
C1	Cover Sheet	X	X	X					
C2	Exterior Elevations			X					
F1	Blocking Points								
F2	Frame Plan								
A1	Overall Floor Plan	X	X						
A2	Production Floor Plan	X	X						
A3	Production Floor Plan	X	X						
A4	Schedules	X	X						
E1	Overall Electrical Plan								
E2	Production Electrical Plan	X	X						
E3	Production Electrical Plan	X	X						
E4	Electrical/Mechanical Details	X	X						
M1	Overall Mechanical Plan	X	X						
M2	Production Mechanical Plan	X	X						
M3	Production Mechanical Plan	X	X						
R1	Roof Plan								
DT1	Cross Section	X	X	X					
DT2	Construction Details	X	X						
DT3	Optional Plan Details			X					
1of1	Corridor Lighting - Calculation								

Old Drawing Number: 4126 (Ref. Only)

REVISIONS

LETTER	DESCRIPTION	BY	DATE OF REVISIONS
A	Ohio State Plan Review	DMM	11/16/04
B	State of Illinois Plan Review	DMM	11/16/04
C	Modifications to Approved Plans/New Drawing # Assigned	RFW	03/17/05
D			
E			
F			
G			
H			

FLAME SPREAD RATINGS FOR INTERIOR FINISHES

MATERIAL	FLAME SPREAD
WALL COVERINGS:	
VINYL COVERED GYPSUM	CLASS I
PREFINISHED WOODGRAIN PANELING	CLASS III
PREFINISHED VINYL COVERED PANELING	CLASS III
CEILING FINISHES:	
PREFINISHED GYPSUM	CLASS I
WOOD FIBER PLANK	CLASS II
I-GRO PANELS	CLASS III
PLYWOOD	CLASS III

RECOMMENDED UNIFORM ROOF LIVE LOADS FOR SHEATHING AND STURD-I-FLOOR**

WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS

SPAN RATING	PANEL THICKNESS (INCH)	MAX. SPAN (INCH)		ALLOWABLE LIVE LOADS (PSF)	
		WITH EDGE SUPPORT (A)	WITHOUT EDGE SUPPORT (B)	SPACING OF SUPPORTS 0/C	SPACING OF SUPPORTS 0/C
** RATED SHEATHING					
15/0	5/16, 3/8	16	16	30	24
20/0	5/16, 3/8	20	20	50	30
24/0	5/8, 7/16, 1/2	24	24 (B)	100	30
24/16	7/16, 1/2, 5/8, 1/2	24	24	100	40
40/20	19/32, 5/8	48	32	305	130
** RATED STURD-I-FLOOR					
15 OC	19/32, 5/8, 21/32	24	24	100	40
20 OC	19/32, 5/8, 3/4	32	32	150	60
24 OC	11/32, 23/32, 3/4	40	36	240	100

NOTES:
(A) EDGE SUPPORT= T&G EDGES, PANEL EDGE CLIPS (ONE BETWEEN EACH SUPPORT, EXCEPT TWO BETWEEN SUPPORTS 48" OC), LUMBER BLOCKING OR OTHER.
(B) 24 INCHES FOR 15/32" AND 1/2" PANELS
10 PSF DEAD LOAD ASSUMED
** RATINGS BASED ON TEST RESULTS FROM ANY NATIONALLY RECOGNIZED TESTING AGENCY.

MDCIS-Bureau of Construction Codes-Plan Review Division
These Documents Are
APPROVED
for the
STATE OF ILLINOIS
PREMANUFACTURED UNITS PROGRAM
BSAR SUBMISSION NO. P-05-42716
Signature: [Signature] Date: 5/14/05

RECEIVED
MAR 23 2005
BUREAU OF CONSTRUCTION CODES
PLAN REVIEW DIVISION

STAMPS AND SEALS

Date: 8/2/04
Drafter: DMH
Team Leader: M.K. Meadows
Scale: 1/4" = 1'-0"
Serial Number: Ekhorr
Drawing Number: 5048
Sheet: C1

STEVEN D. MAUSERSPERGER
REGISTERED PROFESSIONAL ENGINEER
No. 87933
MAR 22 2005

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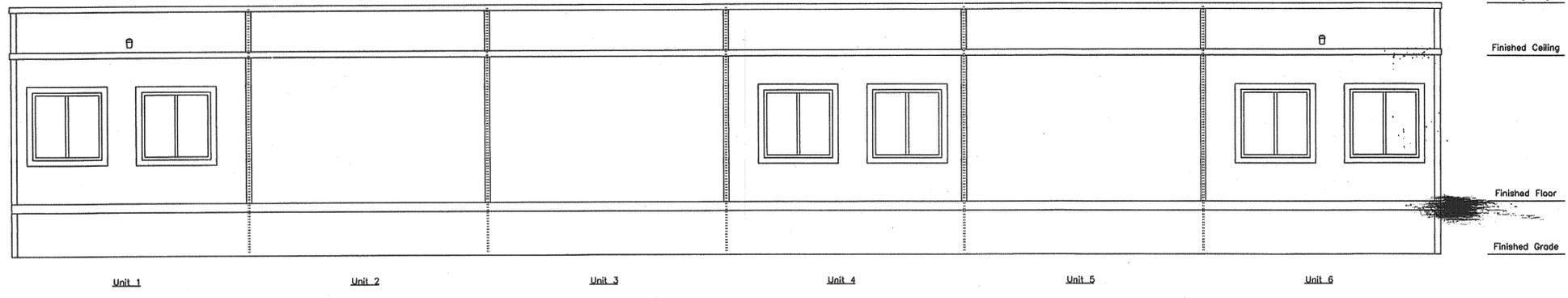
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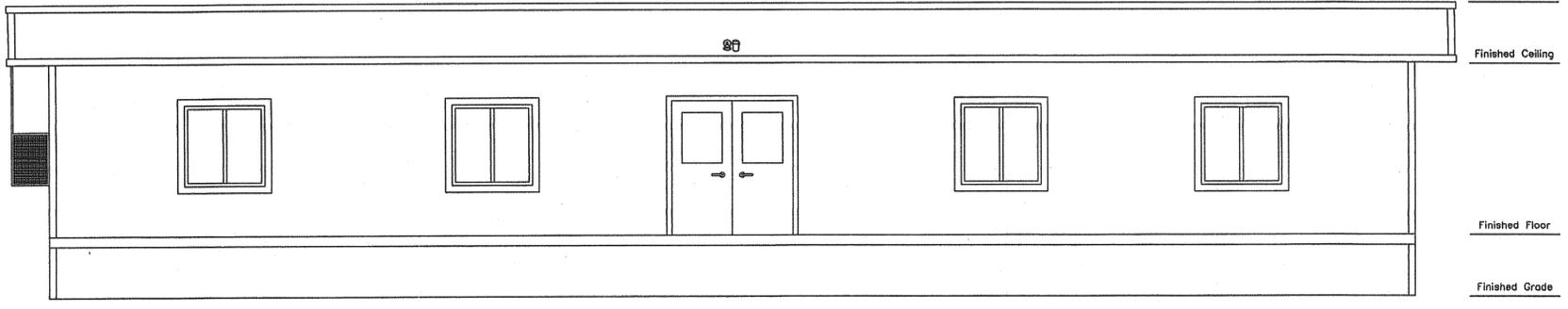
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56120 C.R. 3, South Elkhart, Indiana
(800) 443-2359

Stock Classroom (6) / 13'-9" x 68'-0" Classroom (5638 Sq. Ft.)
COVER SHEET

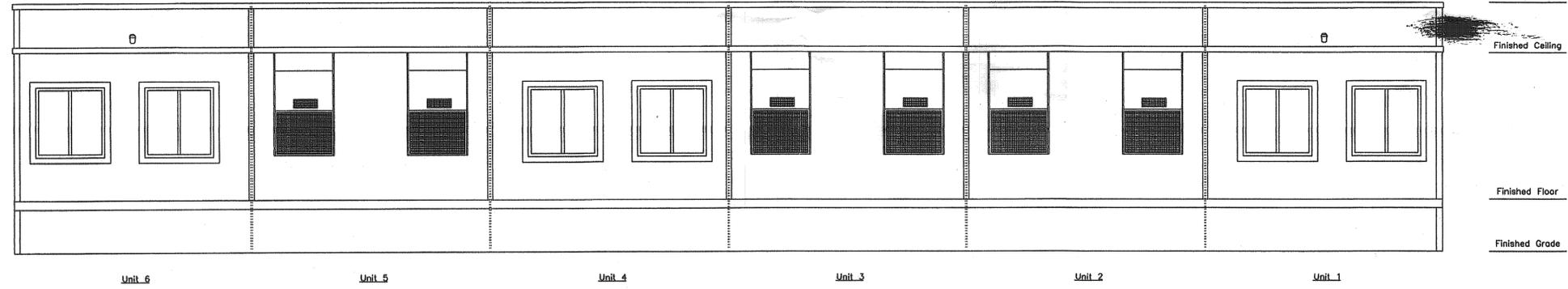
Dealer: Innovative Modular Solutions
Dealer Location: Napperville, IL
Dealer Representative: Lee Grulke
MBSI Sales Rep: Shannon Drews
MBSI Quote Number:



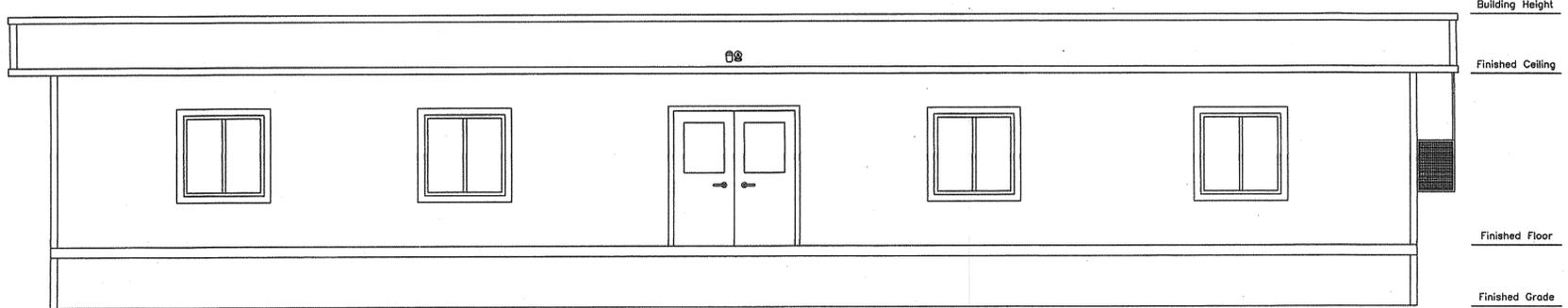
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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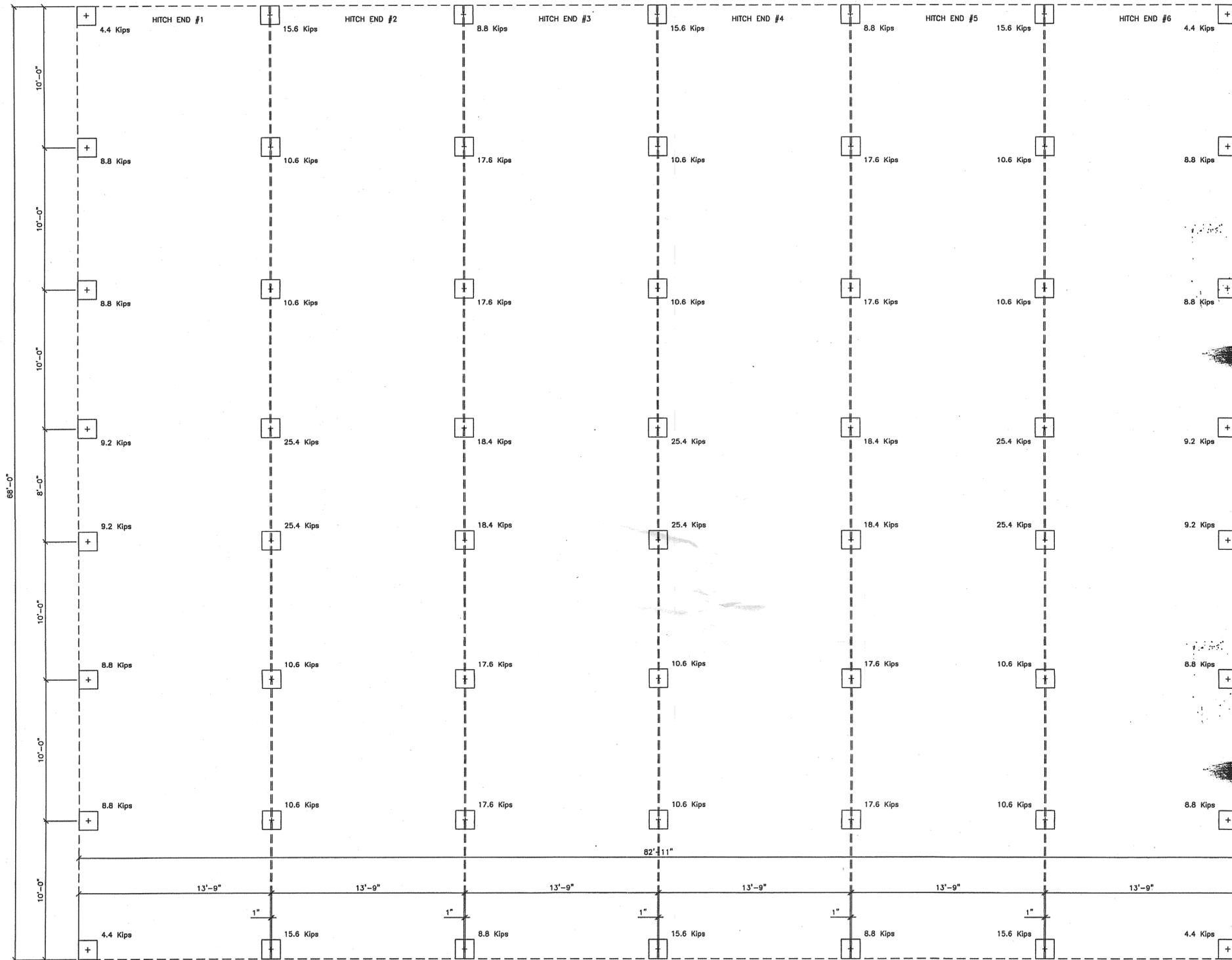
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(800) 423-2559

Stock Classroom
(6)/13'-9" x 68'-0" Classroom (5638 Sq. Ft.)
Exterior Elevations

Client: Innovative Modular Solutions
Dealer Location: Napperville, IL
Dealer Representative: Lee Grulke
MBS Sales Rep: Shannon Drews
MBS Quote Number:

Date: 8/2/04
Drafter: DIMM
Team Leader: J.K. Meadows
Scale: 1/4" = 1'-0"
Serial Number: Elkhart
Drawing Number: 5048
Sheet: C2



FRAME DESIGN CRITERIA						
Unit Number:	1	2	3	4	5	6
Frame Type:	Perimeter	Perimeter	Perimeter	Perimeter	Perimeter	Perimeter
Main Beam:	M12 x 10.8					
Cross Member:	M10 x 8					
Cross Member Spacing:	48" O/C					
Slater Beam Rod'd End Slider:	20 LF					
Est. Unit Weight (lbs):	31000	34000	34000	30000	34000	31000
Est. Hitch Weight (lbs):	6700	8000	8000	6400	8000	6700
Hitch Type:	Detachable	Detachable	Detachable	Detachable	Detachable	Detachable
Number of Aides:	5	5	5	5	5	5
Aide Shift:	4" To RS	None	None	None	None	4" To CS
Est. Tie Load RS (lbs):	2500	2700	2700	2500	2700	2500
Est. Tie Load CS (lbs):	2500	2700	2700	2500	2700	2500

Note: Tire Load < 2500 use Load Range E
 2500 < Tire Load < 2750 use Load Range F
 2750 < Tire Load use Load Range G

Notes

- The sole purpose of this blocking plan is to show locations of necessary blocking, footing, piers, and anchoring shall be designed by a registered professional engineer in accordance with local code requirements and site conditions.
- Loads in 1000 LBS.
- Loads Based on:
 Building dead load of 40 P.S.F.
 Roof live load of 42 P.S.F.
 Floor live load of 50 P.S.F.
 Corridor floor live load of 100 P.S.F.
- The blocking points plan has been dimensioned reflecting a 1" gap for mate-up growth between units. Any deviation from the 1" gap will require field adjustment of all dimensions.

Legend

+ Pier with blocking to bottom of I-Beam

STAMPS AND SEALS

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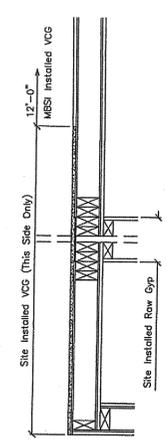
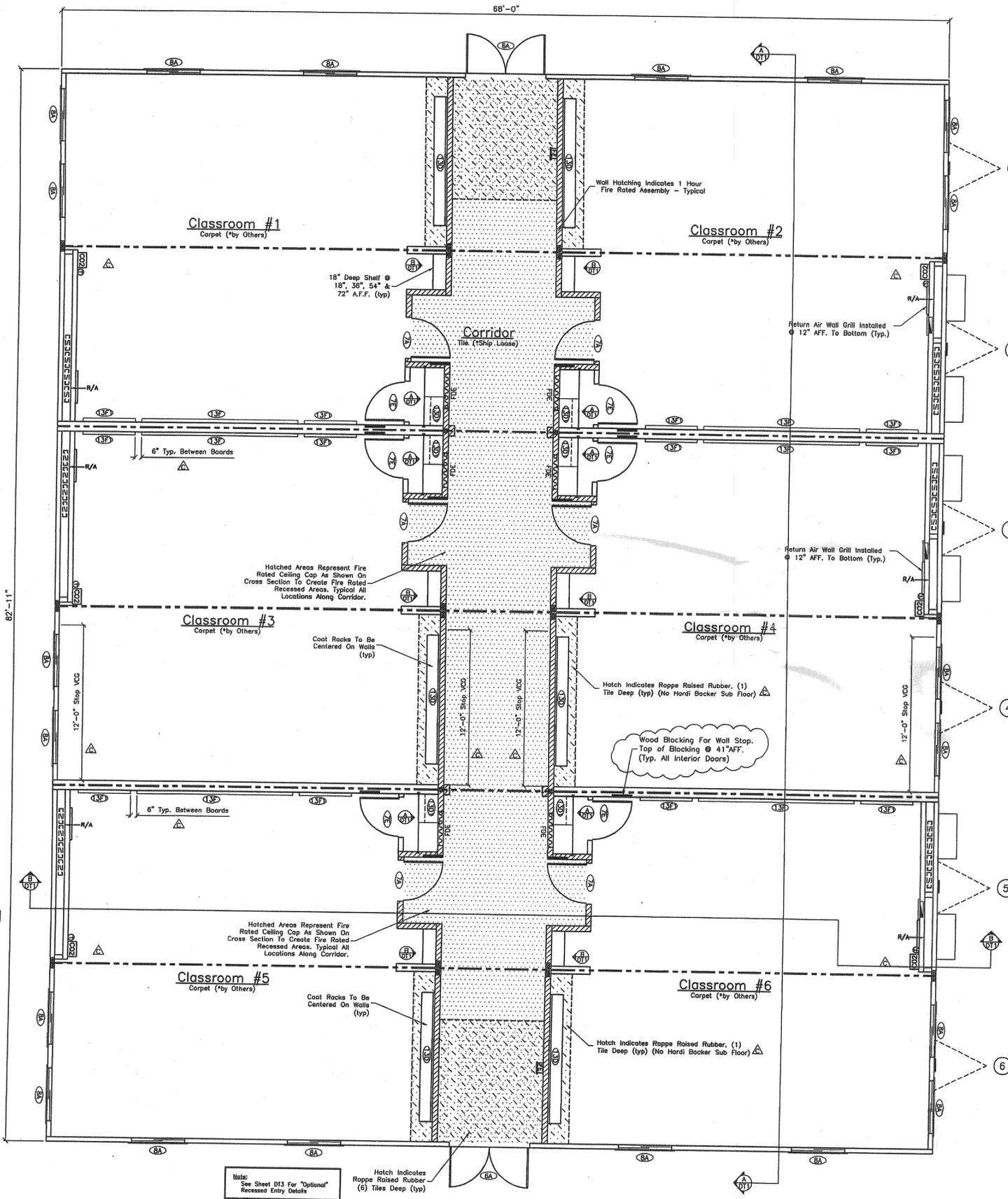
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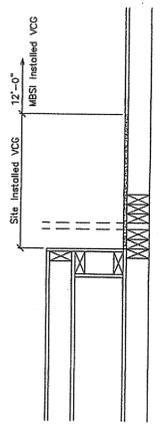
Stock Classroom
 (6)/13'-9" x 68'-0" Classroom (5638 Sq. Ft.)
 Blocking Points

Innovative Modular Solutions
 Naperville, IL
 Lee Grulke
 Shannon Drews

Date: 8/2/04
 Drafter: DM
 Team Leader: M.K. Meadows
 Scale: 1/4" = 1'-0"
 Serial Number: Ekhart
 Drawing Number: 5048
 Sheet: F1



Typical Wall Covering Hold Back @ Corridor



Typical Wall Covering Hold Back @ Exterior End Wall

SPECIFICATIONS

2. FRAME:	A. TYPE:	12" JR. I-BM PERIMETER W/DROPSHEDDERS @ 48" O.C.
	B. HITCH:	DETACHABLE W/8-5/16" COUPLER & JACK
	C. ANGLE:	7" W/ SELECTED BRIMS ON ALL AXLES
	D. TIRES:	14 PLY RATED MAX CAP. 3000#
	E. ACCESSORIES:	12" DOUBLE BEAM CENTERED IN AXLE AREA (SEE FRAME DESIGN CRITERIA SHEET # F1)
3. FLOOR:	A. BOTTOM BOARD:	PLASTIC ROLL TYPE
	B. INSULATION:	R-30 RIGID FACED FIBERGLASS BATT TYPE
	C. JOIST:	2X8 @ 24" ON CENTER
	D. DECKING:	1/2" HMBI-BACKER UNDERLAYMENT IN ALL AREAS NOT COMPETED (Unless Noted)
REV. C	E. COVERING:	12" X 12" X 1/4" VINYL TILE IN CORRIDOR, PROVIDED @ INSTALLED BY CUSTOMER
	F. COVERING:	ROPPER RATED TILE #892 w/ 535 ADHESIVE
	G. COVERING:	6" X 6" X 1/4" VINYL TILE IN CORRIDOR, PROVIDED @ INSTALLED BY CUSTOMER
	H. ACCESSORIES:	1/2" VINYL COVERED JOIST BRIDGE
	I. SUBCONTRACT:	N/A
4. WALLS - EXT/INT:	A. EXTERIOR STUD:	2X4 @ 24" ON CENTER
	B. HATCH:	PER SHEET D13
	C. INSULATION:	R-13 RIGID FACED FIBERGLASS BATT TYPE
	D. INTERIOR STUD:	2X4 STUD GRADE OR BETTER @ 16" O.C. W/DOUBLE TOP & SINGLE BOTTOM PLATES
	E. JOINT:	PER SHEET D11
	F. INT. INSULATION:	R-11 UNFACED FIBERGLASS BATT TYPE
	G. INTERIOR AIR PLUMB:	N/A
	H. HATCH:	PER SHEET D11
	I. HATCH:	2X4 STUD GRADE OR BETTER @ 16" O.C. LINED WITH GYPSUM IN CAVITY
	J. HATCH:	2X4 STUD GRADE OR BETTER @ 16" O.C. W/DOUBLE TOP & SINGLE BOTTOM PLATES
	K. SHIPPING WALLS:	PER SHEET D11
	L. SUPPORT COLUMNS:	MAXIMUM SPAN 28'-0" (SEE SHEET D11)
	M. COVERING:	1/2" VINYL COVERED JOIST BRIDGE
	N. COVERING:	1/4" RAW GYPSUM (UNDER) 1/2" TYPE-X FOR FIRE RATING WHERE REQUIRED
REV. C	O. INTERIOR TRIM Pkg:	4" VINYL COVERAGE 1/8" THICK PROVIDED & INSTALLED AFTER FLOOR COVERING @ SITE BY CUSTOMER
	P. VINYL Base:	SUPPLEMENT CEILING WALL ANGLE
	Q. Ceiling Cover:	SEE ROOM SCHEDULE SHEET #4
	R. Ceiling Cover:	SEE ROOM SCHEDULE SHEET #4
	S. Window Trim:	1 1/2" CASING W/AMB - PAINTED
	T. Window Trim:	PER SHEET D13
	U. Window Trim:	PER SHEET D13
REV. A	V. INSULATION:	1/2" INSULATIVE STRUCTURAL ENERGY BRACE SHEATHING (BOTH SIDES ON HVAC WALLS)
	W. INSULATION:	INSTALL ON EXTERIOR SIDE OF LOW BOARDING LOWTHERM CLASSROOM MATE LINE WALLS
	X. SIDING:	N/A
	Y. SIDING:	1/2" HMBI-PANEL STUCCO, T-HOLD AT ALL VERTICAL SEAMS
	Z. SKIRTING:	5/16" HMBI-PANEL STUCCO, 4" X 4" W/ T-HOLD AND FASTENERS, (SHIP LOOSE)
	AA. EXT. TRIM:	1X4 ROUGH SAWN CEDAR
	AB. Balcony:	1X4 ROUGH SAWN CEDAR
	AC. Top Cap:	1X4 ROUGH SAWN CEDAR
	AD. Corner:	1X4 ROUGH SAWN CEDAR
	AE. Siding:	1X4 ROUGH SAWN CEDAR
	AF. Windows:	1X4 ROUGH SAWN CEDAR
	AG. Number:	1X4 ROUGH SAWN CEDAR
	AH. Mute-Line:	1X4 ROUGH SAWN CEDAR
	AI. Mute-Line:	DO NOT HOLD BACK FINISH AT MUTE LINES
	AJ. TRANSIT COVERING:	HI STRENGTH VISQUEEN FASTENED WITH PLY STRIPS
	AK. ACCESSORIES:	MUSIC BENCH
	AL. ACCESSORIES:	FOUNDATION VENTS, Solar-Lok Model RA Brown (2) PER MODULE (Ship Loose)
5. ROOF:	A. ROOF FRAMING:	2X12 @ 24" ON CENTER OR BETTER RAFTERS @ 24" O.C. INSTALLED TRANSVERSE W/NOTCHED RAFTERS
	B. INSULATION:	R-30 RIGID FACED FIBERGLASS BATT TYPE
REV. C	C. INSULATION:	R-30 RIGID FACED FIBERGLASS BATT TYPE
	D. CEILING SYSTEM:	1/2" HMBI-BACKER UNDERLAYMENT IN PANELS, CORRIDOR SYSTEM (+SHIP LOOSE) SITE INSTALLED
	E. CEILING SYSTEM:	1/2" HMBI-BACKER UNDERLAYMENT IN PANELS, CORRIDOR SYSTEM (+SHIP LOOSE) SITE INSTALLED
	F. CEILING SYSTEM:	1/2" HMBI-BACKER UNDERLAYMENT IN PANELS, CORRIDOR SYSTEM (+SHIP LOOSE) SITE INSTALLED
REV. C	G. ROOFING:	4" @ 2" Multi-Hole Standers E.P.D.M Fully Adhered w/ Multi-Hole Water Base Bonding Adhesive
REV. C	H. MUTE LINE SEAM:	2" @ 2" Multi-Hole Standers E.P.D.M Fully Adhered w/ Multi-Hole Water Base Bonding Adhesive
	I. DRIP EDGE:	TERMINATION STRIP
	J. FLASHING:	E.P.D.M FLASHING AROUND VENTS
REV. C	K. MANSARD/PACAGE:	5/16" HMBI-PANEL STUCCO 3/8" H. FLAT W/1/4" TRIM
	L. VENTS:	5/16" HMBI-PANEL STUCCO 3/8" H. 24" DIA. W/1/4" TRIM
REV. C	M. VENTS:	POWERED (STANDARD) (INSTALLED INSIDE 24" END WALL OVERHANG)
	N. VENTS:	CONTINUOUS VENTED SHIRT @ 24" OVERHANG
REV. C	O. ACCESSORIES:	COPING FOR PARAPET, HOLD BACK @ AT MATELINE
	P. ACCESSORIES:	ORIENTING SLOPED TO ROOF DRAINS (SEE DETAIL FOR ROOF DRAIN PART #5)
6. EXTERIOR DOORS:	A. DOOR:	SEE DOOR SCHEDULE SHEET #4
7. INTERIOR DOORS:	A. DOOR:	SEE DOOR SCHEDULE SHEET #4
	B. DOOR:	ALL DOORS KEYPED TO THIS KEYING STANDARDS. KEYING FOR CLOSET TO MATCH CLSM 11'S IN, TYP.
8. WINDOWS - EXT/INT:	A. EXT. WINDOW:	48" X 48" HORIZONTAL SLIDER VINYL WHITE INSULATED GLASS
	B. EXT. WINDOW:	CORERS- MAX 24" ABOVE FLOOR TO WINDOW LOCATION TO COMPLY WITH NFPA 14.2.11.1
	C. EXT. WINDOW:	(1) WINDOW EACH CLASSROOM LABELED "EMERGENCY EXIT" (+SIGN BY IMS) (Ship Loose All Window Labels)
REV. C	D. STORMS:	N/A
	E. WINDOW ACCESSORY:	MINI BLINDS
	F. WINDOW ACCESSORY:	FIBERGLASS SCREENS
9. SPECIALTIES:	D1. SHELVES:	BOOK CASE SHELF ARENAL STRT
	D2. SHELVES:	12" SHELVES, 4 HIGH (FIXED) @ 18", 36", 54" & 72" AL
	D3. SHELVES:	HANGING @ 1) SHELVES PER CLINET
	D4. SHELVES:	(1) Shelf @ 72" AFF w/ 2nd and (4) 24" x 180" Shelves @ 18", 36", 54", & 72" AFF
	D5. MISCELLANEOUS:	6000 STUDENT SHIP, 10 EACH (UP 54" TO TOP A.F.F.)
	F1. MISCELLANEOUS:	PORCELAIN/STEL MARKER BOARD, CROWN WHITE GLOSS, 84" A.F.F. TO TOP
	F2. MISCELLANEOUS:	BULLET BOARD, 4" AFF, COLOR BOARD MARKER BOARD "SHD HARBOR", 84" A.F.F. TO TOP
	F3. MISCELLANEOUS:	10# ABC FIRE EXTINGUISHER W/ METAL, SEMI RECESSED CABINET, 48" TO HANDLE
	NOTE:	ALL (+SHIP LOOSE) MATERIALS, SHIPPED PER (2-UNITS)
		+ CEILING TILE, FLOOR TILE, VINYL BASE
		+ STUCCO
		+ BATTENS, E.P.D.M. SKIRTING

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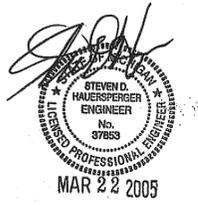
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Elkhart, Indiana
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Stack Classroom
(6)/13'-9" x 68'-0" Classroom (5638 Sq. Ft.)
Overall Floor Plan

Innovative Modular Solutions
Drawer Location: Napperville, IL
Drawer Representative: Lee Guille
MBS Sales Rep: Shannon Drews
MBS Quote Number:

Date: 8/2/04
Drawer: DMH
Team Leader: M.K. Meadows
Scale: 7/32" = 1'-0"
Serial Number: Ekhart
Drawing Number: 504B
Sheet:



MAR 2 2005

A1

DATE: May 9, 2014
TO: Planning Commission
FROM: R. Brent Savidant, Planning Director
SUBJECT: TROY REAL ESTATE FORUM – Summary of event

The City of Troy hosted a Real Estate Forum on Tuesday, April 29 2014 at the Troy Community Center. This effort was part of the public engagement process for the Master Plan update. Many Planning Commission members attended the event.

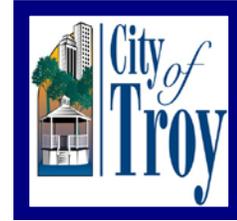
Attached is an executive summary of the event. Also attached is the Target Area Summary provided in advance to all attendees. This information was also on display at the event.

At the May 13, 2014 Planning Commission meeting we will discuss the Real Estate Forum and next steps in the Master Plan update process.

Attachments:

1. Real Estate Forum Executive Summary
2. Troy Target Area Summary

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TROY REAL ESTATE FORUM Executive Summary

INTRODUCTION

As part of the public engagement process for the master plan update, the City of Troy hosted a Real Estate Forum on Tuesday, April 29 2014 at the Troy Community Center. Over 60 community leaders, business owners, real estate developers, and interested citizens participated in a productive dialogue regarding the future direction of key economic areas of the city, specifically Maple Road, Big Beaver, North Troy, and Rochester Road. This goal was achieved through a small group SWOT (Strengths Weaknesses Opportunities Threats) analysis and panel discussion (summary in appendix). During the SWOT exercise, the 60+ participants were presented with target area snapshots and were asked to identify and describe the assets and challenges of these four areas. Participants also offered strategies for reinforcing assets, re-envisioning challenges, and ultimately attracting new development that is right for the corridor and the community. Using a question and answer format, the real estate experts were then invited to share their understandings of current and future market trends and development constraints and opportunities. The panel included:

- Alan Kiriluk , Chairman, Kirco & Troy DDA
- Mark Nickita, President, Archive Design Studio
- Tracy Wick, Broker, Coldwell Banker
- Steve Robinson, Principal, Versa Development
- J.C. Cataldo, Partner, RePlace Development Solutions

KEY FINDINGS

The Mayor, panel members, and participants emphasized the need for collaboration between city departments and community stakeholders, as well as a coordinated vision that is responsive to market demands and focused on quality of life. By building on the unique strengths of each area, activating established nodes and reinforcing new development with pedestrian amenities, transit connections, and a desirable mix of uses those sites that were once viewed as challenges will appear as opportunities for reinvestment.

- Density is key
- Plan should be market driven and forward thinking
- Transportation and pedestrian improvements are important
- Zoning should align with the Master Plan and offer flexibility to encourage the right development at the right time
- North/South corridors provide important connections between the target areas and adjacent communities
- Residential development should attract and accommodate different ages, lifestyles, and income levels
- New developments should be connected
- Strategic, tactical, and creative placemaking strategies can activated node

The following is a summary of observations and recommendations for the four target areas.

MAPLE ROAD

Maple Road provides a great central location with a well-established traffic flow and proximity to residential areas. The Transit Center, Midtown Square, and new MJR theater can serve as anchors for the corridor and should be reinforced by complementary uses including retail, dining, and multifamily residential. Industrial and office spaces offer architecturally unique redevelopment opportunities and could foster a live/work culture if marketed to local startups, small tech companies, or creative design firms with a need for light manufacturing facilities or collaborative work spaces.

Access, connectivity, and convenient parking are major challenges for sites along Maple Road. Strip development and industrial uses are very segregated and there is no connection to the surrounding residential communities and current business sector. While the zoning ordinance provides flexibility through the Sustainable Development Project (SDP) option, the city staff may need to educate potential investors on how to take advantage of this development tool and communicate the overall vision for Maple Road.

Panel Reaction

Right now Big Beaver is the preferred destination for business, so how do we provide similar experiences, amenities, and connectivity on Maple Road? We must find a way to communicate the vision of Maple Road. It's not just about filling up the empty space.

Maple Road is going to need destination oriented uses to attract people. The city needs to deliver a lifestyle for companies and residents to encourage investment.

Recommendations

- Think creatively about attracting companies and investment
- Encourage circulation planning that integrates public transit stops and connects pedestrian nodes to greenway trails and residential sidewalks
- Cluster pedestrian activities through redevelopment of underutilized properties
- Support mixed-use development with strong ties to the Transit Center and transit-oriented development
- Expand SmartZone and establish an overall vision for Maple Road
- Consider transit impact study for I-75 access onto Maple Road

BIG BEAVER

Big Beaver is a premiere destination for business, shopping, and entertainment. It is home to the Somerset Collection, Troy City Hall campus, and Troy Community Center, and a number of corporate headquarters. Big Beaver has excellent appeal internationally and provides a major draw for the community. The Big Beaver streetscape improvements give the corridor identity and continue to attract new pedestrian oriented development. In this investment rich environment, challenges such as the vacant Kmart Headquarters and large expanses of surface parking lot are seen as opportunities for development.

Despite improvements, Big Beaver is several hundred feet wide, with heavy traffic and lack of alternative transit, which makes the corridor unfriendly to pedestrians moving between buildings or crossing. More

improvements are necessary to zoning, parking, and building requirements to create more restrict mixed-use development. Sites are large and not well connected.

Panel Reaction

Development is still in the transition phase and can't justify the new construction of vertical mixed use development projects with retail on the first floor and residential above. We've got to get the economics right.

The focus on streetscape and walkability is ongoing. The Troy DDA and Mayor are marketing it as we speak. We're bringing in hotels and restaurant operators. The traffic improvement coalition from the State of Michigan is looking at ways to create safe crossing across Big Beaver.

Recommendations

- Establish pedestrian connections between corporate offices and corridor amenities
- Encourage parking lot infill development and residential mid/high rises
- Provide entertainment for young adults to develop new community lifestyle
- Create environment that fosters the use of public transit along the corridor Big Beaver
- Consider increasing depth of Big Beaver zone in the shallow areas to increase potential developments

NORTH TROY

North Troy is primarily office use with excellent freeway access to I-75 and close proximity to the employee base. Large setbacks and wooded areas provide a desirable campus setting for certain sites. Natural features provide amenity and may help attract mixed-use/multi-family development, if desire by the community. Existing corporate companies may look to build or expand in under-utilized areas.

North Troy lacks an identity and office space is slow to fill resulting in high vacancy. Regional access is good but internal connectivity and pedestrian access is poor. The area is dominated by cars with no alternative mobility options or usable green space. It also lacks entertainment for younger families. Road repair around the area needs to be addressed.

Panel Reaction

Downtown Detroit has been experimenting with pop-ups and initiating corporate programs to get employees out of the office. High quality food trucks provide indirect competition to brick and mortar establishment. Ultimately it's about options and getting people exposed to business.

Right now North Troy is just an employment center. It needs uses and amenities to complement the office uses and to keep people around after 5 pm.

Recommendations

- Establish more convenience uses such as restaurants, retail, and daycare
- Experiment with tactical placemaking, such as food trucks and pedestrian improvements, to provide more amenities to workforce
- Increase flexibility of current zoning to widen development of potential uses
- Encourage more parking structures

- Encourage quality for drainage and green space

ROCHESTER ROAD

Rochester Road offers a convenient economic node close to residential neighborhoods. It is primarily service and retail use. The corridor could be marketed as the “Entrepreneurial Center” for the city as it provides an incubator for small start-up businesses.

Rochester Road has a split personality. The traffic is trying to get through the area as fast as possible, yet the businesses and number of driveways is calling for a slower pace. The area is dominated by shallow, narrow lots with poor access and inconsistent setbacks. Excessive signage and inconsistent façade design result in the perception of visual clutter. New development may require the consolidation of parcels, but there are concerns from the community about increasing building heights where adjacent to residential properties.

Panel Reaction

There needs to be a conscious effort in branding Rochester Road and making it a notable place. Streetscape should not be underestimated. Sidewalk connections and pedestrian access must be accommodated in new developments. In some ways infrastructure can be used to mask the visual clutter and give the corridor a unified image.

Recommendations

- Keep integrity of residential as more commercial frontage is developed
- Reface on retail and create more pedestrian friendly intersections
- Clean corridor/remove and replace obsolete buildings find incentives/funding for redevelopment
- Reduce setback and parking associated with strip malls
- Develop retail and restaurants that reflect the needs of nearby residents
- Encourage senior housing and compatible uses

APPENDICES

- A. List of Attendees
- B. SWOT Comment Card Activity Summation
- C. Real Estate Forum Minutes

Name	Company	Title
Antone, Anthony	Kojaian Management Corp	Vice President, Development
Beltramini, Robin	Local Development Finance Authority	
Brown, Doug	ASTI Environmental	
Buechner, Toby	Troy Gymnastics	Owner
Clarke, Jim	Robertson Homes	President
Confer, Clint	Signature Associates	Industrial Division
Drake, Lynn	Compass Commercial	President
Dubeauclard, Antoine	Media Genesis	President
Edmunds, Donald	Planning Commission	
Ervin III, Frank	Magna	Manager, Government Affairs
Frederick, Brad	Media Genesis	Founder and CEO
Friedman, David (maybe)	Friedman	President and CEO
Gagniuk, David	Friedman	Associate, Brokerage Services
Gell, Jared	Mid-American Real Estate	
Gershenson, Bruce	Gershenson Realty & Investment	
Gitre, Cary	Landus	
Grenville, David	Bank of America	Senior Vice President
He, Jason	Detroit Chinese Business Association	Vice President
Henderson, Dave	City Council	
Henry, Robert	Detroit Medical Center	
Hill, Geoffrey	Newmark Grubb Knight Frank	Senior Managing Director
Hunter, Dan	Oakland County	Manager of Planning and Econ Dev
Keisling, Larry	Downtown Development Authority	
Kincaid, Joel	MJR Theatres	
King, Michael	Flagstar Bank	
Kirk, Michael	Neumann/Smith Architecture	Principal
Koch, Lance	Granite City	Managing Partner
Kornacki, Rosemary	Brownfield Development Authority	
Lasky, Thomas	Forum Group	Principal
Leibovitz, Arie	Ari-el Enterprises, Inc.	President
Leibovitz, Scott	Ari-el Enterprises, Inc.	
Light, Peter	Oakland Mall	General Manager
Loughrin, Rachel	Oakland County	Business Development
Loughrin, Tim	Robertson Homes	Mgr of Land Acquisition and Dev
Magnum, David	Gibbs Planning Group	
Miceli, Tara	Walsh Institute	Director
Michalek, Amy	Meritor, Inc.	Facility Space Planner/Proj Coord
Novak, Suzanne		Resident

Osiecki, Matthew	CBRE	Senior Associate
Pangle, Vince	Strategic Property Services, LLC	
Pawlowski, Kristopher	Signature Associates	Sale Associate
Reddy, Ganesh	Mamta Holdings, LLC	
Redmer, Dennis	MJR Theatres	VP of Operations
Rogers, Ken	Automation Alley	Exec Director, Deputy County Exec
Ruppe Jr, Peter +1	Peter P. Ruppe, Inc.	President
Sanzica, Philip	Planning Commission	
Sherizen, Eugene	Mini Storage	
Slater, Dane	Mayor	
Snyder, Thomas	Strategic Property Services, LLC	VP Business Development
	Local Development Finance Authority	
Spanos, Irene	Planning Commission	
Strat, Thomas	Planning Commission	
Suardini, Josh	Etkin Equities	LEED AP, Vice President
Swanson, Duane	Somerset Inn	Director of Operations
Swartz, Robert	Brownfield Development Authority	
Tagle, John	Planning Commission	
Thomas, Janice	Magna	
Topouzian, Ara	Troy Chamber of Commerce	President/CEO
Vassallo, Joseph	Brownfield Development Authority	
Ziecik, Michael	Forum Group	Principal

TROY REAL ESTATE FORUM
SWOT Comment Card Activity Summation

MAPLE ROAD CORRIDOR

Opportunities

- Exit at I-75 onto Maple Road
- Potential to add to restaurants in Eaton district to create a critical mass of dining destinations
- Good traffic, great central location, proximity to residential base.
- There are many obsolete buildings (that require variances, challenges, costs). Taking these from eye sores to viable buildable sites would help.
- Variety of industrial and residential
- Great traffic, great central location, proximity to residential base
- Oakland Mall is probably functionally obsolete. How do we preserve/redevelop it? Should there be a proactive place in place?
- Already has a cool tech space.
- Redevelop industrial sites currently zoned office.
- More connections for pedestrians, transit, roads. Mixed uses including entertainment to feed off theater.
- More mixed use, more entertainment.
- Variety of industrial and residential, more entertainment to mesh with MJR.
- Try to build on the theater with bars and restaurants in the adjacent area

Challenges

- Intersection at John R/14 Mile has no turn around or way of heading N S E W at that light
- Functionally, parking is mostly in the rear of most of the industrial buildings which is a deterrent. Need to allow additional parking instead of perpendicular parking along the side (in the easements) and in the rear. Mainly, for customers.
- Midtown square needs to improve connections to on-site residents, nearby neighborhoods, and transit center.
- There is too much office/industrial along Maple Road and not enough demand for those uses.
- Lack of available functional industrial building in Troy, no industrial land, older building stock with obsolescence issues.
- Storm water management – create areas for water to go.
- Obsolete building variety of industrial and residential odd, odd use mix.
- There needs to be more clarity for the type of uses permitted on Maple. We have lost an opportunity with a user that got scared off due to the direction given by Planning although the use was a permitted use. But it was a change of prior use in the building. The building has been vacant for 5 years.
- Finding a use for the vacant land just south of Troy Racquet Club

- Ugly road scape, set back from road, odd use mix, no consistent walkability, industrial view
- Strip development and industrial, seems to be two distinct areas east and west
- Need vacant land identified for industrial build to start. Options for front loaded truck well – currently not allowed. Loan fund offer for more uses for renovations.

Strategies

- Enhance public transit points; create stronger, longer connections to local businesses and tie into adjacent neighborhoods (Clawson)
- Make walkable; enhance pedestrian experience
- Clustering pedestrian activities through redevelopment of underutilized properties
- Develop additional transit networks emanating from existing sites and bus routes to include self-guided (Smartphone apps), bicycle, jogging, and running. Trails/tours of surrounding neighborhoods/districts
- Study ways to leverage “transit-oriented development” to emanate from the new intermodal sites. Not easy due to land-locked nature, but core for linkages and compatible uses that can grow around the shopping center to provide vibrant mixed-use community going forward
- Research and Develop small manufacturing but very cutting edge work. Ideal corridor for R and D advanced manufacturing.
- To change the character and increase the likelihood of redevelopment of the Maple Road corridor the zoning along Maple Road needs to contemplate more mixed use with the ability to have commercial and other uses similar to Big Beaver zoning. Would like to see redevelopment of some older sites on Maple to companion the new MJR such a restaurants, coffee, shops, etc.
- Redevelop existing industrial stock with mixed use, residential, etc. to attract younger generation.
- Incentives to redevelop/more redevelopment. Focus on transit center
- Dress it up with green space, transit
- Feed off transit center, potential for high-end airport business park (think Scottsdale Airpark).
- Provide incentives for redevelopment of existing properties.
- Pilot demonstration project to target possibilities for new developments
- Expand SmartZone to encourage more tech development. Add form-based redevelopment between Livernoise and John R. – would allow both residential and some retail.
- It is time to become more restrictive on the uses in this corridor, more specifically on the Maple Road frontage in the Transit Center. It seems as though, given the current economy, it is the time to confine uses to true mixed use developments along this area/corridor consistent with the vision of the future land use plan, i.e. retail, service, low density office, etc. The idea of allowing a permissive approval for almost anything in that corridor seems to conflict with the idea of the true mixed uses for a transit area.

BIG BEAVER CORRIDOR

Opportunities

- Golden Mile, viewed as corporate headquarters. Has great appeal internationally, centrally located in the region. Ideal.
- Somerset collection – regional draw to community
- Great traffic, historic shopping corridor, prominent address, central location.
- Big Beaver is the heart of Troy with great new development.
- Big Beaver is several hundred feet wide and lined with multiple landmark building set far back on their sites and surrounded by parking.
- Troy High School reputation
- At the entrance to the Automation Alley Technology Park, place an electronic digital sign identifying the park. With the traffic count on Big Beaver take advantage of identifying AA.
- Kmart should provide for mid rise life style condos.
- Signage – improve wayfinding
- Kmart Headquarters
- International presence, build on it! Market it as THE international center for the state of Michigan.
- Kmart site
- On Big Beaver at the light on Bellingham, allow vehicles to cross on a red light from Big Beaver onto Bellingham without waiting for a green light. Now there is a sign preventing that.
- Apartment/condo opportunities along Big Beaver.
- Continue mixed-use along corridor with more entertainment.
- Continue to invest in infrastructure.

Challenges

- Heavy traffic, lack of transit, automotive centric.
- How do you make the large parking lots and high rises pedestrian friendly?
- How to envision this as a downtown/walkable corridor?
- Every business “thinks” they need to be on Big Beaver and unsure that needs to be the case. How are we working to help identify business locations and properly assessing proper locations?
- Can the Big Beaver model be duplicated in other areas or is the limitation due to the soon-to-be overdevelopment of this area?
- 50% visibility into the building on the ground floor may not be realistic depending on the occupant. This seems to be workable for retail/office but may not be reasonable for other uses (i.e. a hospital)
- The Big Beaver plan requires “entrances” on the Big Beaver side with the building set a maximum of 10’ back from the property line. If parking is behind the building, who will use these front doors? There are no “unloading passenger lanes” along Big Beaver.

- Educate developers, architects, owners, etc. about district requirements for transparency
- Needs walkability, has the start for it but needs more
- “Eat the elephant” of the former Kmart HQ site by allowing to “eat it in one bite at a time” through some “form-based zoning” promoting “mix-use”.
- Please describe, in detail, how the new pedestrian oriented developments (ex. PNC Center to new retail across the street) is intended to work and keep people safe.
- Too many parking lots, reduce and develop green space or small scale housing.
- Road dominated pattern.
- Mixed-use is great, but it is NOT essential that strip retail be involved in every development

Strategies

- Continue parking lot infill development, bike path to shopping, Kmart site improvement, inject high rise residential above retail on Big Beaver.
- Is the solution to bring in some high rise residential – or low rise residential fronting on Big Beaver?
- Connect the great companies and their work force to each other through the sidewalks.
- Provide entertainment for young adults
- Target age targeted projects to Troy Athens HS vs. Troy HS, which is more desirable for young families, and provide more Troy HS transitions opportunities.
- Encourage pedestrian traffic by slowing down street traffic and adding more cross walks.
- Master Plan should acknowledge potential for east/west mass transit line and cluster development at reasonable nodes
- Develop “nodes of interest” with signage – interpretive stones, areas to pause/sit and canopied buffers to encourage pedestrians to exist in this strongly automotive corridor
- Bus/trolley service up and down Big Beaver to service all the shopping experiences. Cross walks from north to south. Getting east and west under I-75.
- Consider increasing depth of Big Beaver zone in the shallow areas to increase potential developments.
- Encourage alternative forms of transportation – bicycle friendly alternatives
- Youth-oriented development that can incrementally develop to provide a lifestyle.
- Expand SmartZone to encourage more tech development
- Stay the course with Big Beaver district requirements.

NORTH TROY

Opportunities

- Easy on/off of I-75 with close proximity to employee base.
- Great freeway access.
- I-75 access.
- Wooded underdeveloped properties – maintain and do not clear cut for new development.
- Opportunity for mixed-use/multi-family development to increase residential opportunities for nearby workers.
- Strong engineering presence there – it could become the “Automotive Engineering” center for the city.
- Redevelopment opportunity at Long Lake and Crooks, on both the west and the east side of Crooks. The east side of Crooks is under-utilized, and the west side is vacant.
- Any interested corporate companies looking to build, or expand, regarding northwest or northeast Crooks and Long Lake?

Challenges

- Too suburban looking, auto focused. No transportation or walkability and lack of green space.
- Office vacancies slow to fill.
- Suburban office park with no destination except for office workers.
- Lacks an identity, is a mish-mash of companies and industries.
- Mass transportation and retail lacks for high density office buildings.
- Lack of entertainment for younger families.
- Road repair around area needs to be addressed.
- The Met Hotel area and Corporate Drive road is destroyed. Lack of restaurant varieties.
- With an abundant amount of office/corporate buildings, vacancy is still higher than past and needs to be addressed.
- How was “Market Area” (population, etc.) determined? Don’t rush to develop small retail, even though there is room on some developed site, along with the northwest corner of Long Lake and Crooks.

Strategies

- Infill parking lots with mixed use and retail.
- More day care for workers, small scale retail and restaurants for workers.
- Encourage as much convenience use (e.g. restaurants and retail) as the market can bear to make the area more attractive and keep the workers in the area day and night.
- Need destination developments to attract and support workers in area.
- Northeast and northwest corners of Crooks and Long Lake could have walkable mixed-use, all those big parking lots could be retrofitted for green space, add retail along secondary roads.
- Increase flexibility of current zoning to widen development of potential uses.
- Add more age-targeted condominium sites in this area like Chattfield Commons.

- Along Crooks Road need more neighborhood uses to facilitate the residents in the area.
- Encourage more parking structure, rather than huge parking lots, for our corporate clients. What about drainage and green space consideration?
- Break down the scale of this primarily corporate/commercial corridor with some zoning “serendipity” to grow small pockets of service and amenity businesses to provide relief to the clearly automotive corridor and serve workers and citizens.

ROCHESTER ROAD

Opportunities

- Small scale neighborhood services, mixed-use and live-work, townhouse development, redevelopment of obsolete building types.
- This section of Troy I view as the entrepreneurial sector. It has a lot of retail, small start-up businesses, etc. Build upon that corridor as the “Entrepreneurial Center” for the city.
- Traffic strong, proximity to residential, retail.
- Landscaping is very important.
- Protect the adjacent neighborhoods – limit height of building.
- Entrepreneurial center.

Challenges

- Strip mall heavy.
- Rochester Road has a split personality. The traffic is trying to get through the areas as fast as possible, yet the businesses and number of driveways is calling for a slower pace.
- What provisions are you making for non-motor pathways in the corridors?
- Building height next to residential.
- Lack of green space.
- Reduce visual clutter from signage that dominates the road.
- Keeping integrity of residential as we develop more commercial frontage

Strategies

- Reface on retail, select pedestrian friendly intersections.
- Consider “block” or “district” events that take place in the “forecourts” (parking lots) in front of the strip retail centers.
- Clean p corridor/remove and replace obsolete buildings. Incentives/funding for redevelopment.
- Reduce setback and parking.
- Why not repeat Big Beaver success on Rochester Road or incentive for transition zoning.
- Potential for redevelopment with senior housing – to access community center, etc. Update needed to some of the retail avenues. Pedestrian/bike access to corridor.
- Create adequate buffer between residential and business zones.
- Encourage more intense uses on larger parcels, i.e. increased height of buildings.
- Retail and restaurants should reflect needs of nearby residents.

TROY REAL ESTATE FORUM

Minutes

On Tuesday, April 29 2014, the City of Troy hosted the Real Estate Forum at the Troy Community Center with invited community participants, business owners, real estate developers and interested citizens to actively engage in the future direction of key economic areas of the city. It was the goal of the city to present a snapshot of each area illustrating existing conditions and current zoning and then ask the group to reflect on future potential by performing a SWOT (Strength Weakness Opportunities Threats) analysis. A panel of five experts in real estate, development and redevelopment, architecture, and finance then offered their reaction by providing observations of their understanding of current and future market trends and development constraints and realities. The findings of this forum will be utilized by the city in creation of the Master Plan.

OPENING REMARKS

Mayor Slater:

We are here to kickoff planning the Master Plan (MP) and the City of Troy provides an excellent foundation to build off. It is important that we continue to look forward and work collaboratively with City Manager's (CM) staff and the community stakeholders; we have the team assembled right now to be successful.

CM Brian Kischnick:

How do we develop Troy to make it the best community in Michigan? What is your (stakeholders) plan for the future and how can we be partners in making that happen. It is difficult, but we need to develop a blueprint in moving forward that is market driven. MJR Theaters example, recognizing what we do today will have an impact and how we can work together.

Planning Director, Brent Savidant:

A MP creates a roadmap for the development of Troy and is required by State Law with updates every 5 years. The zoning ordinance will follow suit in coordination with the Plan. The original MP was developed in 1965 and has been updated 20 times in the last 40 years with the most recent update occurring in 2008. We did more than focus on land use, we focused on policy with the MP being market

driven. Much of our MP was affected by the economic downturn of 2008, making the next proposal even more important. There are four established focus areas to target in this meeting and in MP 2014.

1. Maple Road corridor
2. Big Beaver corridor
3. North Troy
4. Rochester Road

This includes fringe/transition areas of those regions and the changing demographics within the city.

COMMENT CARD ACTIVITY

Richard Carlisle:

To help facilitate discussion and collect thoughts and ideas, each region was assigned a color and corresponding colored note cards were distributed to attendees. Participants were then asked to think about each region and identify key opportunity sites, major assets, transportation options, future land use, market-direction, city-wide assets, limitations/challenges, recommendations, and any other general thoughts or ideas (SWOT analysis). The following is the summation of this activity sorted into the categories of Opportunities, Challenges, and Strategies.

MAPLE ROAD CORRIDOR

- **Opportunities:** Has well established traffic flow, a great central location, and proximity to the residential area. There is a variety of industrial and residential spaces and the possibility to mesh entertainment (bars, restaurants) experiences with MJR theaters. Changes to zoning in the area could assist in redeveloping obsolete buildings into viable sites.
- **Challenges:** Obsolete buildings and vacant lands have become an eyesore to the area. There is too much office/industrial and not enough demand. Strip development and industrial and very separated and there is no connection for the surrounding residential communities and current business sector. Parking is mostly in the rear of most of the industrial buildings which is a deterrent. Lack of clarity on building uses permitted.
- **Strategies:** Mobility that encapsulates public transit points, walkability, trails (green space), surrounding neighborhoods and an enhanced pedestrian experience and then clustering pedestrian activities through redevelopment of underutilized/vacant properties. Mixed-use development with

strong ties to the Transit Center and transit-oriented development to allow for growth. Expand SmartZone to encourage more technology development, ideal corridor for cutting edge work. Possibility for exit at I-75 onto Maple Road.

BIG BEAVER CORRIDOR

- **Opportunities:** Viewed as corporate headquarters with excellent appeal internationally that could be marketed as THE international center for the state of Michigan. Centrally located with great traffic and a prominent address it is the ideal region in Troy. Big Beaver is the heart of Troy and Somerset Collection is a huge draw for the community. Big Beaver is several hundred feet wide and lined with multiple landmark buildings set far back on their sites and surrounded by parking. Kmart Headquarters provides countless opportunities for entertainment and housing.
- **Challenges:** The heavy traffic and lack of alternative transit to the automotive centric corridor make it unfriendly to pedestrians. How can it be envisioned as a downtown/walkable district with current mobility options that will also keep people safe? Several concerns in regards to zoning, parking, and building requirements (Big Beaver Plan) that restrict mixed-use development. Too many parking lots and road dominated pattern.
- **Strategies:** Connect the great companies and their work force to each other through the sidewalks, slow street traffic, and add more cross walks. Continue parking lot infill development and inject residential mid/high rises. Provide entertainment for young adults to develop new community lifestyle. Master Plan should acknowledge potential for mass transit line or bus/trolley service up and down Big Beaver to service all the shopping experiences. Consider increasing depth of Big Beaver zone in the shallow areas to increase potential developments.

NORTH TROY

- **Opportunities:** Excellent freeway access to I-75 with close proximity to employee base. Wooded underdeveloped properties could be maintained and not clear cut for new development as an opportunity to attract mixed-use/multi-family development to increase residential opportunities for nearby workers. Option for existing corporate companies look to build or expand in under-utilized areas.
- **Challenges:** Suburban office park with no destination except for office workers. Lacks an identity and is often slow to fill resulting in high vacancy. Poor transportation solely auto focused with no

alternative mobility or green space. Lack of entertainment for younger families. Road repair around area needs to be addressed.

- **Strategies:** Encourage as much convenience use (e.g. restaurants, retail, daycare) and destination development as the market can bear to make the area more attractive and keep the workers in the area day and night. Increase flexibility of current zoning to widen development of potential uses. Encourage more parking structure, rather than huge parking lots, for corporate clients. Consideration for drainage and green space.

ROCHESTER ROAD

- **Opportunities:** This section of Troy is viewed as the entrepreneurial sector. It has a lot of retail, small start-up businesses, etc. with close proximity to residential. Build upon that corridor as the “Entrepreneurial Center” for the city.
- **Challenges:** Rochester Road has a split personality. The traffic is trying to get through the areas as fast as possible, yet the businesses and number of driveways is calling for a slower pace. Very strip mall heavy and lack of green space. Concerns about building height next to residential. Signage clutter dominates the road.
- **Strategies:** Keep integrity of residential as more commercial frontage is developed. Reface on retail and create more pedestrian friendly intersections. Clean corridor/remove and replace obsolete buildings find incentives/funding for redevelopment. Reduce setback and parking associated with strip malls and develop retail and restaurants that reflect the needs of nearby residents. Potential for redevelopment with senior housing.

PANEL DISCUSSION

The five expert panel members then reacted to the comments made during the previous activity and answered general questions with their own insight and recommendations.

Panel Members:

JC: J.C. Cataldo, Partner, RePlace Development Solutions

TW: Tracy Wick, Broker, Coldwell Banker

AK: Alan Kiriluk , Chairman, Kirco & Troy DDA

MN: Mark Nickita, President, Archive DS

SR: Steve Robinson, Principal, Versa Development

OPENING COMMENTS

JC: Density. Density wins, mix-use building sitting in a sea of parking. Condense and bring together assets and strengths.

TW: We're looking at a very large geographic area, yet we're talking about large-scale place making. We are going to need to focus and pinpoint to concentrate efforts and create energy for overall future direction. Connect the 900 acres of parkland, recreation benefit for residents.

AK: Strong demographics and leadership but lacks promotion of high quality assets of Troy. Connectivity will be key. Be careful that development isn't just what "we" want, build and design for the future. Transportation is extremely important here. Circulation transit system must connect surrounding communities, companies, shopping districts to bring people together. We need people in our community that want to both live and work here and encourage big investments. We need a coordinated agenda focused on quality of life.

MN: General consensus that the elements for place making (walkability, synergy, mixed use) are there and it is agreed that's where we should move in that direction. Create networks, connectedness, focus on walkability, and a realistic scale.

SR: Big Beaver Rd is the preferred location for tenants. Maple exists in context of BB and they are in competition with each other. How do we create market demand in those areas? Where do we create it?

QUESTIONS

Integrated business uses have had low demand, how can we change that?

AK: Remember the economy we're coming out of. Stay positive. MJR will create traffic, build off that. You have a solid base. You need to deliver a lifestyle for companies and residents to encourage investment.

Industrial vacancies between now and 18 months ago are very different. There are different uses in filling spaces that can be addressed in zoning.

Troy was planned in a very spread out nature (traditional land use planning, single use zones) and younger generations want more centralized access to the city they live in.

How can we strengthen Maple Road in its relationship with Big Beaver?

SR: North South corridors are key for connecting. Generate Coolidge and Big Beaver intersection, lots of mix-use people would like to be there. Retailers want to be on Big Beaver not Maple, so what is it about Big Beaver that people want? Street scape and layout are positives so tie everything together and you will strengthen Maple. I-75 is a huge asset to Big Beaver. Maple is going to need destination orientated uses to attract people because it has a different character than Big Beaver.

MN: Interest in permitted uses of buildings along Maple and eliminating obstacles will encourage this corridor. Express the vision of district and have city advertise that for reinvestment.

The A space (Big Beaver) and the B space (Maple) have different infrastructure and different users and unique looks, accepting that can aid the adaptive reuses. Connection from building to building to building on Maple is the biggest hindrance here, must change. It should be an adjacent asset to Big Beaver, not an enemy of it.

JC: I would not build (high end, loft style) multi-family housing there because it is not a dense area.

TW: Have an investor that is the user of the builder who can utilize it as the home base for where the creative minds come together. Then allow them to start integration. Small scale development could be successful here.

Does North Troy lack an identity and how important is that to the marketability?

AK: It does lack an identity. It is a destination for employees only, what other amenities are there for people in the area? We need to keep people around after 5pm.

TW: I would not market the North Troy area because of the lack of mix-use. Reiterated AK comments. Food trucks would be beneficial here.

MN: Most regions are severely underserved with walkable places. As walkable centers appear, so does development. Places where people live, work, and play are the districts and North Troy could become this if it is zoned and thought of in this manner.

Friedman and Associates: We are attracted to the open spread out space, opportunity to bring in large quantities of people. What the area lacks is restaurants and mass transit. Is a destination right now, doesn't need walkability.

Panel response: Short-term gain, long-term loss.

Food trucks could find a lot of success here and be a huge asset.

How do we design not for what we want, but for what future generations and young people want and for where the market is going?

JC: There are a lot of 59+ that want to enjoy a mixed-use environment. Millennials do not have the investment income to purchase retail. It is great to say you want to develop for that younger generation but they aren't our key demographic. Boomers want to "age in place" meaning; everyone is selling their single-family home because the kids have moved out but they do not want to leave the great city/neighborhood they're in. Current projects are attracting young people, who can't afford them yet, and 60+ that can because they share similar interests. We should also try to integrate senior developments into the community.

AK: Employers do have to have good employees available to them, which will be the younger generation. Good jobs with a good environment and the rest will follow.

There will be a demographic shift with the wealth translating to the Millennials and use the Master Plan as an aggressive process to educate and plan.

Troy High School has a better reputation and families want to go to this area. Capitalize on that by developing for the younger generation in the Athens district.

The aging population is living longer and increasing, and they have assets. The market here is being missed. People want to downsize but there is no product for them, they want to go into something stylish.

More flexibility in the zoning ordinance is necessary to permit this.

Looking at the aerials, there is a huge “concrete jungle”. Where are we going looking forward? How do we get the tools to redevelop?

Flexibility from the city, working towards that with form based code, but we need more of it and economic develop. There needs to be an incentive people for to redevelop the current landscape. Shift industrial sites into something else such as design or tech firms and not just focus on filling up the empty space.

TW: Redeveloped sites will be attractive to that younger generation and if we keep track of who is asking for alternative living and activity space we can drive them towards the market later.

Is there an opportunity to create an identity to the Rochester Road area to bring people to the area?

SR: Create some uniformity with the corridor but ownership is so fractured. Create a better streetscape and identify the hard corners and build off that. How much work would I want to put into this corridor right now because the return on investment just isn't there? This corridor isn't right for my product. How do you make it right over time?

MN: There needs to be a conscious effort in branding this area and making it a notable place. Identity and consolidation is part of this. Streetscape is a huge element of this. Commercial development near sidewalks but without sidewalks access to the front door is a fundamental issue. Not available on Rochester Road and it needs to become embedded in the planning process. If it is worthy of making a priority and where you want to take your efforts, there are ways of getting there.

JC: The community not wanting things cannot be a reason to stop pursuing thing. The city is a business, making it your job to educate the surrounding neighborhoods as to why developing to capacity is a benefit. Huge income opportunities in fully utilizing the land.

What can we do as a city to encourage more vertical mixed-use, retail on the bottom, residential on the top? Can it work on Big Beaver?

MN: Still on an uptick in the economy and you just can't justify new construction. If you have an economic deal, the money will follow. Restaurants are a huge influencer but it will come down to investment.

We talk about walkability, but what are we actually doing to promote it? Big Beaver is not walkable as it stands; it's pretty much an extension of the highway. Focus on streetscape is an important issue.

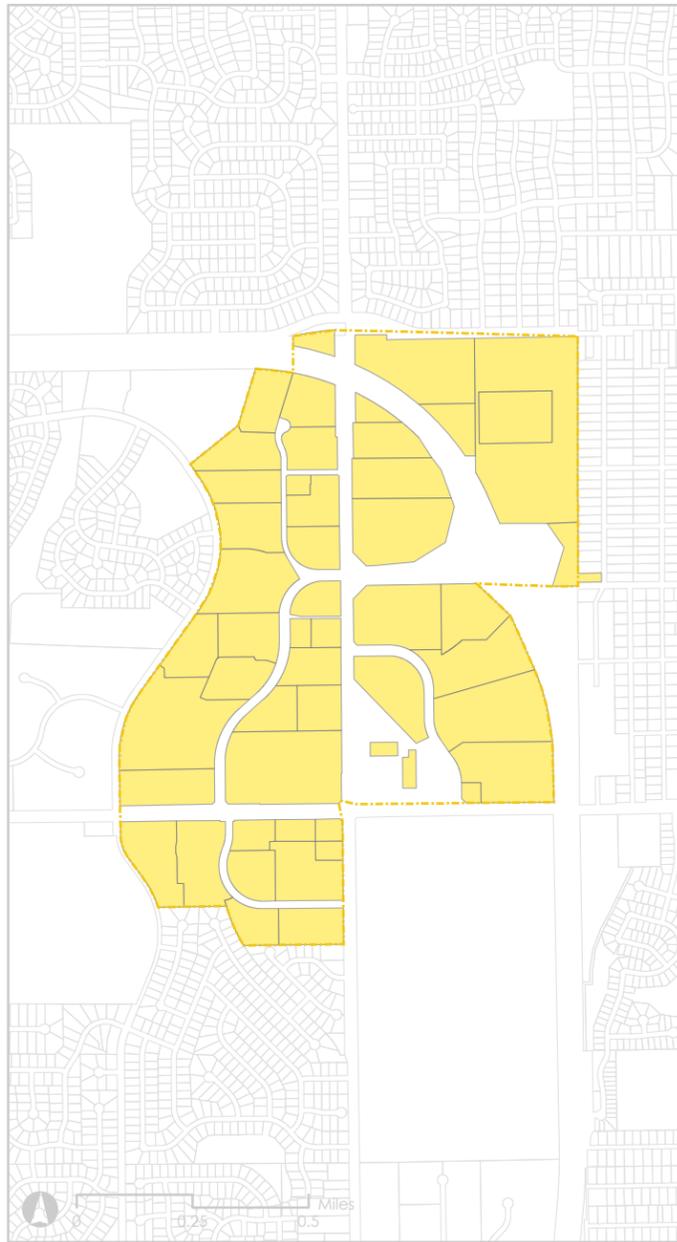
AK: It is ongoing. The Troy DDA, Mayor, busing system is marketing it as we speak. We're bringing in the hotels and restaurant operators, the traffic improvement coalition from the state of Michigan to create safe crossings across Big Beaver and this applies across the City of Troy. We're also working on transportation link to improve connectivity with Birmingham and the Transit Center.

Mark Miller: Businesses are coming in on Big Beaver and then commenting that their employees need safer ways to walk along the corridor so we understand it as a priority.

CLOSING REMARKS

Mark Miller: This has been fantastic and we appreciate everyone coming out. We will take your comments as community stakeholders and raise what you've said to the public in a second forum and then take all thoughts to our Planning Commission who will use the input directly in the Master Plan. It is our hope that we can continue to partner with this community in the upcoming years.

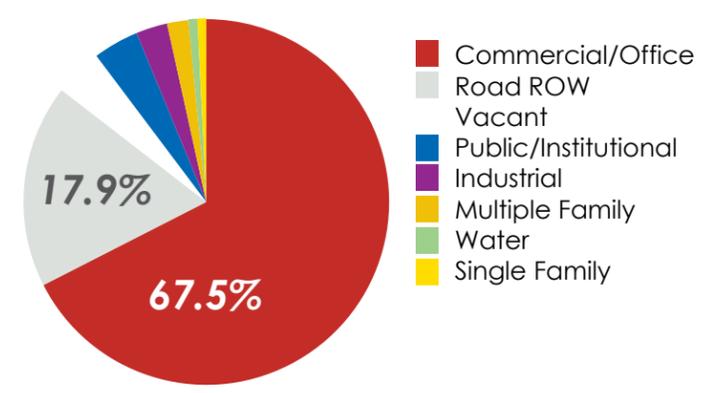
NORTH TROY TARGET AREA



Target area statistics	
Total taxable value	\$119,423,759
Total area (acres)	461
Total businesses	282
Total employees	5,042
Market area statistics*	
Population	5,908
Households	2,370
Percent owner occupied	86.6%
Median household income	\$86,217
Per capita income	\$44,887

* Within a 1 mile radius of the North Troy Target Area.

Land use



Property data

	Target Area	Commercial	Industrial	Residential
Total parcels	61	55	3	3
Total structures	48	45	3	NA
Total acres	461	415	17	29
Median year structure built		1988	1998	NA
Total floor area (SF)		95,916	44,457	NA
Median floor area (SF)		5,232,280	143,213	NA
Total taxable value	\$119,423,759	\$114,897,329	\$4,370,860	NA

Top Industries by Employment

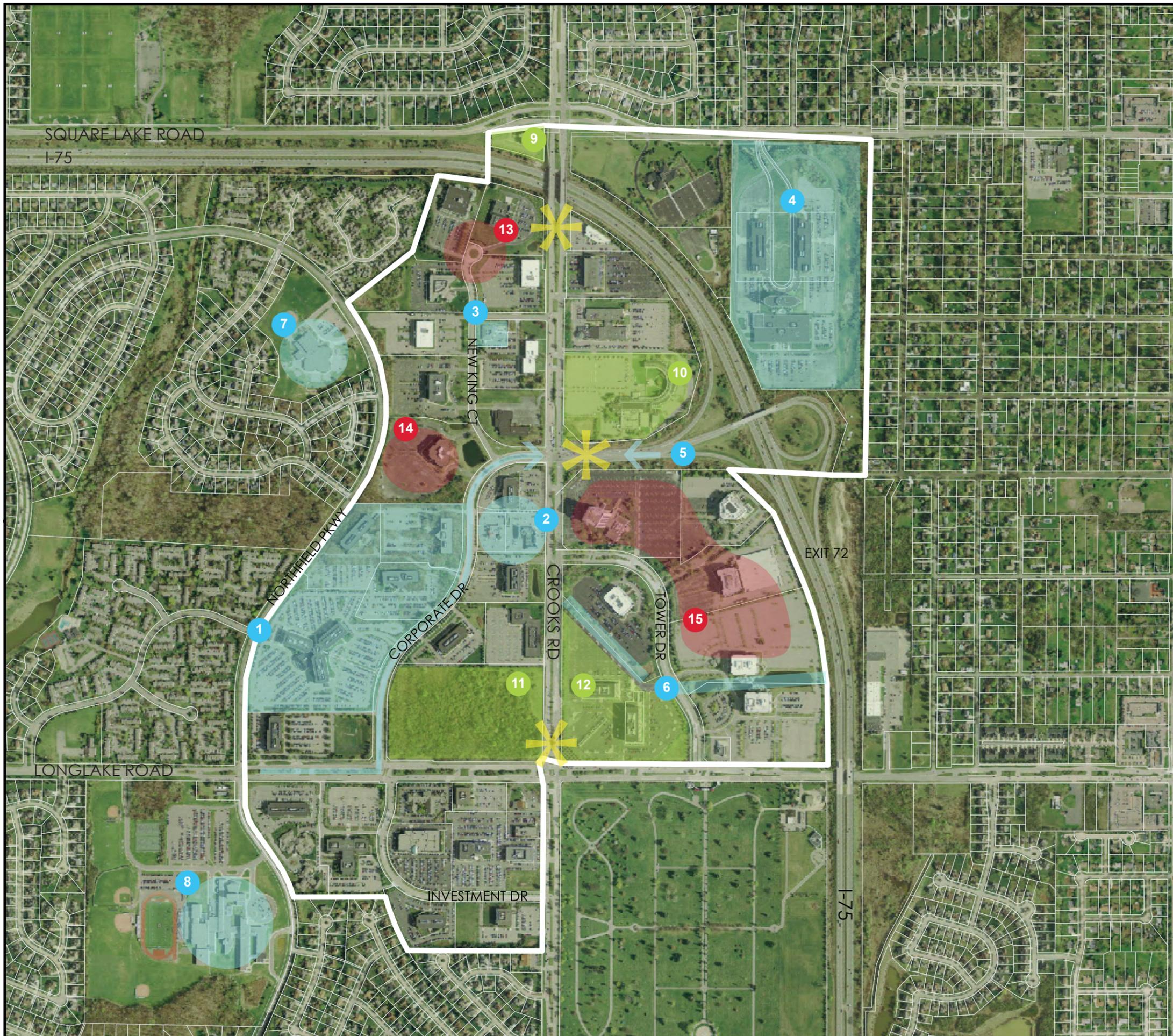


Top Industries in Target Area by Number of Businesses



Number of retail businesses by type





EXISTING CONDITIONS NORTH TROY TARGET AREA

* Gateways

- Square Lake Rd
- Corporate Dr
- Long Lake Rd

● Assets

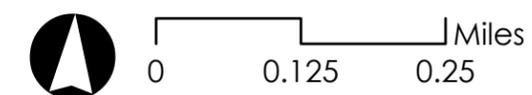
1. Flag Star Bank Headquarters
2. Northfield Market Place
3. Childcare facility
4. Delphi Headquarters
5. Direct access to and from I-75
6. Quality storm water management design
7. Hamilton Elementary School
8. Troy High School

● Opportunities

9. SW corner Crooks Rd and Square Lake Rd
10. Infill at MET Hotel
11. NW corner Crooks Rd and Long Lake
12. NE corner Crooks Rd and Long Lake Rd

● Challenges

13. Access management along New King Ct
14. Lack of pedestrian connection to New King Ct and Corporate Dr development
15. Large surface parking lots surrounding Tower Dr properties

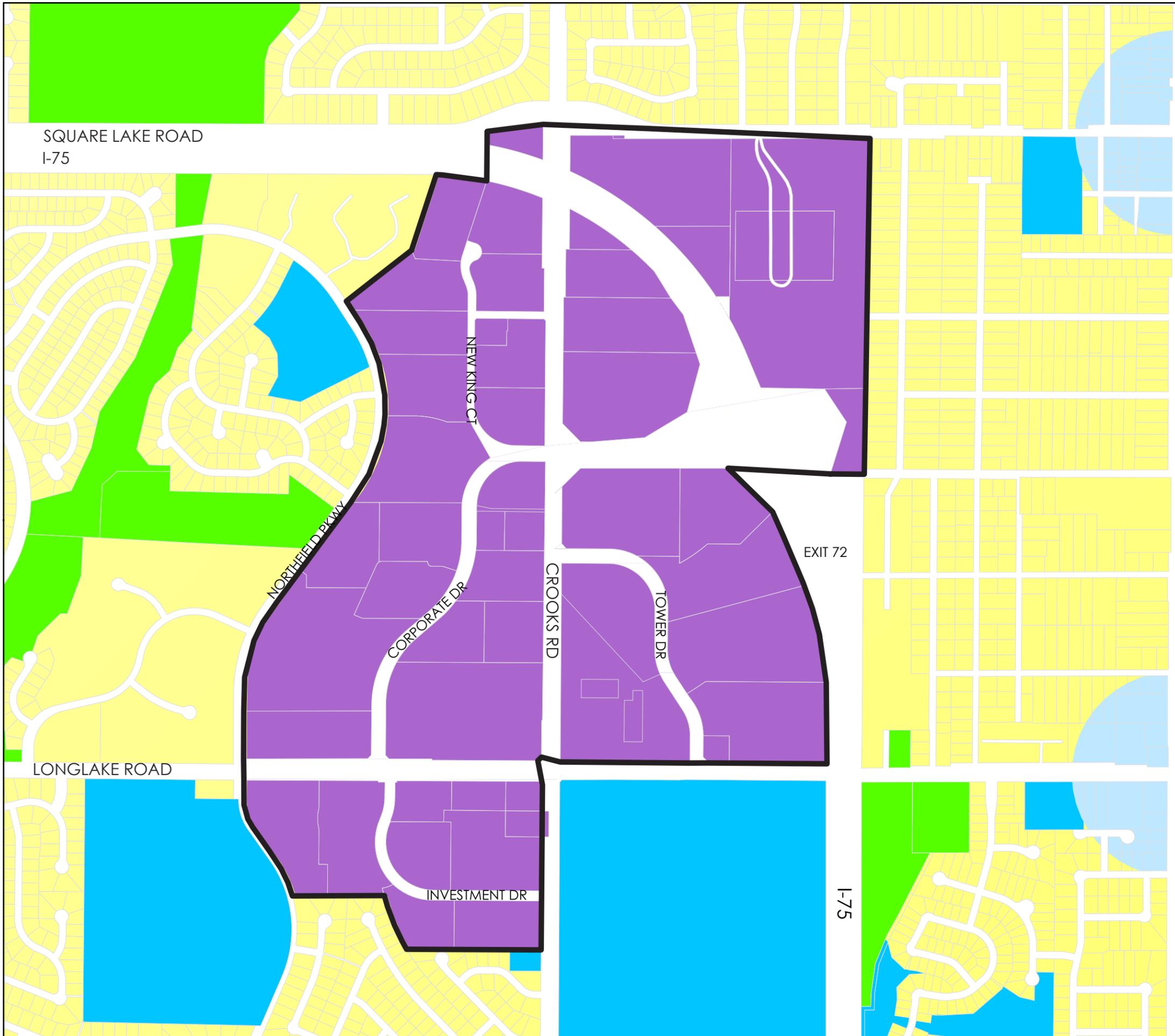


Basemap Data Source: Oakland County EDCA

3-14-2014

Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan





2008 FUTURE LAND USE NORTH TROY TARGET AREA

- North Troy**
 - North Troy is primarily office and research with other complementary uses.
 - Future land use decisions should focus on business development related to the Knowledge Economy and encourage outlot development to provide services to workers in the area.
 - Consistent site design throughout the District is necessary to create a unique identity.
 - North Troy offers convenient access to and from I-75.

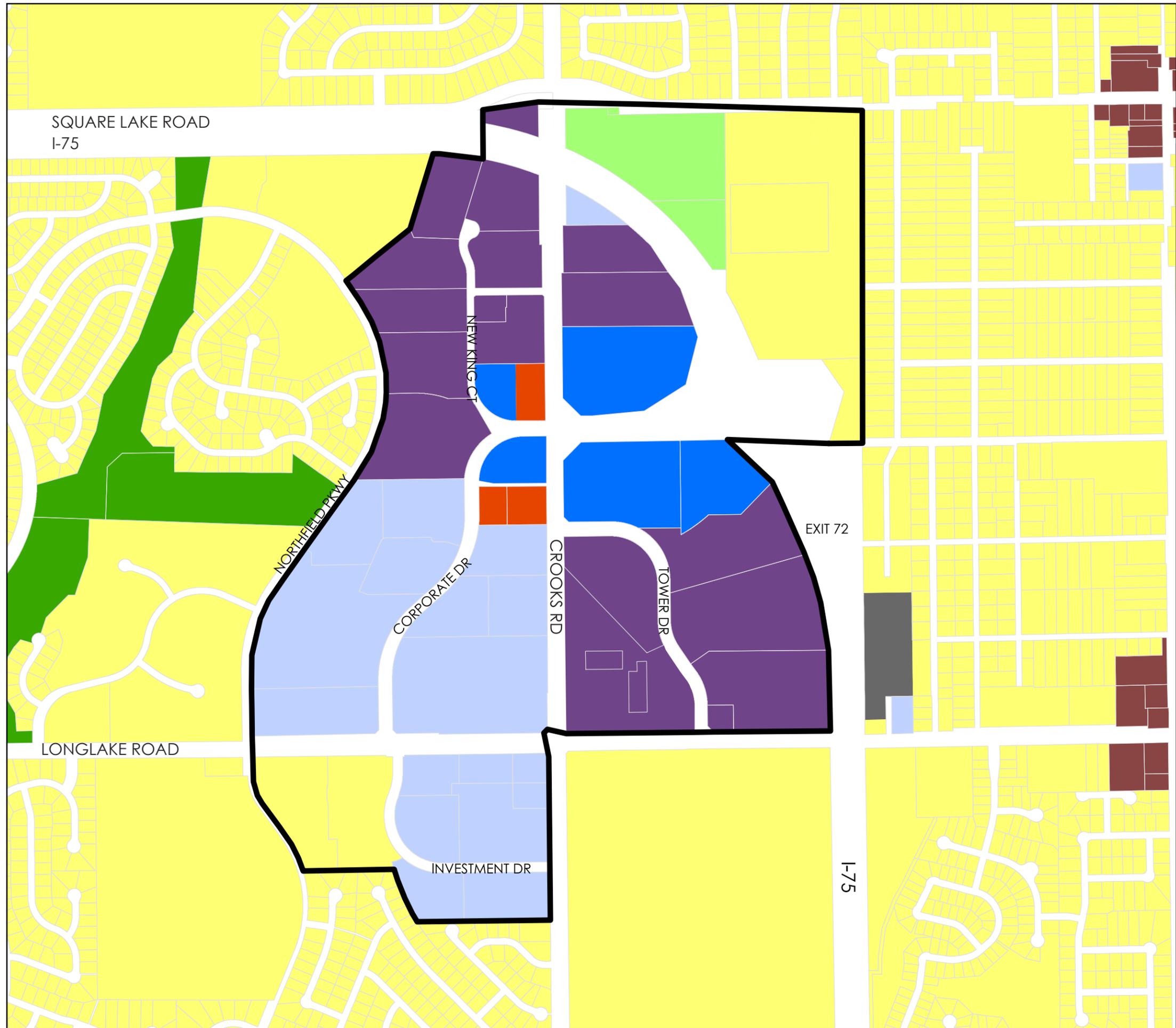


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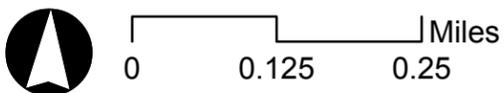
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CURRENT ZONING MAP NORTH TROY TARGET AREA

- (R-1) One Family Residential District
- (CB) Community Business
- (O) Office
- (OM) Office Mixed Use
- (RC) Research Center
- (CF) Community Facilities



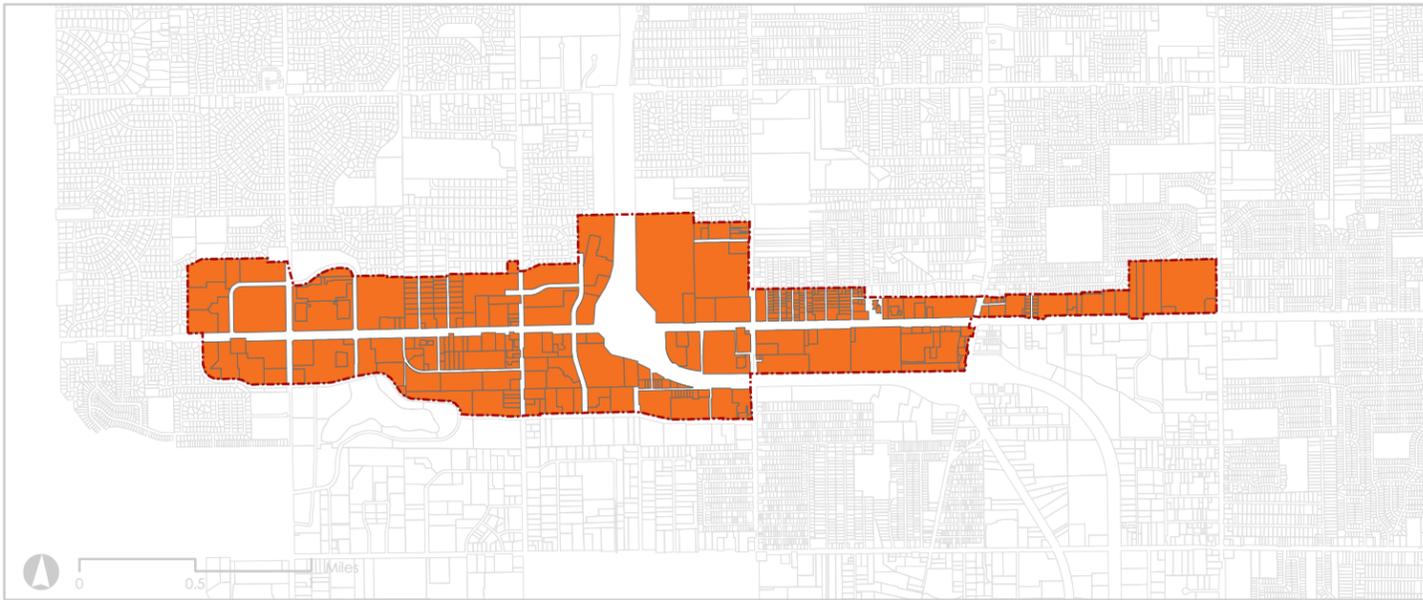
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BIG BEAVER TARGET AREA



Target area statistics

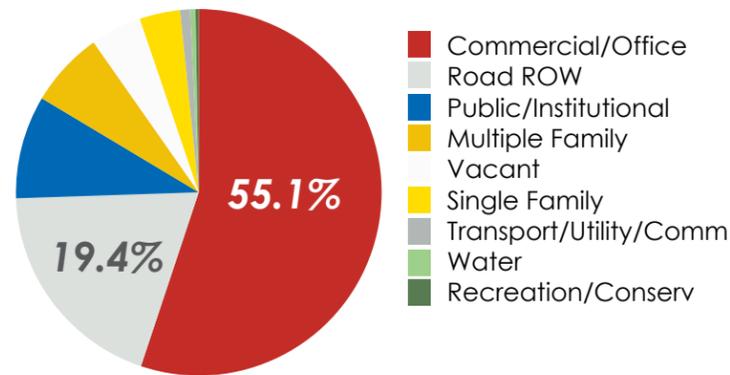
Total taxable value	\$382,171,172
Total area (acres)	1,045
Total businesses	1,782
Total employees	18,298

Market area statistics*

Population	7,616
Households	3,286
Percent owner occupied	44.3%
Median household income	\$61,358
Per capita income	\$36,514

* Within a 1 mile radius of the Big Beaver Target Area.

Land use

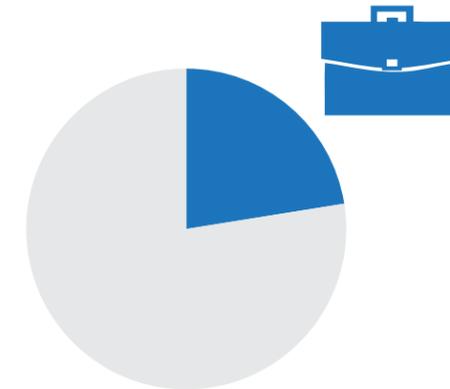


Property data

	Target Area	Commercial	Industrial	Residential
Total parcels	362	207	2	154
Total structures	210	198	0	124
Total acres	1,045	867	4	176
Median year structure built		1984	NA	1978
Total floor area (SF)		14,351,247	NA	201,578
Median floor area (SF)		25,964	NA	1,570
Total taxable value	\$382,171,172	\$371,863,202	\$651,380	\$9,656,590

Top Industries by Employment

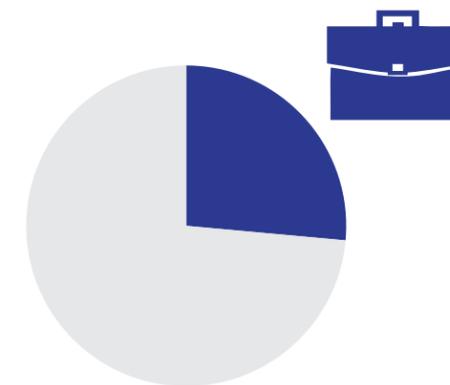
22.5% Professional, Scientific & Tech Services



	Employees	Percent (%)
Professional, Scientific & Tech Services	4,115	22.5
Retail Trade	2,241	12.2
Finance & Insurance	2,116	11.6
Accommodations & Food Services	1,431	7.8
Manufacturing	1,425	7.8

Top Industries in Target Area by Number of Businesses

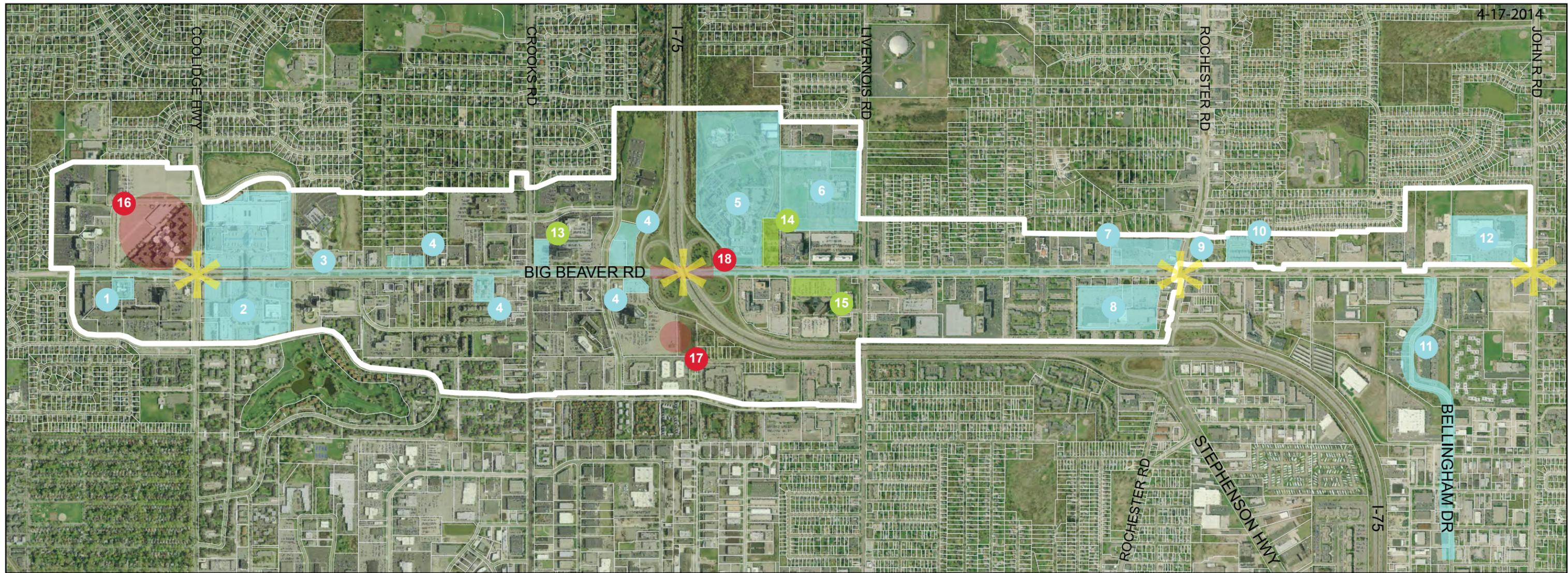
26.4% Professional, Scientific & Tech Services



	Businesses	Percent (%)
Professional, Scientific & Tech Services	471	26.4
Administrative & Support & Waste Management	210	11.8
Retail Trade	186	10.4
Health Care & Social Assistance	171	9.6
Finance & Insurance	153	8.6

Number of retail businesses by type





EXISTING CONDITIONS BIG BEAVER TARGET AREA



Gateways

- Coolidge Hwy and Big Beaver Rd
- Big Beaver and I-75
- Big Beaver Rd and Rochester Rd
- Big Beaver Rd and John R Rd



Assets

1. Kresge Foundation
2. Sommerset Collection
3. Big Beaver Rd street improvements
4. New pedestrian oriented development
5. Troy City Hall Campus
6. Troy Community Center
7. Troy Commons shopping center
8. Troy Market Place shopping center
9. Gateway Park
10. Rochester Commons Townhomes
11. Automation Alley
12. Troy Sports Center



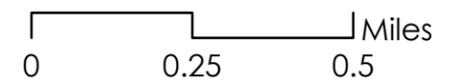
Opportunities

13. North Big Beaver Rd, east of Crooks Rd
14. Detroit Medical Center site
15. South Big Beaver Rd, west of Livernois Rd



Challenges

16. Vacant Kmart Headquarters
17. Large expanses of surface parking
18. I-75 pedestrian underpass

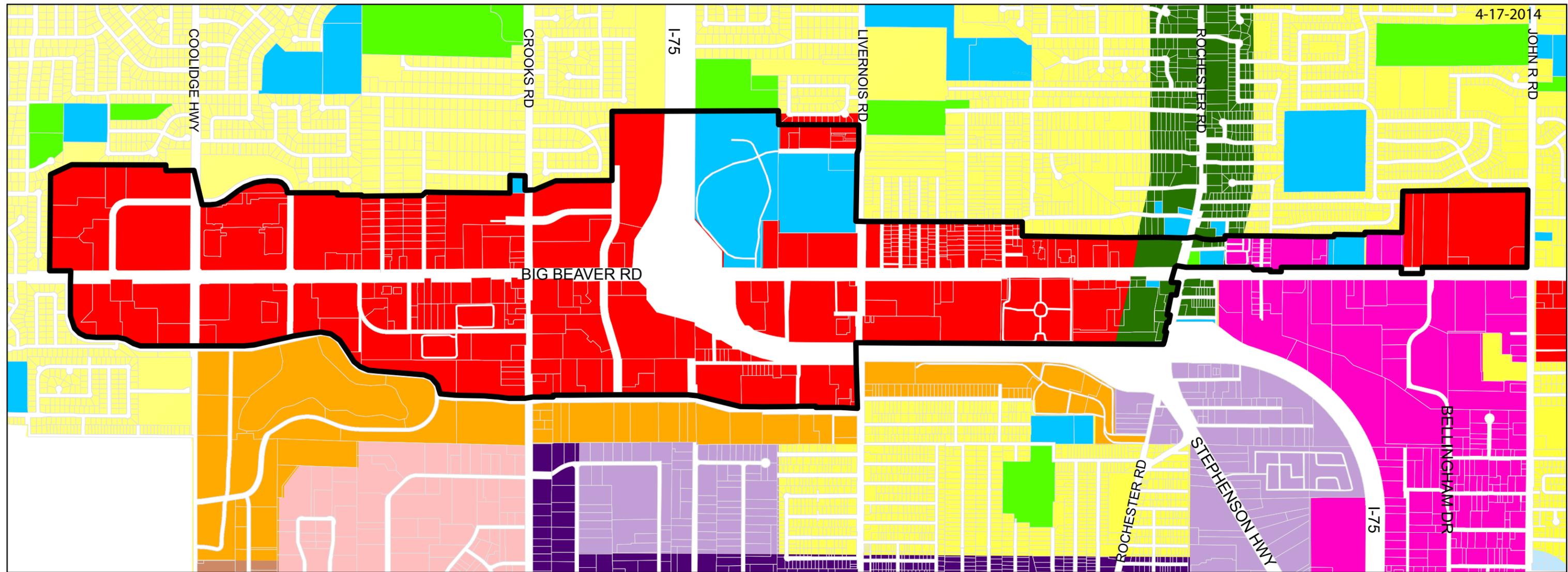


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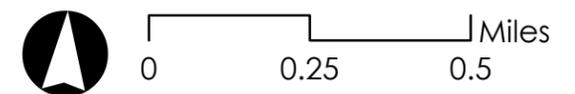


2008 FUTURE LAND USE BIG BEAVER TARGET AREA

- Big Beaver**
 - Home to large landmark projects and mixed-use regional destinations.
 - Big Beaver is the central gathering area in the community.
 - A large collection of international corporations, local companies, and establishments which complement these highly-visible uses.

- Public and Quasi-Public**
 - Existing areas set aside for institutional uses such as schools, cemeteries, and other public and quasi-public activities.
- Rochester Road**
 - Innovative site design techniques applied through PUD use to allow for redevelopment of shallow lots as well as safe and effective access management. Regional model for a green corridor, with an emphasis on storm water management.

- Smart Zone**
 - A special focus on high-technology uses, with a potential for high-density residential to accommodate Knowledge Economy workers.

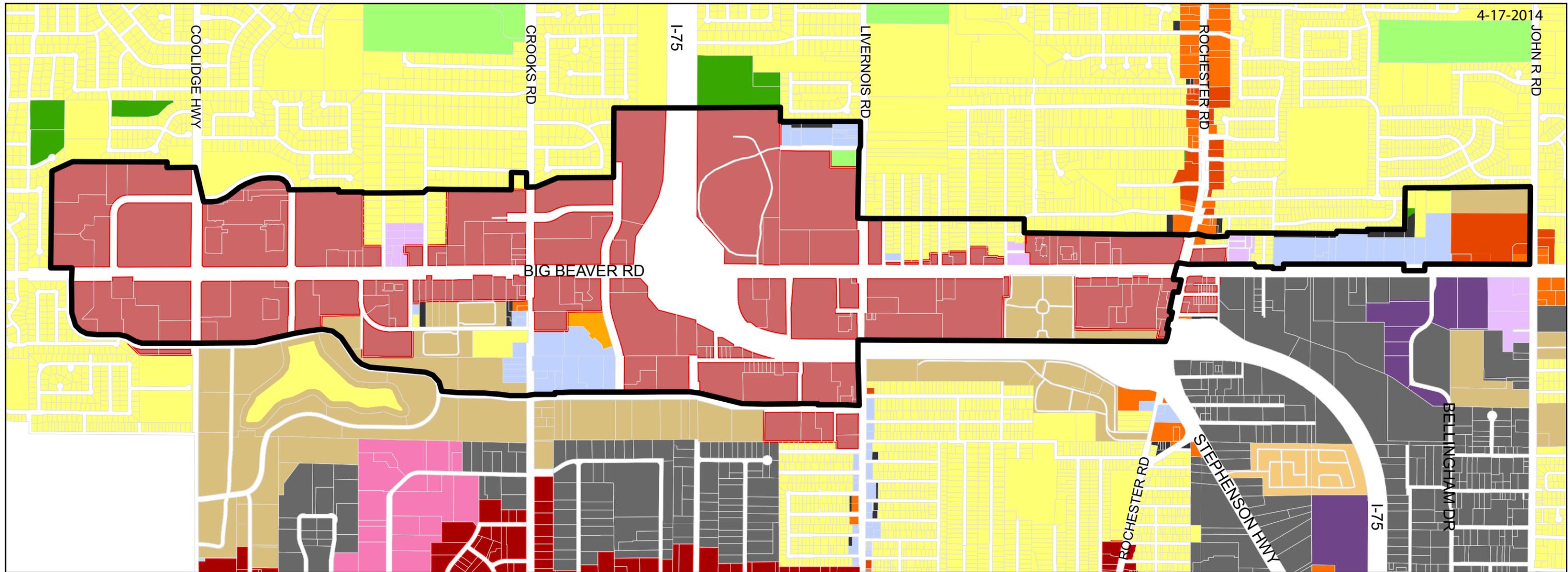


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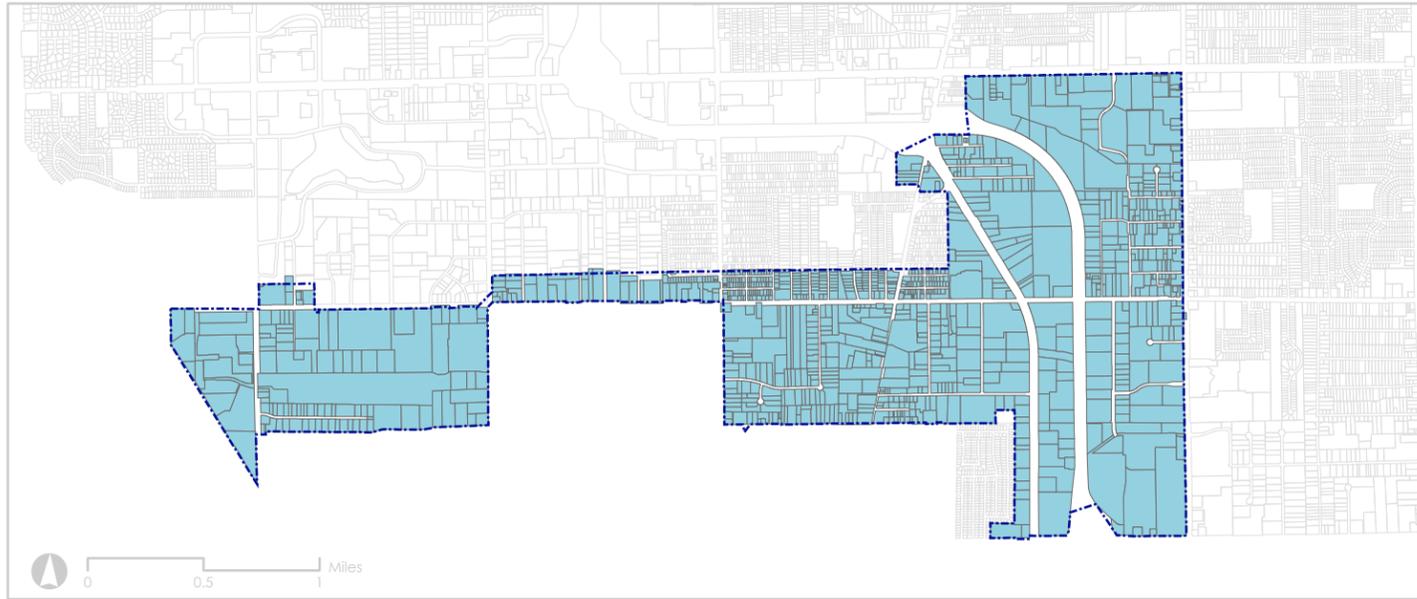
CURRENT ZONING MAP
BIG BEAVER TARGET AREA

- | | |
|---|--|
|  (R-1) One Family Residential District |  (O) Office |
|  (MF) Multi-Family Residential |  (P) Vehicular Parking District |
|  (UR) Urban Residential |  (CF) Community Facilities |
|  (CB) Community Business |  (EP) Environmental Protection |
|  (GB) General Business |  (PUD) Planned Unit Development |
|  (IB) Integrated Industrial Business District |  (BB) Big Beaver Road |



Basemap Data Source: Oakland County EDCA

MAPLE ROAD TARGET AREA



Target area statistics

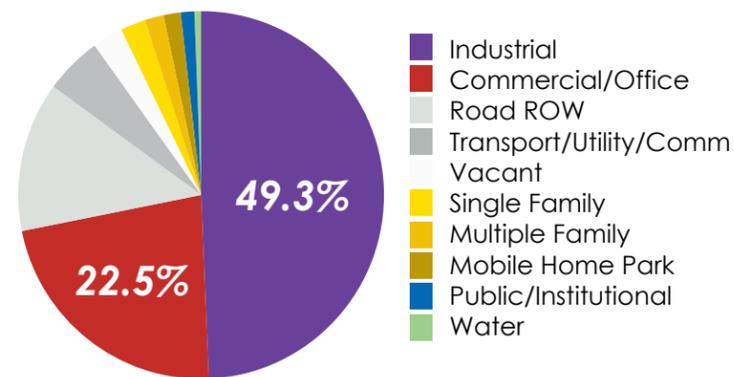
Total taxable value	\$341,823,442
Total area (acres)	1,828
Total businesses	1,625
Total employees	24,576

Market area statistics*

Population	10,677
Households	4,681
Percent owner occupied	58.5%
Median household income	\$52,475
Per capita income	\$28,402

* Within a 1 mile radius of the Maple Road Target Area.

Land use

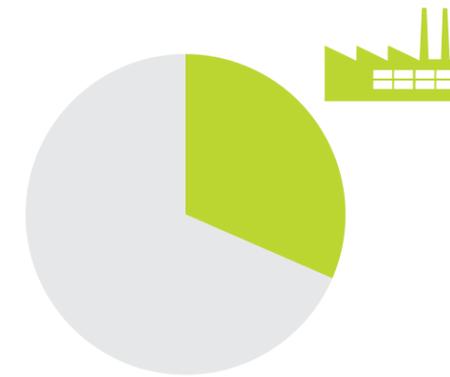


Property data

	Target Area	Commercial	Industrial	Residential
Total parcels	1,104	229	642	233
Total structures	1,001	206	588	207
Total acres	1,828	505	1,232	91
Median year structure built		1973	1,975	1,953
Total floor area (SF)		5,955,366	12,505,337	298,542
Median floor area (SF)		3,343	14,130	1,272
Total taxable value	\$341,823,442	\$139,928,871	\$189,383,081	\$12,511,490

Top Industries by Employment

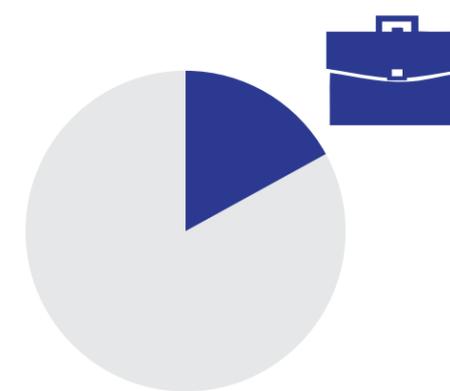
31.5% Manufacturing



	Employees	Percent (%)
Manufacturing	7,745	31.5
Professional, Scientific & Tech Services	3,723	15.1
Retail Trade	2,918	11.9
Wholesale Trade	2,199	8.9
Health Care & Social Assistance	1,675	6.8

Top Industries in Target Area by Number of Businesses

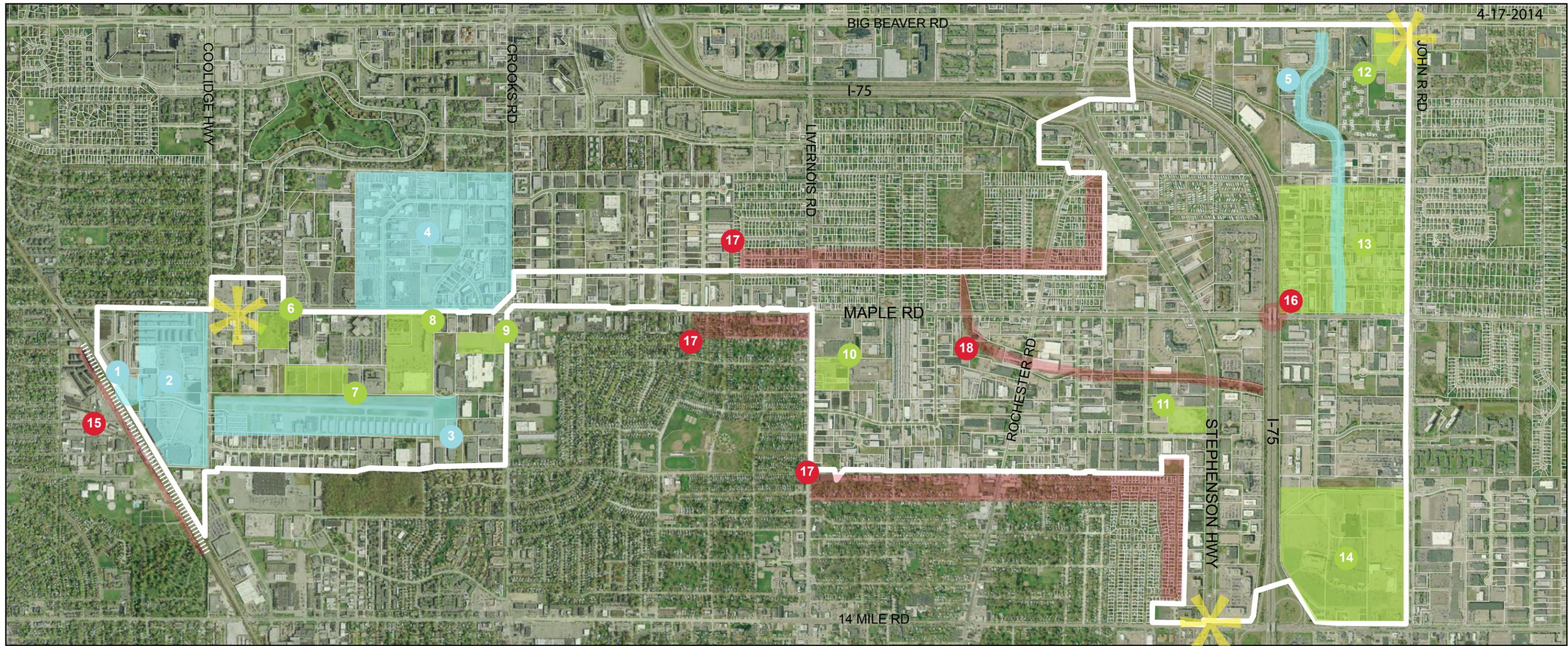
17.0% Professional, Scientific & Tech Services



	Businesses	Percent (%)
Professional, Scientific & Tech Services	277	17.0
Wholesale Trade	211	13.0
Manufacturing	205	12.6
Retail Trade	204	12.6
Administrative & Support & Waste Management & Remediation Services	130	8.0

Number of retail businesses by type





EXISTING CONDITIONS

MAPLE ROAD TARGET AREA



Gateways

- Coolidge Hwy and Maple Rd
- Stephenson Hwy and 14 Mile Rd
- Big Beaver Rd and John R Rd



Assets

1. Transit Center
2. Midtown Square shopping center and townhomes
3. Troy/Oakland Airport
4. Troy Motor Mall
5. Automation Alley



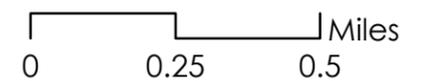
Opportunities

6. South of Maple at Axtell Dr
7. Adjacent to airport along Equity Dr
8. Cambridge Crossing outlot redevelopment
9. South of Maple, west of Crooks Rd
10. South of Maple, east of Livernois Rd
11. Rankin Dr and Stephenson Hwy
12. SW corner Big Beaver and John R Rd
13. Light industrial reuse
14. Oakland Mall infill



Challenges

15. Railroad acts as a barrier to Eton Rd
16. No access to or from I-75
17. Boundary/transition to single-family residential
18. Spencer Drain

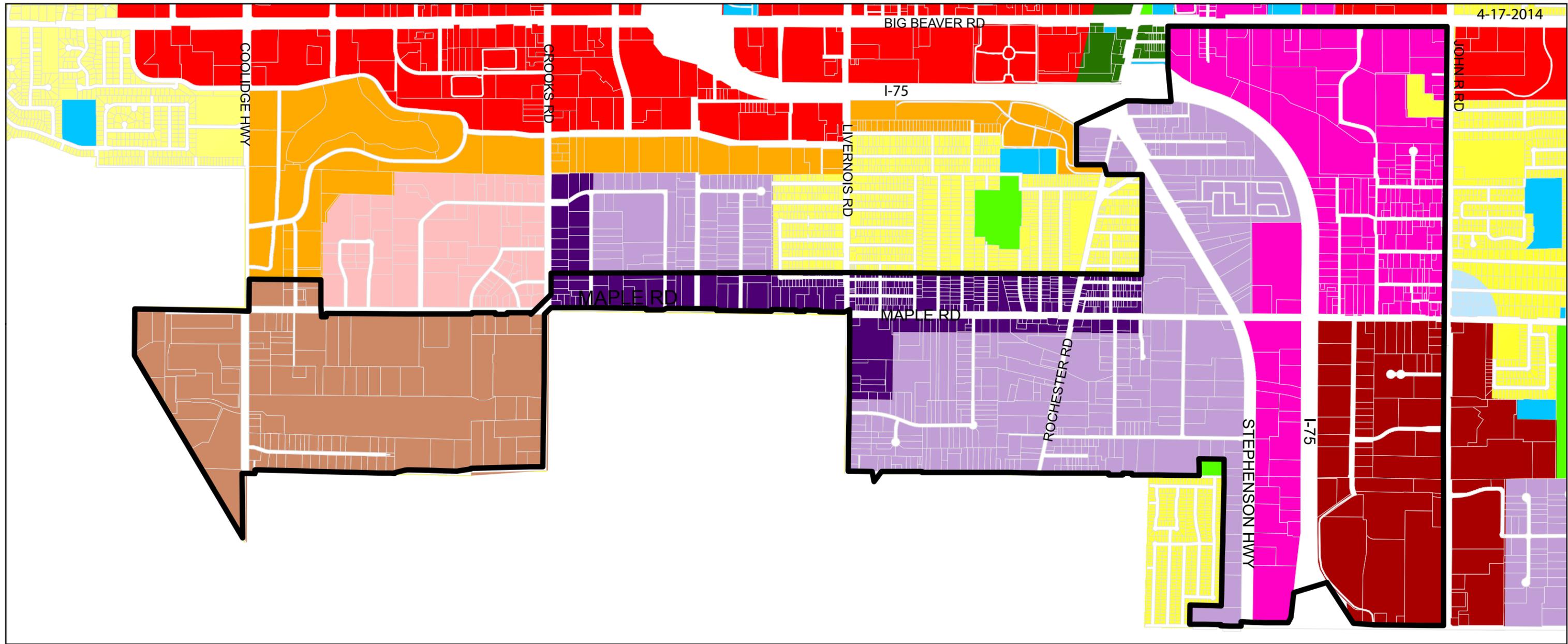


Basemap Data Source: Oakland County EDCA

3-14-2014

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2008 FUTURE LAND USE
MAPLE ROAD TARGET AREA

- The Transit Center**
 - New infill development designed to be compact and complement the Transit Center and airport.
 - Creating a true multi-modal transportation hub with a mix of residential, commercial, and service-oriented land uses.

- Maple Road**
 - Predominantly industrial area, with some opportunities for transitional or service-oriented uses.
 - Potential for urban-style residential.

- 21st Century Industry**
 - Encourage a variety of industrial uses including conventional manufacturing and assembly to business-to-business uses.
 - Site design should emphasize screening, landscaping, and effective transitioning between uses.

- Smart Zone**
 - A special focus on high-technology uses, with a potential for high-density residential to accommodate Knowledge Economy workers.

- South John R Road**
 - Provides significant entryway into the City.
 - Redevelopment in this area should carefully consider the opportunity to restore natural features and create a more pedestrian environment.

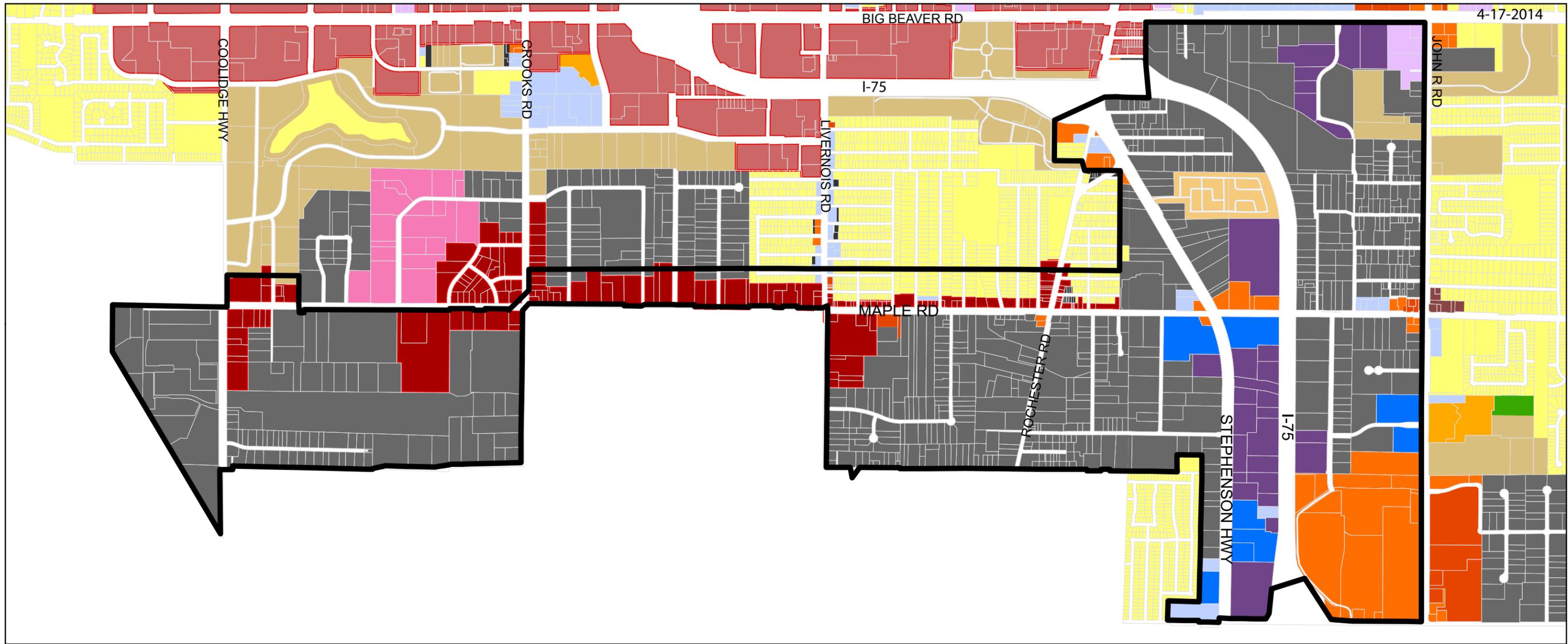


Basemap Data Source: Oakland County EDCA

3-14-2014

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CURRENT ZONING MAP
MAPLE ROAD TARGET AREA

- | | |
|--|--|
|  (R-1) One Family Residential District |  (OM) Office Mixed Use |
|  (RT) One Family Attached Residential District |  (RC) Research Center |
|  (MHP) Manufactured Housing |  (P) Vehicular Parking District |
|  (UR) Urban Residential |  (CF) Community Facilities |
|  (CB) Community Business |  (EP) Environmental Protection |
|  (GB) General Business |  (PUD) Planned Unit Development |
|  (IB) Integrated Industrial Business District |  (MR) Maple Road |
|  (O) Office |  |



Basemap Data Source: Oakland County EDCA

3-14-2014

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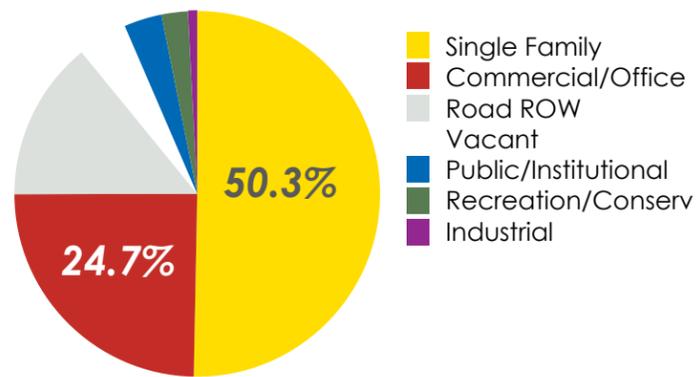
ROCHESTER ROAD TARGET AREA



Target area statistics	
Total taxable value	\$43,612,770
Total area (acres)	164
Total businesses	131
Total employees	1,037
Market area statistics*	
Population	9,651
Households	3,321
Percent owner occupied	81.4%
Median household income	\$86,712
Per capita income	\$34,928

* Within a 1 mile radius of the Rochester Road Target Area.

Land use



Property data

	Target Area	Commercial	Industrial	Residential
Total parcels	392	57	1	334
Total structures	376	53	1	322
Total acres	164	50	1	113
Median year structure built		1982	NA	1976
Total floor area (SF)		379,321	NA	601,131
Median floor area (SF)		4,800	NA	1,709
Total taxable value	\$43,612,770	\$14,911,860	NA	\$28,700,910

Top Industries by Employment

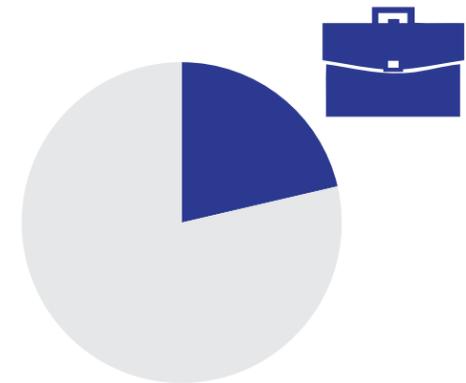
32.1% Finance & Insurance



Industry	Employees	Percent (%)
Finance & Insurance	333	32.1
Administrative & Support & Waste Management	135	13.0
Accommodation & Food Services	124	12.0
Retail Trade	109	10.5
Professional, Scientific & Tech Services	83	8.0

Top Industries in Target Area by Number of Businesses

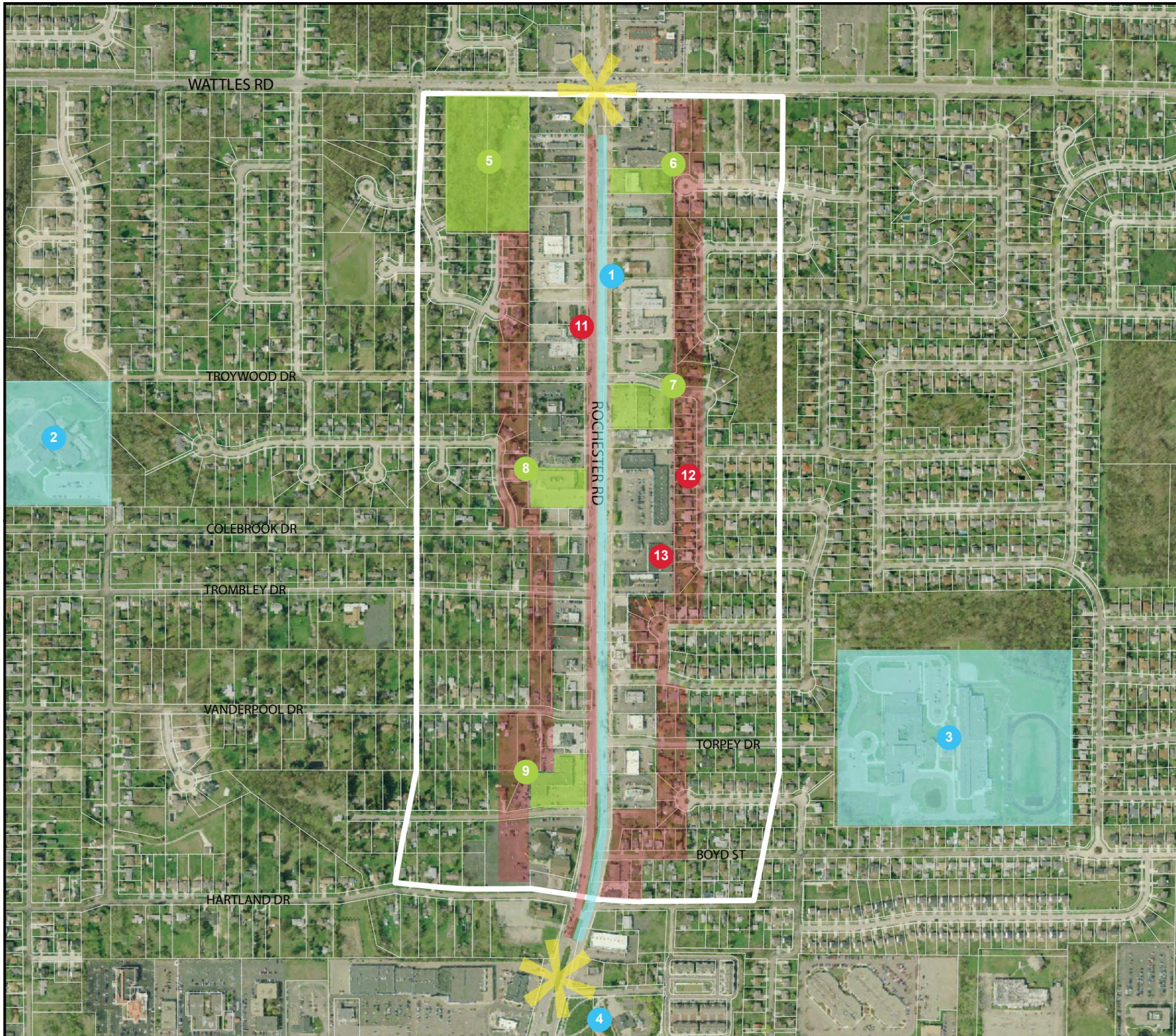
21.4% Professional, Scientific & Tech Services



Industry	Businesses	Percent (%)
Professional, Scientific & Tech Services	28	21.4
Administrative & Support & Waste Management	22	16.8
Retail Trade	15	11.5
Other Services (except Public Admin)	11	8.4
Health Care & Social Assistance	10	7.6

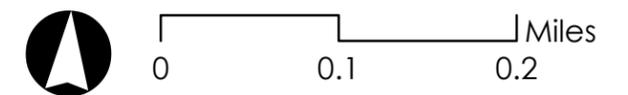
Number of retail businesses by type





EXISTING CONDITIONS ROCHESTER RD TARGET AREA

-  **Gateways**
 - Wattles Rd and Rochester Rd
-  **Assets**
 1. Rochester Rd street improvements
 2. Wattles Elementary School
 3. Baker Middle School
 4. Gateway Park
-  **Opportunities**
 5. Residential development
 6. Recent redevelopment
 7. SE of Rochester Rd and Troywood Dr
 8. NW of Rochester Rd and Colebrook Dr
 9. Troy Point shopping center
 10. Mom and Pop character
-  **Challenges**
 11. Inconsistent building setback
 12. Boundary/transition between single-family residential
 13. Shallow depth of commercial frontage

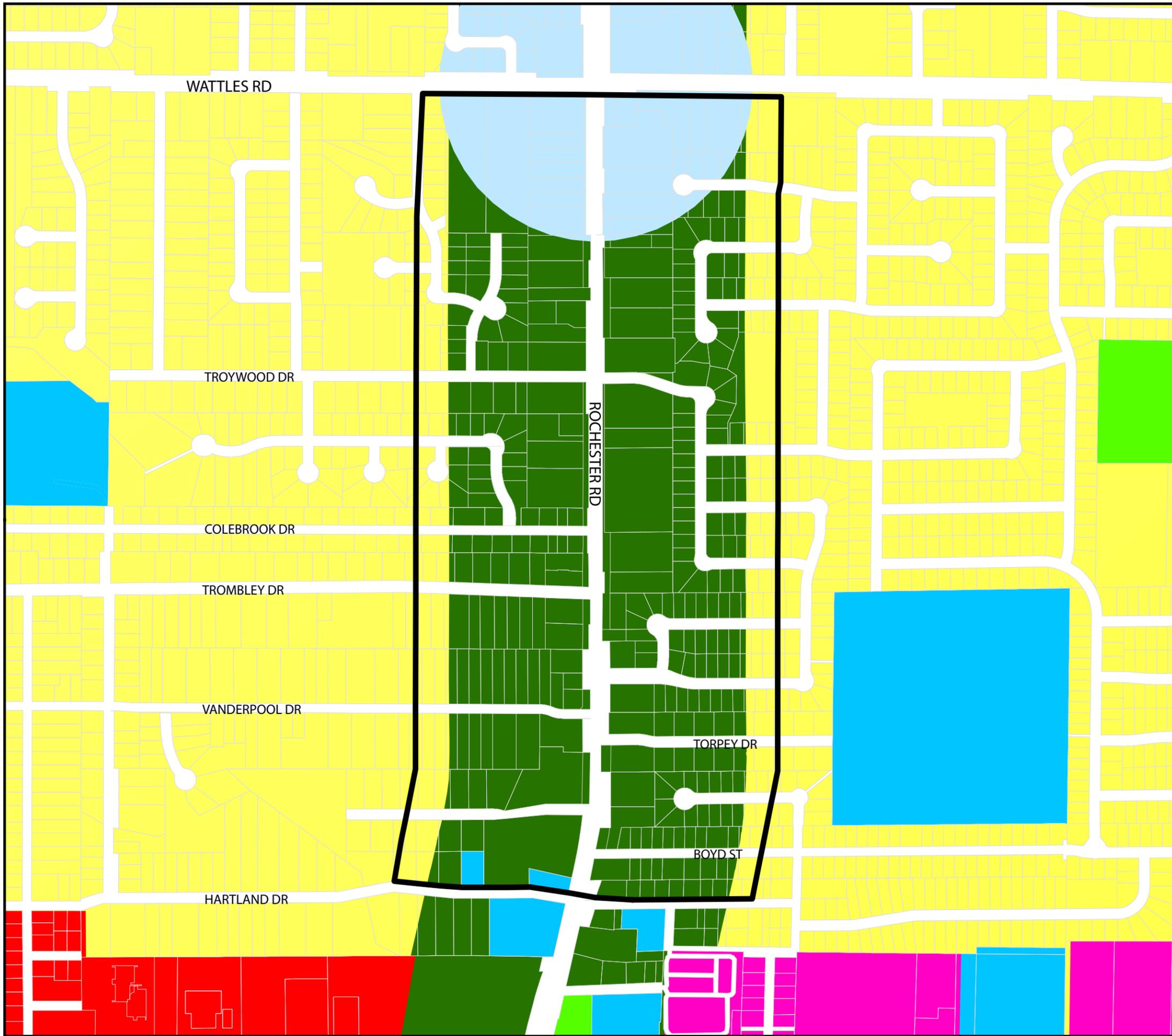


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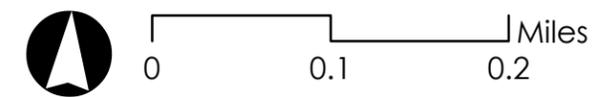
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2008 FUTURE LAND USE ROCHESTER RD TARGET AREA

- 
Neighborhood Node
 - Provide neighborhood gathering places and accommodate the daily needs of residents.
- 
Single-Family Residential
 - Social units of the City. Centered on schools or other community facilities, and linked to nearby services.
- 
Rochester Road
 - Regional model for a green corridor, with an emphasis on storm water management.
 - Innovative site design techniques applied through PUD use to allow for redevelopment of shallow lots as well as safe and effective access management.
- 
Public and Quasi-Public
 - Existing areas set aside for institutional uses such as schools, cemeteries, and other public and quasi-public activities.

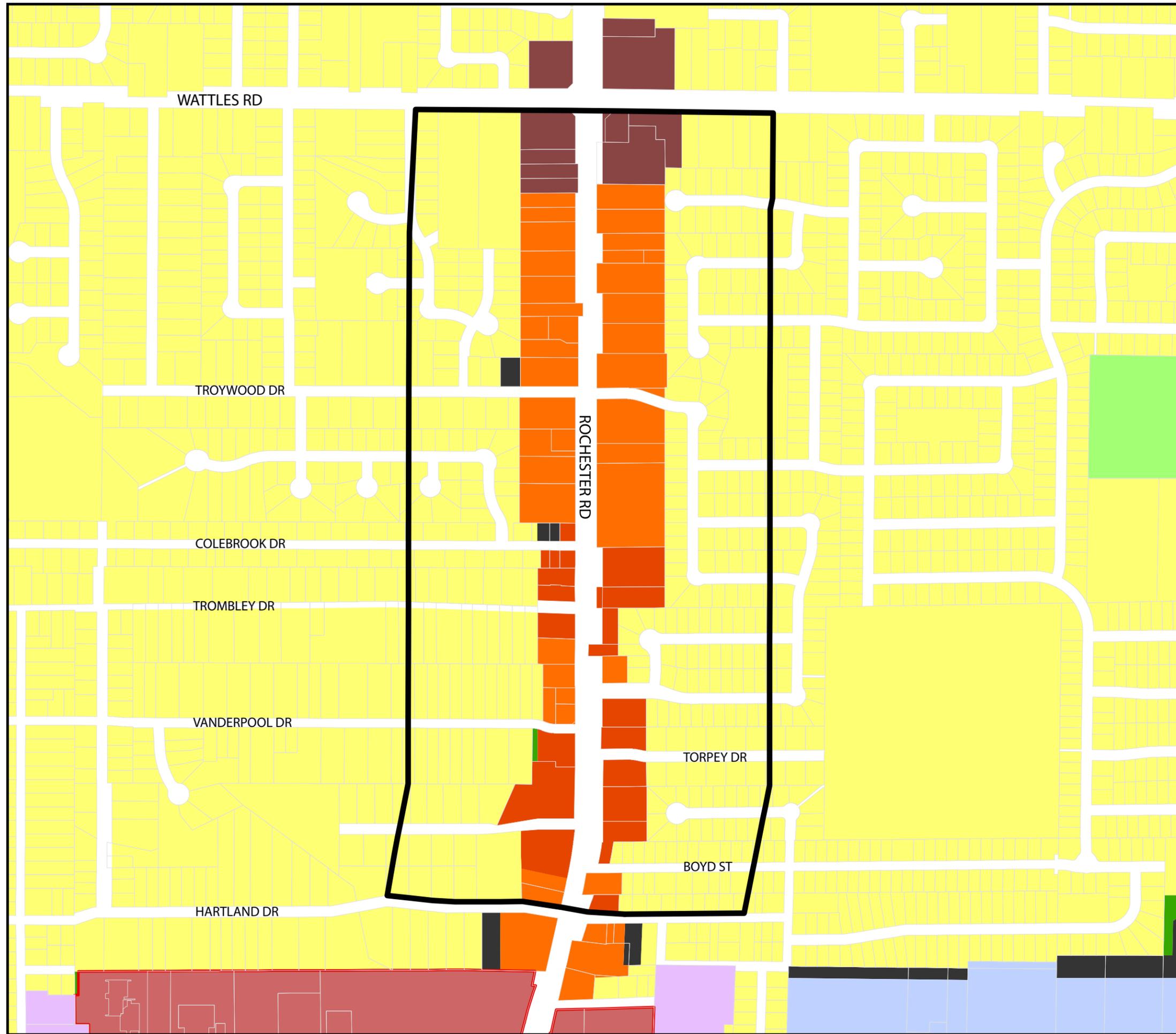


Basemap Data Source: Oakland County EDCA

3-14-2014

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CURRENT ZONING MAP ROCHESTER RD TARGET AREA

- (R-1) One Family Residential District
- (CB) Community Business
- (GB) General Business
- (P) Vehicular Parking District
- (EP) Environmental Protection
- (NN) Neighborhood Nodes (A-U)



Basemap Data Source: Oakland County EDCA

3-14-2014

Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan



DATE: May 9, 2014
TO: Planning Commission
FROM: R. Brent Savidant, Planning Director
SUBJECT: ZONING BOARD OF APPEALS RECOMMENDATIONS – Zoning Ordinance Revisions for Consideration by Planning Commission

At the April 15, 2014 meeting, the Zoning Board of Appeals (ZBA) forwarded a list of proposed Zoning Ordinance revisions to the Planning Commission for consideration. The revisions are to be considered by the Planning Commission when the board considers revisions to the document.

The Planning Commission will discuss the proposed revisions at the May 13, 2014 meeting. The ZBA Representative will be asked to summarize the proposed revisions.

No immediate action needs to be taken on this item.

Attachments:

1. Proposed Zoning Ordinance Revisions
2. Minutes from April 15, 2014 ZBA meeting (draft)

G:\ZOTAs\ZBA Revisions\Potential Zoning Ordinance Revisions Memo 05 13 2014.doc

TROY ZONING ORDINANCE SUGGESTIONS

Submitted to the Troy Zoning Board of Appeals by ZBA member, Tom Krent for review at the April 15, 2014 ZBA meeting

The Zoning Board of Appeals heard the following appeal requests and one interpretation of the Zoning Ordinance in 2013 and 2014. We, as members of the Troy Zoning Board of Appeals, are asking the Planning Commission to review these cases and propose Zoning Ordinance Text Amendments that will allow property owners additional flexibility and not have to resort to requesting a variance for these property improvements. Additionally, we ask the Planning Commission to review the Zoning Ordinance definitions of "Place of Worship" and "Community Center".

Hearing Date: April 16, 2013

A.VARIANCE REQUEST, JOHN WERNIS, UNITED VENTURES II LLC, Vacant Property on Birchwood between 1825 and 1871 Birchwood, Tax Parcel Identification Number 20-26-478-033 – In order operate a contractor's yard/outdoor storage facility, a variance from the requirement that a building must be on the site.

This variance was approved by a 4 to 2 vote.

Thoughts to review:

Is it necessary to have a contractor's office building on the site of an equipment storage lot?

Refer to Section 6.08

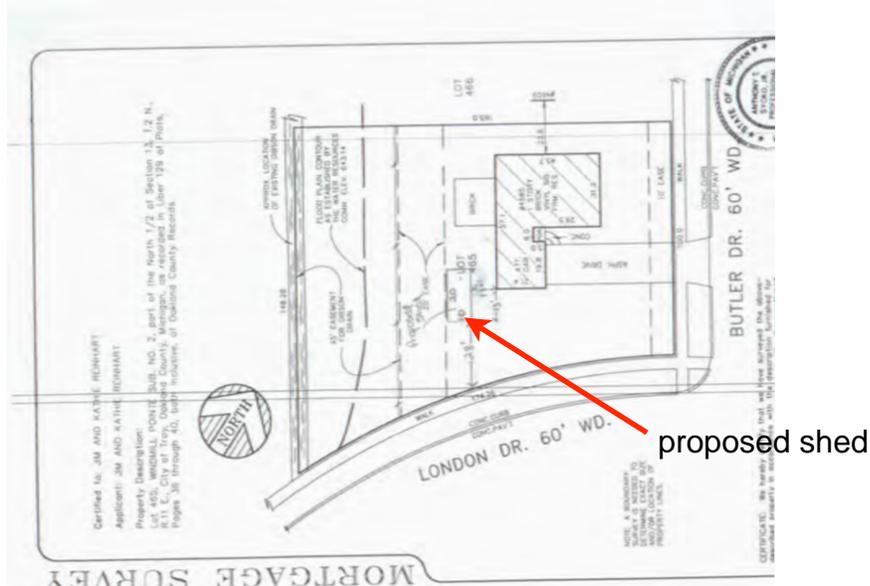
Hearing Date: May 21, 2013

A. VARIANCE REQUEST, GEORGE BOGAERT FOR TUFF SHED INC., 4585 BUTLER – In order to build a new shed, a portion of which is proposed to be in the front yard adjacent to London Drive, a variance from the requirement that sheds be placed only in the rear yard.
ZONING ORDINANCE SECTION: 7.03 B 2 (a)

This variance was approved by a 7 to 0 vote.

Thoughts to review:

Please review setback requirements for corner lots. Corner lots have two front yards which require larger setbacks for sheds and other structures located in the backyards of these lots.



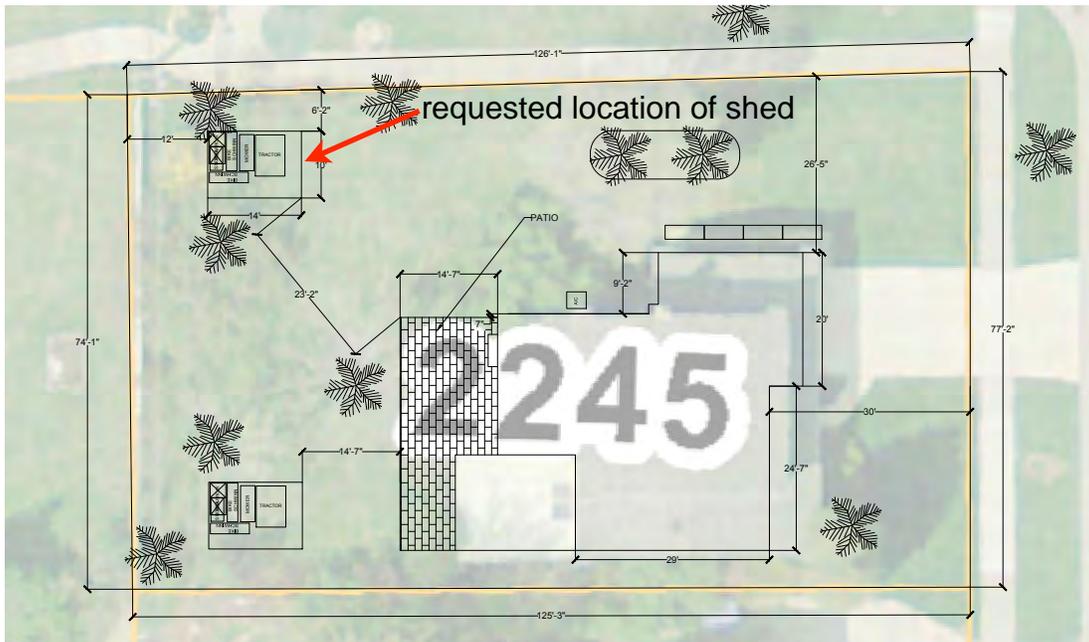
Hearing Date: October 15, 2013

A. VARIANCE REQUEST, NICOLAIE SANTA, 2245 ALEXANDER – In order to build a shed in the front yard adjacent to Paris, a variance from the requirement that sheds can be located only in rear yards. **ZONING ORDINANCE SECTION: 7.03 (B) (2) (a)**

This variance was approved by a 7 to 0 vote.

Thoughts to review:

Please review setback requirements for corner lots. This is another request for a corner lot with two front yards. Corner lots have two front yards which require larger setbacks for sheds and other structures in the backyards of these lots.



2245 Alexander Dr., Troy, MI



Location of the proposed shed does not represent any harm or danger for adjacent property. It is not going to pose any congestion on public streets or side walks or public safety. By contrary, is going to provide me some health protection and comfort, beside the storage space I need.

Hearing Date: October 15, 2013

B. VARIANCE REQUEST, ARBEN AND EMIRA MEKA, 2529 BINBROOKE – In order to construct a covered porch at the front of the house, an 8 foot variance to the required 40 foot front yard setback.

This variance was denied by a 6 to 1 vote.

Thoughts to review:

A porch without a roof is allowed to encroach 10 feet into the frontyard setback as long as it is not covered by a roof. Troy has a lot of 1960's style houses. This request provided a welcome upgrade to this dated architectural design, but covering the porch with a roof would make it non-compliant with the current Troy Zoning Ordinance. Maybe we should modify setback requirements to allow roofs over porches that encroach frontyard setbacks.

Section 7.08 B. Decks, Porches, and Patio Structures. An open, unenclosed, and uncovered porch, raised deck, or patio structure, or paved terrace may project into a required front yard for a distance not to exceed ten (10) feet. Such facilities may project into a required rear yard for a distance not to exceed fifteen (15) feet, subject further to the requirement that the distance remaining between the encroaching facility and the rear lot line shall in no instance be less than twenty-five (25) feet. Porch, deck, patio, or terrace facilities encroaching into required front or rear yards shall not include fixed canopies, gazebos or permanent enclosures, and shall be at a grade no higher that that of the first or main floor of the building to which they are attached.



Existing front of house with covered porch



Front porch renovation that was denied under our current Zoning Ordinance

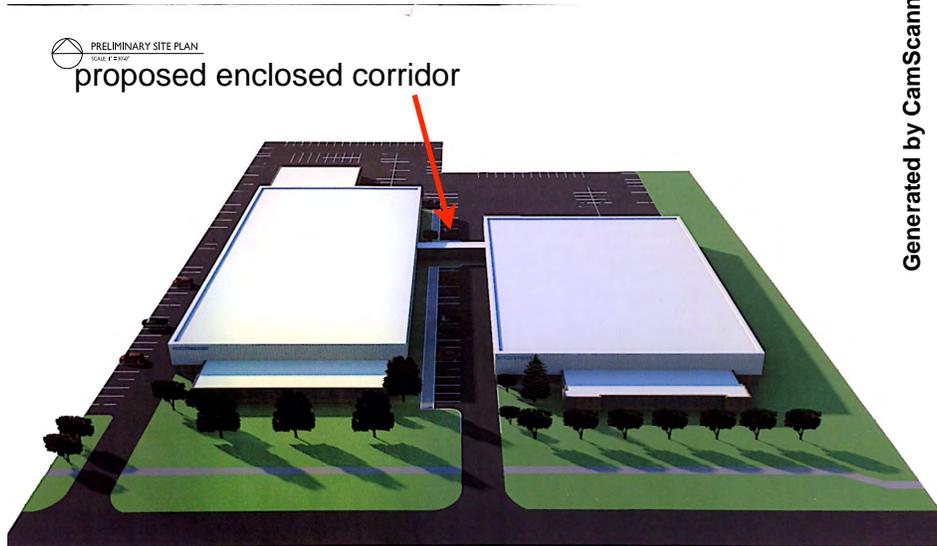
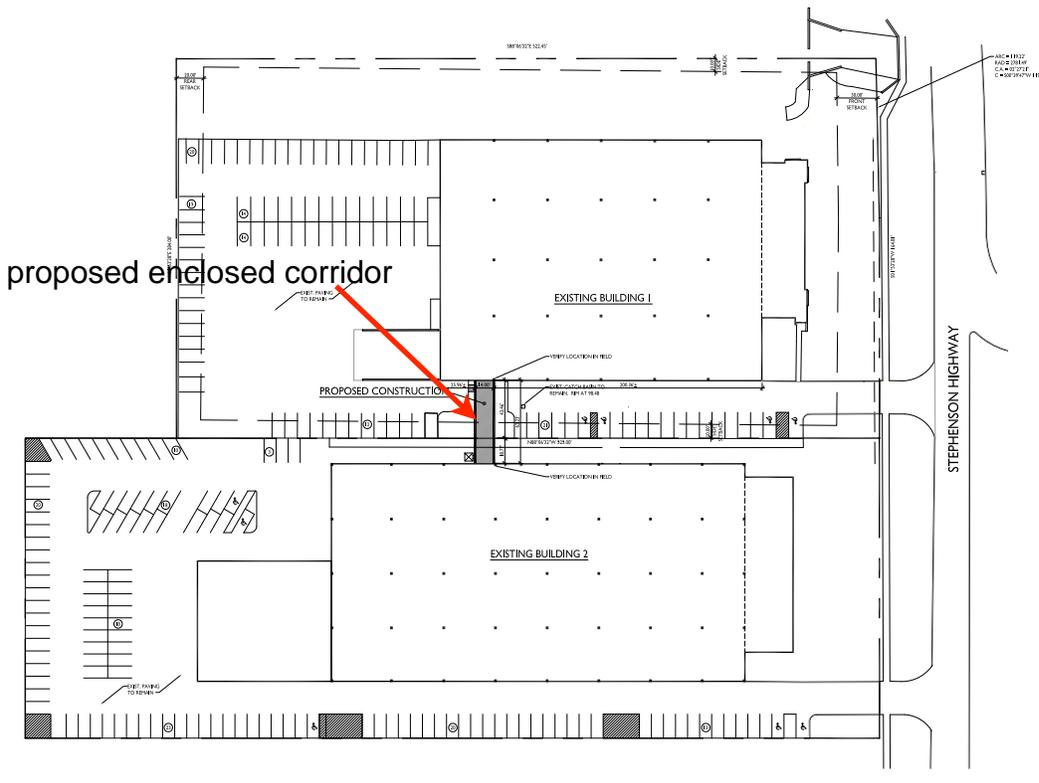
Hearing Date: December 17, 2013 and January 21, 2014

A. VARIANCE REQUEST, MARVIN PISARCZYK for WITZENMANN USA, 1201 and 1305 STEPHENSON HIGHWAY – In order to construct an addition to both buildings that will connect the buildings, a 10 foot variance to the required minimum 10 foot side yard setback. This variance is needed for both properties.

This variance was approved by a 7 to 0 vote.

Thoughts to review:

The owner of a business occupies two adjacent buildings that are owned by two different entities (an individual and a company). All parties agreed that it would be best for all if the buildings were connected by an enclosed corridor. There is no provision in our ordinance that will allow this.



BOWERS ASSOCIATES ARCHITECTS 2400 SOUTH MAIN STREET, SUITE 200, MARIETTA, GA 30067 PH: 770.426.1122 WWW.BOWERSASSOCIATES.COM
Client: User + Mark
PROJECT + INFORMATION WITZENMANN 1201 Stephenson Highway Truss, AL 36889
PROJECT + NUMBER 13-606
ISSUE + DATE 1 OCT 2013 10:00 AM
SHEET + TITLE SITE PLAN 13061002.dwg
SHEET + NUMBER SP1.00

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Hearing Date: December 17, 2013 and January 21, 2014

B. VARIANCE REQUEST, BRANDON MULLER for CLARK HILL PCL, 268-388 JOHN R – In order to construct parapet walls, a 5 foot variance to the required maximum 30 foot height limit. ZONING ORDINANCE SECTION: 4.13 (C) CB Zoning District

This variance was approved by a 7 to 0 vote.

Thoughts to review:

Before the 2011 update to the Troy Zoning Ordinance took effect, a building height limit of 35 feet was allowed in this Zoning District. Other buildings on adjacent properties in this district have building heights of 34'-8", 32'-4" and other heights over 30 feet but less than 35 feet. When the owner of this property wanted to improve the appearance of the buildings and increase the building parapet wall to 35 feet, he could not do so under the Ordinance approved in 2011. The owner purchase the building in 2007 when the 35 foot height was allowed. The buildings are setback 670 from the front property line on John R. Road.



Hearing Date: December 17, 2013 and January 21, 2014

C. ZONING ORDINANCE INTERPRETATION, 4924 ROCHESTER – To interpret whether the proposed principal use of property constitutes a community center, a club, place of worship, or some other use under the City’s Zoning Ordinance.

ZONING ORDINANCE SECTION: 15.04 (B and D)

The ZBA voted 5 to 2 that the use of the property was a “Place of Worship”.

To reach this vote, the five members voting that this would be a “Place of Worship” relied on the written statements offered by the organization wishing to occupy the building at 4924 Rochester Road.

The organization, ADAM Community Center, filed their “**State of Michigan Nonprofit Corporate Information Update**” on September 24, 2013, and on that form, under the heading “**Describe the purpose and activities of the corporation during the year covered by this report**”, they entered “**Worship Place**”.

The president of ADAM Community Center, Dr. Knurl Amin, submitted a letter dated September 30, 2013 to Mark Miller, Troy Director of Economic & Community Development, and Brent Savidant, Troy Planning Director. That letter listed activities that this organization engages in under the heading, “**PROPOSED USES OF THE FACILITY**” and subheading “Some of the Discussion Topics were”. Under that subheading there are 32 bullet points. Fourteen of those bullet points listed Imams as speakers, four said the text used was the Quran, and all 32 bullet points were about Islamic religion.

Thoughts to review:

- 1) Is the current definition of “Place of Worship” applicable to all religions? The current definition states the following. **PLACE OF WORSHIP: A site used for or intended for the regular assembly of persons for conducting of religious services and accessory uses therewithin.** Some religions do not hold “regular assemblies of persons for conducting religious services”. That language may have been created as relevant to Judeo-Christian religions. The Islamic religion does not necessarily hold religious “services” on a “regular” bases as in Judeo-Christian religions. Islamic beliefs focus on the individual praying to their god on an individual bases and not as a group during a service. It would be helpful if members of the Troy Interfaith Group provided input as to how we define “Place of Worship”.
- 2) The organization, ADAM Community Center, wished to define themselves as a “Community Center”. The current Troy Zoning Ordinance does not provide a definition of “Community Center”. Are Islamic “Community Centers” a place for mostly Islamic religious activities? Do we define “Community Center” as a place for all members of our Troy community to gather and participate in community activities? It would be helpful if we received input from Islamic leaders as to the difference between Mosques and Islamic Community Centers.
- 3) The current Troy Zoning Ordinance requires that “Places of Worship” have a 50 foot setback for front, side and rear yards. Should this setback requirement be altered? There may be religious services held in private homes in Troy on a regular bases. Are those people in violation of our Ordinance requirement of a 50 foot setback? Those places of worship are usually not on major or minor arterial roads, another requirement for “Places of Worship” under Section 6.21.

4) The Troy Zoning Ordinance provides the “Primary Uses and Character” of each Neighborhood Node. The Neighborhood Node L for the intersection of Rochester Road and Long Lake Road states, *“Intersections L, M, and U should remain, predominantly commercial, catering to local needs and regional traffic, new development and redevelopment should be mostly commercial and should serve to further enhance this successful commercial area. Opportunities for integrated residential or office development should be considered only when clearly secondary to commercial development.”* Interestingly, no mention of including “Places of Worship” is listed for this Neighborhood Node L.

Neighborhood Node O does state, *“...New development or redevelopment should complement the churches and limited commercial uses in the area...”* So, it appears that some Neighborhood Nodes list churches as an element.

In Section 5.06 of our Ordinance, under A. Intent, the text states, *“Neighborhood Nodes are meant to serve as the core of the “economic neighborhoods” of Troy identified in the Master Plan.”* Do “Places of Worship” met that intent as the core of “economic neighborhoods” definition?

Hearing Date: February 18, 2014

B. VARIANCE REQUEST, WALSH COLLEGE c/o VALERIO DEWALT TRAIN

ASSOCIATES, 3838 LIVERNOIS – In order to construct modifications to the existing building: 1) a 10 foot variance to the 25 foot maximum allowed building height; 2) a 5.15 foot variance to the required 80 foot setback from adjacent residential property; and 3) a 4 foot variance to the maximum permitted 35 foot height limit for proposed rooftop mechanical equipment screening structures.

ZONING ORDINANCE SECTIONS:

4.11 (C) CF Zoning District, 6.22 (B), 7.08 (A) (1)

These three variances were approved by a 7 to 0 vote.

Thoughts to review:

1) Requested a 10 foot variance for the maximum building height:

The request was to allow a 35 foot building height in a Community Facilities District in Troy. Currently, a 25 foot maximum height is allowed in that district. As a point of reference, there are buildings owned by the City of Troy in the Civic Center that are about 35 foot high. The Police Building is approximately 37.5 feet high and the Community Center is approximately 35 feet high. Additionally, the Community Center has a glass skylight that extends above the roof height by approximately 8 feet. The Civic Center site was classified as being in a Community Facilities District. It was incorporated into the Big Beaver Road District in the recent past. The question is; should we amend the Zoning Ordinance to allow 35 foot high buildings in Community Facilities Districts?

2) Requested 5.15 foot variance for the building setback:

The request was to reduce the required building sideyard setback of 80 feet to 74.85 feet, which is the current setback of that building. Our city Ordinance requires a 50 foot sideyard setback for buildings in the Community Facilities District, except for post-secondary schools, which require an 80 foot setback. Walsh College is a post-secondary school. The question is; why are post-secondary schools singled out to have an 80 foot sideyard

setback when all other buildings in that district require a 50 foot sideyard setback, and should we amend the Ordinance that discriminates post-secondary schools from all other buildings allowed in that district?

3) Requested 4 foot variance to the maximum permitted 35 foot height for rooftop mechanical equipment screening structures:

If the ordinance requirement for the building height is changed to allow a 35 foot high building in the Community Facilities District, then there would be no need to change the language in the Ordinance to allow mechanical screening structures to rise an additional 10 feet above the building height.

On April 15, 2014, at 7:30 p.m., in the Council Chambers of Troy City Hall, Chair Kneale called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

- Bruce Bloomingdale
- Kenneth Courtney
- David Eisenbacher
- Thomas Krent
- Allen Kneale
- David Lambert
- Paul McCown

Also Present:

- Paul Evans, Zoning and Compliance Specialist
- Julie Quinlan Dufrane, Assistant City Attorney

2. APPROVAL OF MINUTES – February 18, 2014

Moved by Courtney
Seconded by McCown

RESOLVED, to approve the February 18, 2014 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA – No changes

4. HEARING OF CASES

VARIANCE REQUEST, GAIL A. MORO FOR GPRZ REAL ESTATE LLC, 6530, 6550, 6566 COOLIDGE HIGHWAY– In order to split a parcel into four parcels, variances to the required 100 foot minimum lot frontage and width. Three of the proposed parcels are proposed to have 90 feet of frontage and width. The fourth is proposed to be 98.31 feet wide. Zoning Ordinance Section 4.06 R-1B Zoning District

Moved by McCown
Seconded by Eisenbacher

RESOLVED, to grant the request.

Yes: Eisenbacher, McCown

No: Courtney, Kneale, Krent, Lambert, Bloomingdale

MOTION PASSED

Moved by Courtney
Seconded by Kneale

RESOLVED, to deny the request.

Moved by Lambert
Seconded by Bloomingdale

RESOLVED, to table the request to the May 20, 2014 ZBA meeting.

Yes: All

MOTION PASSED

5. COMMUNICATIONS – None

6. MISCELLANEOUS BUSINESS- Zoning Ordinance recommendations:

Moved by Courtney
Seconded by McCown

RESOLVED, to forward the recommendations contained in the Agenda Packet to the Planning Commission.

Yes: ALL

MOTION PASSED.

7. PUBLIC COMMENT – None

8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 9:00 pm.

Respectfully submitted,

Allen Kneale, Chair

Paul Evans, Zoning and Compliance Specialist