CITY COUNCIL REPORT

DATE: April 9, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services
Mark F. Miller, Planning Director

SUBJECT: Announcement of Public Hearing – Rezoning Application – 190 East Maple, South side of Maple, East of Livernois, Section 34 – B-2 to M-1 (File Number Z-726)

Background:

- A public hearing is scheduled for the May 14, 2007 City Council meeting.
- The Planning Commission recommended approval of the request to rezone the parcel to M-1 at the March 13, 2007 Regular meeting.
- The parcel is classified on the Future Land Use Plan as Light Industrial/Research. The application therefore is consistent with the intent of the Future Land Use Plan. The parcel has been planned as Light Industrial/Research since 1971.
- The applicant proposes to rezone the southern portion of an existing building on a developed site. The southern portion of the building would be rezoned to M-1 while the northern portion of the building would remain B-2. No construction is required to reuse the existing building for industrial purposes.

Financial Considerations:

- There are no financial considerations for this item.

Legal Considerations:

- City Council has the authority to act on this application.

Policy Considerations:

- Approval of the rezoning application would be consistent with City Council Goal III (Retain and attract investment while encouraging development).

Options:

- City Council can approve or deny the rezoning application.
- No City Council action until the May 14, 2007 public hearing.

Attachments:
1. Maps.
2. Minutes from the March 13, 2007 Planning Commission Regular meeting.

Prepared by RBS/MFM

cc: Applicant
File /Z 726

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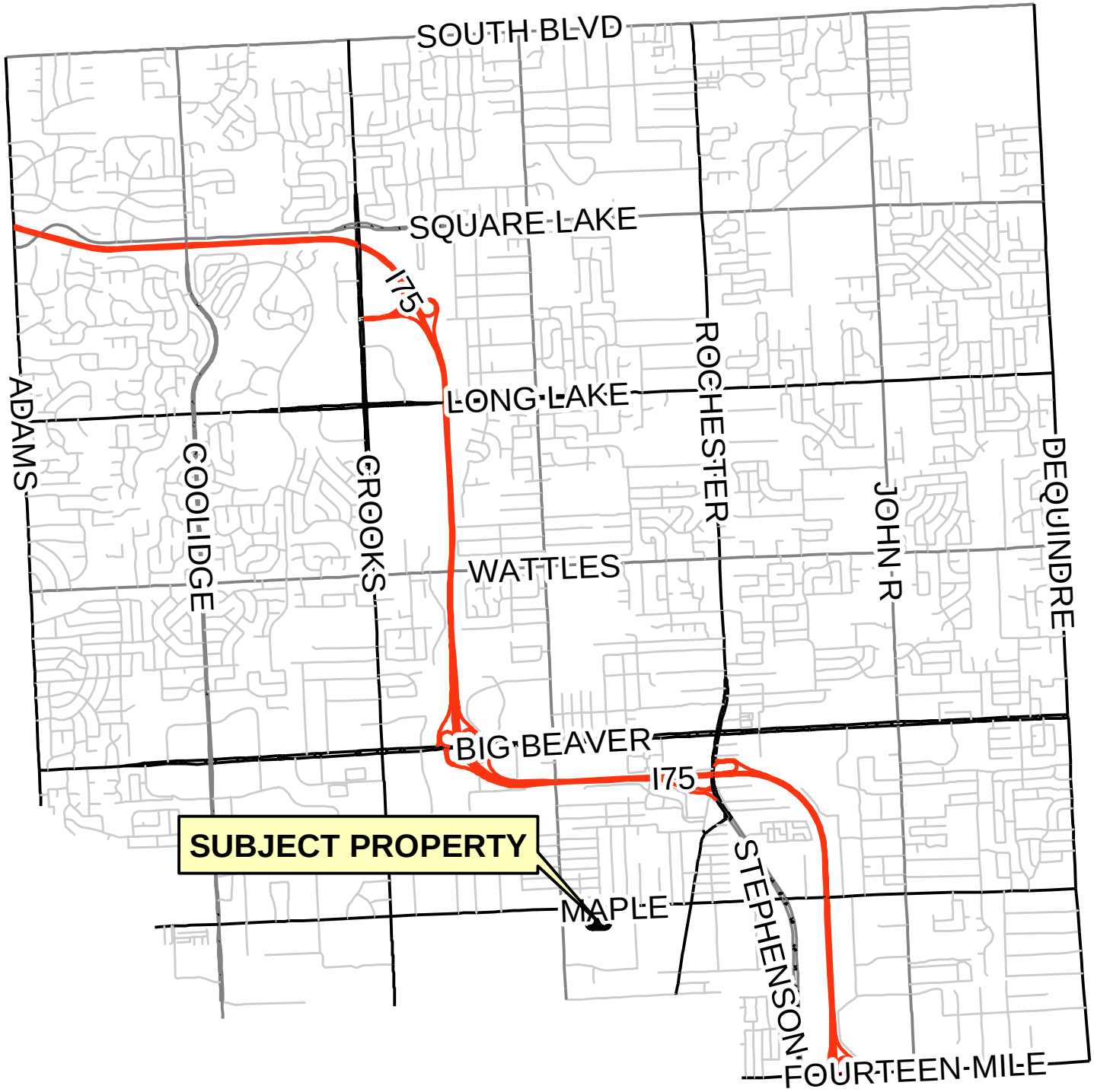
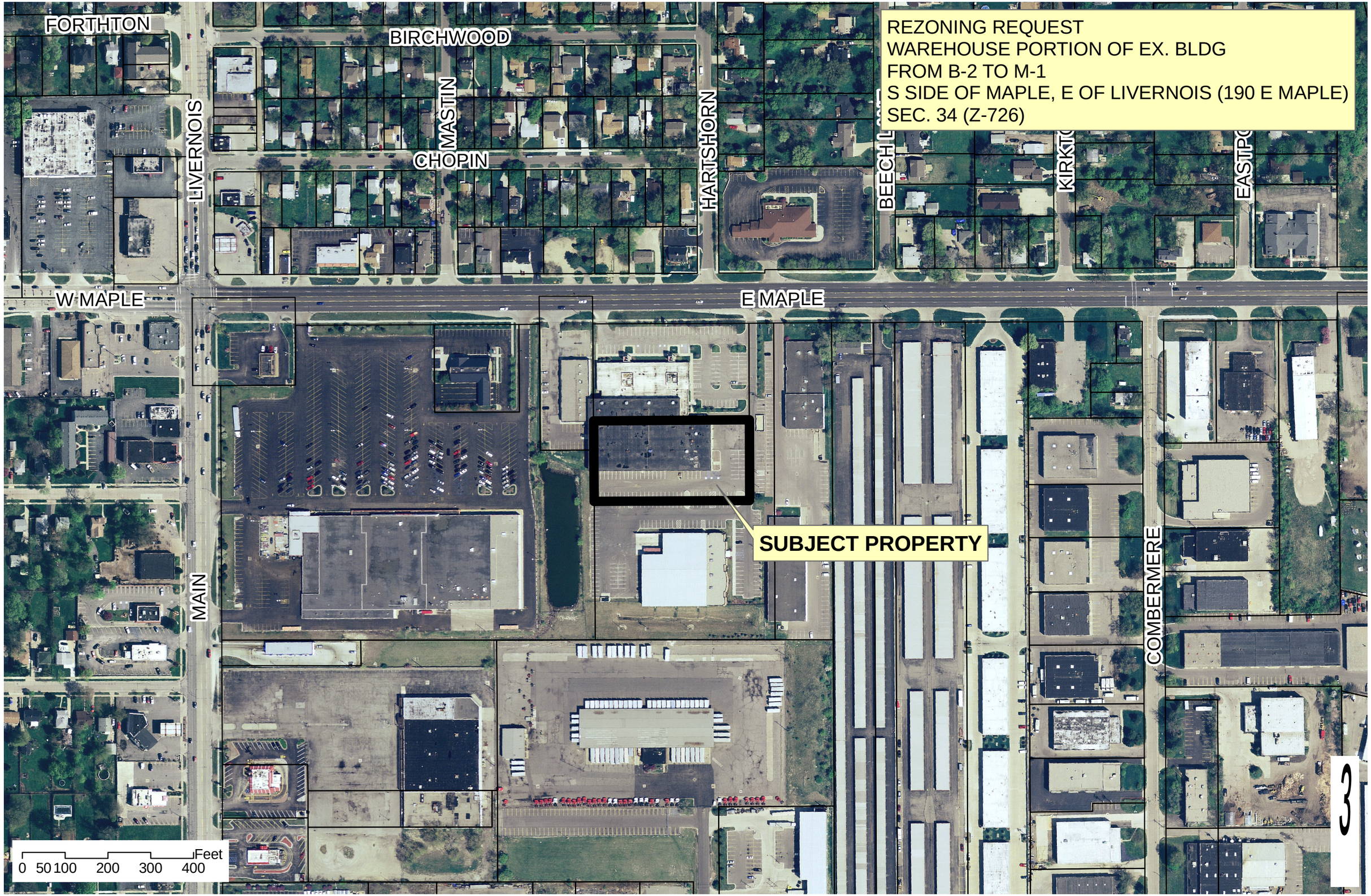
CITY OF TROY



PREPARED BY CITY OF TROY PLANNING DEPT.


REZONING REQUEST
WAREHOUSE PORTION OF EX. BLDG
FROM B-2 TO M-1
S SIDE OF MAPLE, E OF LIVERNOIS (190 E MAPLE)
SEC. 34 (Z-726)
FORTHTON
BIRCHWOOD
LIVERNOIS
MASTIN
CHOPIN
HARTSHORN
BEECH
KIRKT
EASTP
W MAPLE
E MAPLE
SUBJECT PROPERTY
MAIN
COMBERMERE
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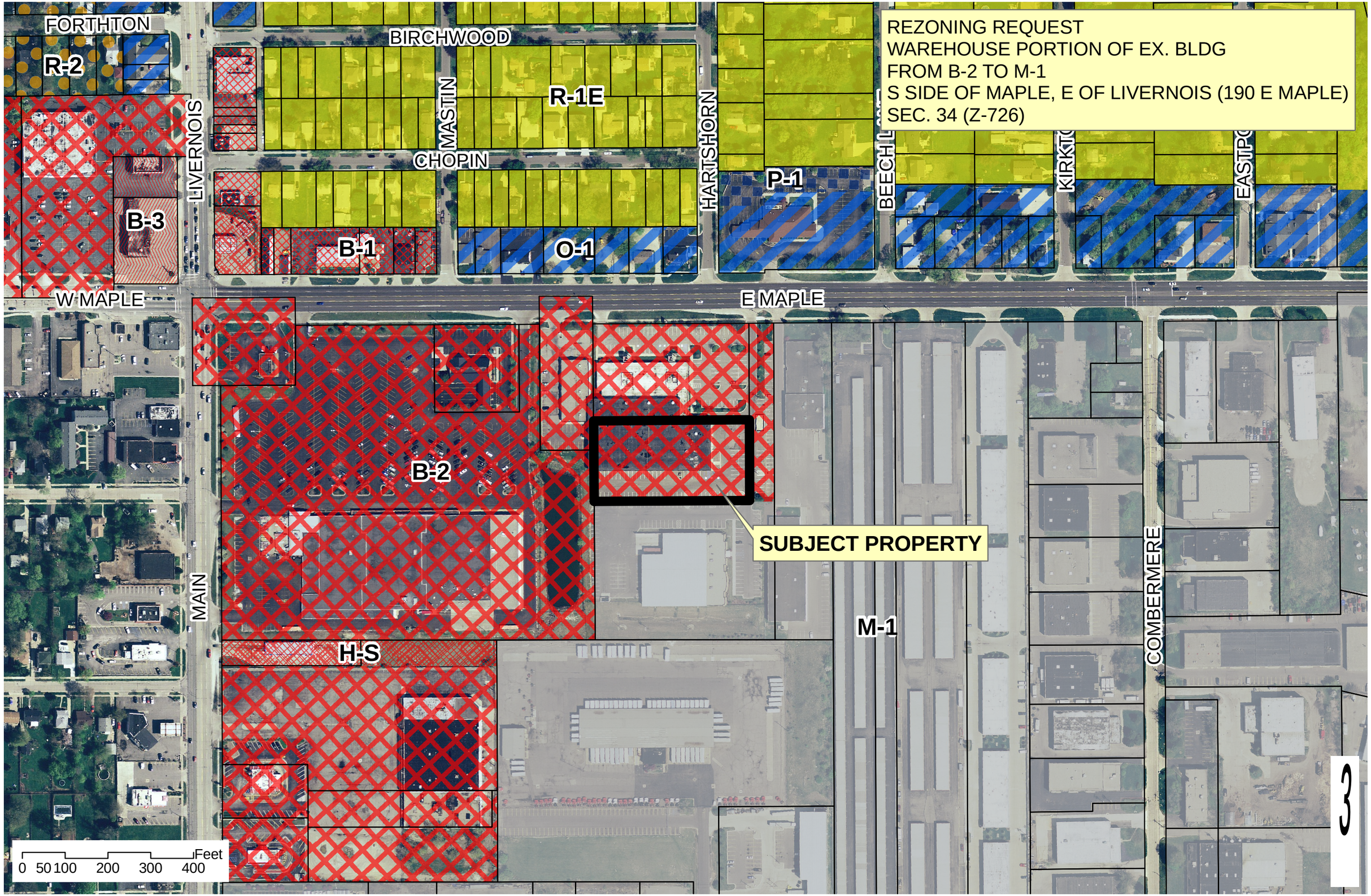
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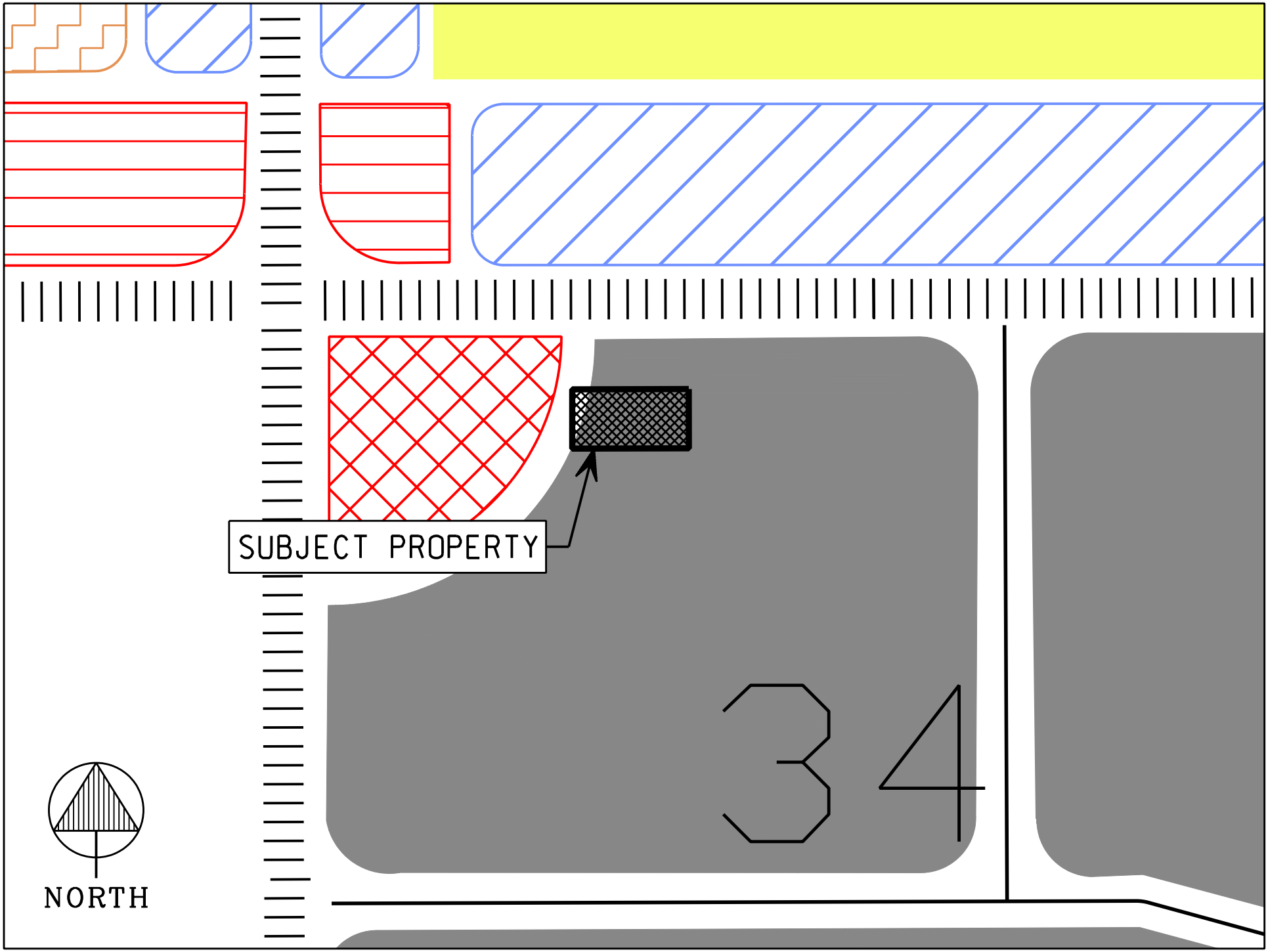

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REZONING REQUESTS

6. PUBLIC HEARING – REZONING REQUEST (Z 726) – Warehouse portion of Existing Michigan Chandelier Building, South side of Maple Road, East of Livernois (190 E. Maple), Section 34 – From B-2 (Community Business) to M-1 (Light Industrial)

Mr. Miller presented a summary of the Planning Department report on the proposed rezoning, and reported it is the recommendation of City Management to approve the rezoning application.

Mr. Tagle questioned the ownership of the building, noting the aerial photograph portrays the building extending beyond the west property line.

A brief discussion followed. It was determined the aerial photography is distorted and that the building sits on the west property line.

Mr. Littman asked if both uses could operate under the M-1 zoning.

Mr. Miller replied in the negative because the two uses are not associated.

The petitioner, Terence Bilovus of Mandell Bilovus Lenderman + Associates, 4082 John R, Troy, was present.

Mr. Strat brought to the members' attention that he has known the petitioner for several years but that he has no financial interest in the project.

The members agreed no impropriety exists, and welcomed Mr. Strat's participation in the matter.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2007-03-058
Moved by: Wright
Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends to the City Council that the B-2 to M-1 rezoning request, for the warehouse portion of the existing Michigan Chandelier building, located on the south side of Maple, east of

Livernois, within Section 34, being approximately 1.57 acres in size, be granted, for the following reasons:

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

Yes: All present (8)
No: None
Absent: Hutson

MOTION CARRIED