



**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  
Karen Crusse, Steve Gottlieb, Michael W. Hutson, Tom Krent  
Gordon Schepke, Thomas Strat and John J. Tagle

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**September 9, 2014**

**7:00 P.M.**

**Council Chambers**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. MINUTES – August 26, 2014 Planning Commission Special/Study Meeting
4. PUBLIC COMMENT – For Items Not on the Agenda

**ZONING ORDINANCE TEXT AMENDMENTS**

5. POTENTIAL ZONING TEXT AMENDMENTS - GB General Business and CB Community Business Zoning Ordinance Amendments

**OTHER BUSINESS**

6. PUBLIC COMMENT – Items on Current Agenda
7. PLANNING COMMISSION COMMENT

**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](mailto: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 August 26, 2014 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

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

Absent:

Philip Sanzica

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-2014-08-044**

Moved by: Hutson  
Seconded by: Edmunds

**RESOLVED**, To amend the Agenda to add “Fracking” as Agenda item 7 (a).

Yes: All present (8)  
Absent: Sanzica

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2014-08-045**

Moved by: Gottlieb  
Seconded by: Schepke

**RESOLVED**, To approve the minutes of the August 12, 2014 Special/Study meeting as published.

Yes: All present (8)  
Absent: Sanzica

**MOTION CARRIED**

4. PUBLIC COMMENTS – Items not on the Agenda

Larry Keisling, 6321 Sandshores, addressed the Master Plan specifically relating to small retail developments.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent gave a report on the August 19, 2014 Zoning Board of Appeals meeting.

There was a discussion on allowing tolerances for dimensional variances.

6. PLANNING AND ZONING REPORT

Mr. Savidant gave an update on the proposed mixed use application for the property located on the north side of Big Beaver, east of John R (File Number PUD 008).

7. MASTER PLAN UPDATE – Maple Road Special Area Plan

Mr. Savidant said the Big Beaver area plan would be scheduled for discussion after the City conducts the Big Beaver Symposium, targeted for the beginning of October. The Big Beaver Symposium will address mobility along and across Big Beaver.

Mr. Carlisle presented and discussed the Maple Road area plan. He addressed:

- Master Plan timeline; June-Sept 2014; on schedule.
- Focus and vision.
- Existing conditions.
- Recommendations from Real Estate Forum.
- Priorities and strategies.
- Chopin Road area zoning classification.
- SmartZone and LDFA boundaries.

There was discussion on:

- Rezoning Chopin Road area parcels to Maple Road form base district classification.
- Underground waterway located east of I-75 to the Transit Center.

7. a. FRACKING

There was discussion on protecting the City from the erection of drilling equipment to recover gas or oil. Comments related to:

- Adopting regulations / Zoning Ordinance amendment.
- Passing a moratorium.
- Senate Bill No. 1026.
- Potential ancillary issues; i.e., noise, heavy equipment, contamination.

Mr. Savidant said he would schedule a meeting with appropriate City departments and the Planning Consultant.

8. PUBLIC COMMENT – Items on Current Agenda

Cynthia Wilsher, 369 E. Maple, spoke encouragingly and voiced support for the draft Maple Road area master plan. She addressed the “buzzed” environment along Maple Road with the opening of the MJR Theatre.

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Special/Study meeting of the Planning Commission adjourned at 8:35 p.m.

Respectfully submitted,

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Donald Edmunds, Chair

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Kathy L. Czarnecki, Recording Secretary

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DATE: September 5, 2014

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: POTENTIAL ZONING TEXT AMENDMENTS - GB General Business and  
CB Community Business Zoning Ordinance Amendments

There have been recent development applications for properties near to or abutting single family residential districts. The Planning Department refers to these types of areas as “areas of friction”. Residential neighbors, understandably, tend to oppose these projects as they can negatively affect their properties. Our residential property base is important and we want to protect it.

During the joint City Council and Planning Commission meeting on February 11, 2014, members of both boards mentioned the issue of height and setbacks in the GB and CB districts, when abutting residential properties. The Planning Department is advancing this potential text amendment now, rather than waiting for the completion of the Master Plan amendment, since it is a priority.

The attached memo prepared by Carlisle/Wortman Associates, Inc. summarizes the issue and suggests zoning concepts for Planning Commission consideration. The discussion will serve as a starting point for developing Zoning Ordinance provisions.

Please be prepared to discuss this matter at the September 9, 2014 Special/Study meeting.

Attachments:

1. Report prepared by CWA

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CARLISLE

WORTMAN  
associates, inc.

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

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

**MEMORANDUM**

**TO:** R. Brent Savidant, AICP, Planning Director

**FROM:** Ben Carlisle, AICP

**DATE:** September 5, 2014

**RE:** GB and CB Zoning Ordinance Amendments

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A tenet of both the Master Plan and Zoning Ordinance is the protection of residential properties. We have been asked to consider potential amendments to the zoning regulations as they contain to height and setbacks from single family properties. The need for potential amendments was discussed at the February 11, 2014 joint Planning Commission and City Council meeting, and more recently at the Rochester Road Special Area Plan discussion. The discussion at that meeting focused on the 1). Need to protect single-family residential properties; and 2). Zoning must reflect a relationship between the height of a structure and the building setback and greenbelt from residential properties.

**Areas of Potential Conflict:**

- GB and CB Zoning along Rochester Road
- North side of Big Beaver between Coolidge and Rochester in Big Beaver Form-Based district
- Form-Based District Neighborhood Nodes
- North Side of Maple Road between Livernois and Stevenson in Maple Road Form-Based District

**Zoning Comparison for GB, CB, and B-3 (former ordinance)**

For comparison purposes we included the B-3 district, which most of Rochester Road was previously zoned.

<b>Zoning Comparison</b>				
	<b>B-3 (former ordinance)</b>	<b>GB, General Business</b>	<b>CB, Commercial Business</b>	<b>Form-Based Districts</b>
<b>Front Setback</b>	40-feet	10-feet	10-feet	10-foot build-to-line
<b>Rear Setback</b>	30-feet	30-feet	30-feet	Building forms vary from 30 to 40-feet
<b>Side Setback</b>	0-feet abutting commercial, 25-feet abutting residential	20-feet	20-feet	0-feet
<b>Additional Setback Requirements</b>	No building shall be closer than seventy-five (75) feet from the boundary of any single-family residential zoning district	No building shall be closer than seventy-five (75) feet from the boundary of any single-family residential zoning district	No building shall be closer than seventy-five (75) feet from the boundary of any single-family residential zoning district	Separation of land uses (i.e residential and institutional from commercial) requires 10-foot greenbelt and screening
<b>Maximum Height</b>	3 stories, 40-feet	5 stories, 75-feet	2 stories, 30-feet	Building forms vary from a maximum of 3-stories to no maximum

The former B-3 was generally more restrictive than the GB, General Business, CB, Commercial districts, or Form-based districts. The creation of the GB, General Business and form based districts were made to spur investment while requiring a more desirable type of development. This desired development pattern, specifically form-based zoning, requires massing and density to achieved the goals of the Master Plan and Zoning Ordinance. The creation of the GB, General Business and form-based districts were direct result of the guidance of the Master Plan and codified in the Zoning Ordinance.

However, some recent developments approved or built under the new ordinance have highlighted the potential need for additional protection of adjacent and abutting residential districts to these commercial districts. In order to address issues of land use compatibility, we recommend considering zoning changes specifically issues of height, building setback, and greenbelts.

**Options for Planning Commission Consideration:**

**1. Reduce the permitted height in the Form-Based Districts, the General Business District, and/or the Commercial Business District.**

The existing ordinance establishes the following story and height maximums:

	Commercial Zoning		Form-Based Zoning					
	Commercial Business, CB	General Business, GB	Building Form A	Building Form B	Building Form C	Building Form D	Building Form E	Building Form F
<b>Maximum Stories / Height</b>	2 / 30 feet	5 / 75-feet	3 / 45-feet	6 / 72-feet	4 / 55-feet	6 / 66-feet	No Limit	No Limit

The Planning Commission may consider reducing maximum stories and heights for any or all districts.

Pros:

- Reduces building heights

Cons:

- Arbitrarily reduces building heights
- Reduces development potential

**2. Reduce the permitted height for any non-residential use abutting or in proximity to a residential use:**

Establish a formula that limits height based on proximity to residential property. The closer the property is to residential the lower the maximum height of the non-residential property. We recommend considering including a provision that permits the Planning Commission to deviate from these restrictions on case-by-case review.

Potential Ordinance Amendment Example:

- Any building, or portion of a building, on a parcel immediately adjacent to a residentially zoned or used parcel and not separated by any street or alley, shall not exceed 30 feet in height.
- Any building, or portion of a building, on a parcel less than 200 feet from a residential zoned or used parcel shall be maintained at no greater than 40 feet in height.
- Any building, or portion of a building, on a parcel between 200 and 300 feet from a residential zoned or used parcel shall be maintained at no greater than 50 feet in height.
- Any building, or portion of a building, on a parcel greater than 300 feet from a residential zoned or used parcel shall not exceed the maximum height permitted in the district.
- These maximum height restrictions may be deviated by the Planning Commission if such deviation is not detrimental to the protection of public health, safety, and welfare. The Planning Commission shall not permit greater height than allowed in the district. Such

height deviation shall be reviewed by the Planning Commission in the course of its site plan review process.

Pros:

- Strategically reduces building heights for developments that are adjacent or abutting residential properties

Cons:

- Reduces development potential
- Requires staff and/or applicant to calculate distance and apply height formula
- Might be appropriate for form-based districts; however almost every GB district zoned property abuts residential, so it might be more effective just to reduce the maximum height in the GB district.

**3. Establish building setback and greenbelt that is not commensurate with height.**

Currently in the GB and CB districts, no building shall be closer than seventy-five (75) feet from the boundary of any single-family residential zoning district. No such setback requirement exists in the form-based district. However, because form-based zoning requires buildings to be built at the street, these buildings are often automatically pulled away from rear residential properties.

Existing greenbelt standards are limited to a minimum of only 10 feet.

Potential Ordinance Amendment Example:

- Non-residential building shall be setback <insert number> feet from any property line of residential property.
- Non-residential property shall maintain a <insert number> feet wide greenbelt from any property line of residential property.

Pros:

- Increases building setbacks and greenbelts for non-residential property abutting residential properties

Cons:

- Arbitrarily establishes setbacks and greenbelts
- Reduces development potential

**4. Establish building setback and greenbelt that is commensurate with height.**

Establish a formula that creates increased building setbacks and greenbelts based on height for non-residential properties abutting to residential property. Conceptually, non-residential properties that abut residential properties should have greater building setbacks and greenbelts. Similar to height, we recommend considering including a provision that permits the Planning Commission to deviate from these restrictions on case-by-case review.

Potential Ordinance Amendment Example:

- When a parcel is abutting, adjacent, or separated by an alley to a residentially zoned or used parcel without an intervening street, the building setback from the property line of the residentially zoned or used parcel shall be no less than the height of the proposed building or twenty (20) feet, whichever is greater.
- When a parcel is abutting, adjacent, or separated by an alley to a residentially zoned or used parcel without an intervening street, a minimum 20-foot landscaped greenbelt shall be maintained from the property line of the residentially zoned or used parcel. The greenbelt shall be landscaped and screened in accordance with Article 13.
- These setback and greenbelt regulations may be deviated by the Planning Commission if such deviation is not detrimental to the protection of public health, safety, and welfare. The Planning Commission shall not permit a reduced setback or greenbelt than required in the district. Such deviation shall be reviewed by the Planning Commission in the course of its site plan review process.

I look forward to discussing these options with the Planning Commission at their next meeting.

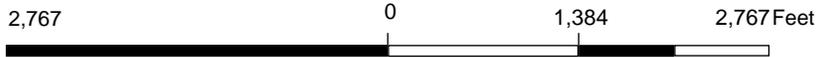
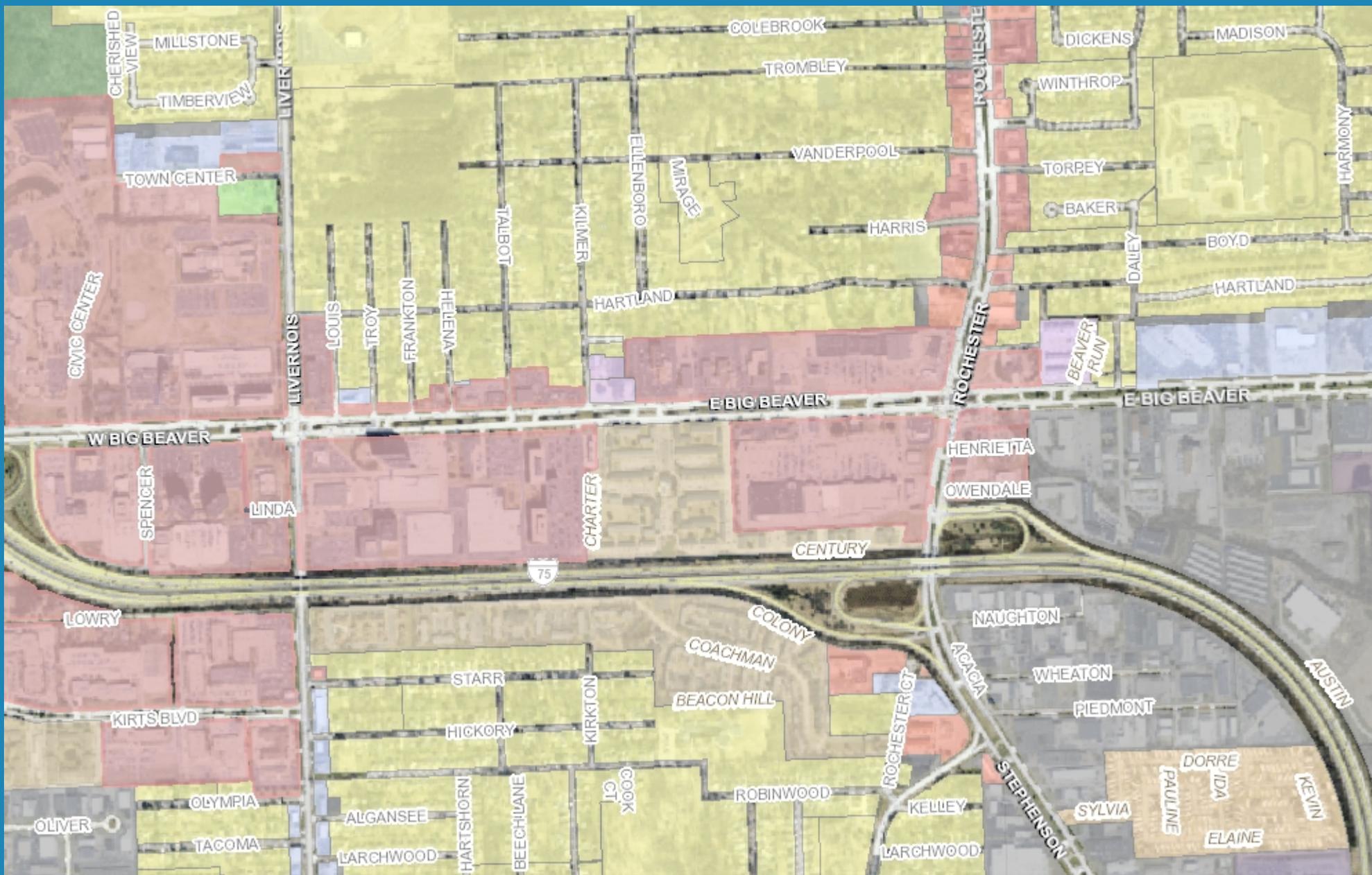
Sincerely,



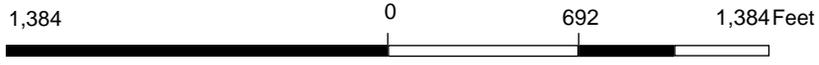
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**CARLISLE/WORTMAN ASSOC., INC.**  
**Benjamin R. Carlisle, LEED AP, AICP**

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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.



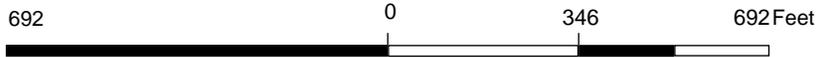
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