

A Special Meeting of the Troy City Council was held Monday, April 30, 2007, at City Hall, 500 W. Big Beaver Road. Mayor Schilling called the Meeting to order at 7:30 PM.

ROLL CALL:

Mayor Louise E. Schilling
Robin Beltramini (Absent)
Mayor Pro Tem Cristina Broomfield
Wade Fleming
Martin F. Howrylak (Arrived 7:43 PM)
David A. Lambert
Jeanne M. Stine (Absent)

1. PUBLIC HEARING – Proposed Village at Big Beaver Planned Unit Development (PUD 7), Southwest Corner of Big Beaver and John R, Section 26 – M-1 Light Industrial District

Resolution #2007-04-134
Moved by Fleming
Seconded by Broomfield

WHEREAS, The City Council reviewed a Preliminary Plan for a Planned Unit Development, pursuant to article 35.60.01, as requested by SAAAM-Troy, LLC for The Village at Big Beaver Planned Unit Development (PUD – 7), located on the south side of Big Beaver and west side of John R Road, located in section 26, within the M-1 zoning district, being approximately 15.048 acres in size;

WHEREAS, The City's Planning Consultant Richard Carlisle of Carlisle/Wortman Associates, Inc. prepared a memorandum dated March 29, 2007 that recommends conditional approval of The Village at Big Beaver Planned Unit Development;

WHEREAS, The proposed PUD meets the Eligibility Requirements set forth in Article 35.30.00 and the General Development Standards set forth in Section 35.40.00;

WHEREAS, The Preliminary Planned Unit Development application consists of the project manual and a set of full size plans; and

WHEREAS, The proposed Planned Unit Development, parts of parcels 88-20-26-200-026, -023, -069, -072, -073, is described in the following legal description and illustrated on the attached Certificate of Survey drawing:

T2N, R11E, NE 1/4 of Section 26

Commencing at the Northeast corner of said Section 26, thence S 00°04'00" W along the East line of said Section 26, a distance of 102.00 ft.; thence N 89°59'10" W (recorded as S 89°50'00" E), 60.00 ft. along the extension of the south line of Big Beaver Road (204 ft. wide) to the Point of Beginning; thence S 00°04'00" along the west line of John R. Rd., 1032.00 ft.; thence parallel to said North line of Section 26, N 89°59'10" W, 260.00 ft.; thence parallel to

said East line of Section 26, S 00°04'00" W, 144.00 ft.; thence parallel to said North line of Section 26, N 89°59'10" W, 160 ft.; thence parallel to said East line of Section 26, N 00°04'00" E, 338.00 ft.; thence parallel to said North line of Section 26, N 89°59'10" W, 235.00 ft.; thence N 00°16'31" W, 838.01 ft. (recorded as N 00°16'24" W, 839.09 ft.) to the aforementioned south line of Big Beaver Rd.; thence S 89°59'10" E (recorded as N 89°50'00" E) along said south line, 660.00 ft. to the Point of Beginning; containing 15.048 acres more or less;

BE IT RESOLVED, That Troy City Council hereby **APPROVES** The Village at Big Beaver Preliminary Planned Unit Development, subject to the following conditions:

1. Signage for the entire retail portion, including the CVS Drugstore, Bank, Retail A, Retail B, Retail C and Retail D shall comply with the Sign Ordinance requirements for B districts. Signage for the senior housing facility shall comply with Sign Ordinance requirements for the R-M district.
2. Elevations for the proposed Bank and Retail Building A shall be consistent in design, character, and materials with the other buildings within the PUD. Furthermore, the elevations shall be brought back to the Planning Commission for review prior to granting of building permits.
3. Rooftop mechanical equipment shall be fully screened with materials that are architecturally consistent with the building elevations.
4. The applicant shall investigate additional sustainable stormwater improvements with the Planning Consultant and City Management.
5. The west elevations of Retail Building D shall have similar articulation with the east elevations.

Yes: All-5
No: None
Absent: Beltramini, Stine

2. Proposed Fiscal Year 2007/2008 Annual Budget and Business Plan

PUBLIC COMMENT: Limited to Items Not on the Agenda

The meeting **ADJOURNED** at 10:00 PM.

Louise E. Schilling, Mayor

Tonni L. Bartholomew, MMC
City Clerk