The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on April 24, 2007 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Mary Kerwin
Lawrence Littman
Robert Schultz
John J. Tagle
Kathleen Troshynski
Mark J. Vleck
Wayne Wright

Absent:
Thomas Strat

Also Present:
Mark M. Miller, Planning Director
Susan Lancaster, Assistant City Attorney
Jonathan Shin, Student Representative
Zack Branigan, Carlisle/Wortman Associates
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Chair Schultz announced the Planning Department received a request to place Agenda item #12 earlier on the agenda. Chair Schultz suggested that items #11 and #12 be reversed in order.

Resolution # PC-2007-04-081
Moved by: Kerwin
Seconded by: Wright

RESOLVED, To approve the Agenda as suggested with reversing items #12 and #11.

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

MOTION CARRIED

Resolution # PC-2007-04-082
Moved by: Wright
Seconded by: Troshynski

RESOLVED, That Member Strat is excused from attendance at this meeting for personal reasons.

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

MOTION CARRIED

3. MINUTES

Resolution # PC-2007-04-083
Moved by: Littman
Seconded by: Tagle

RESOLVED, To approve the April 3, 2007 Special/Study Meeting and April 10, 2007 Regular meeting minutes as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT (Items Not on the Agenda)

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Wright reported on the April 17, 2007 Board of Zoning Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller reported on the April 18, 2007 Downtown Development Authority meeting.

7. PLANNING AND ZONING REPORT

Mr. Miller reported on City Council action taken at the April 2 and April 16, 2007 City Council meetings. He announced a public hearing on the proposed PUD 7 Village at Big Beaver is scheduled for the April 30, 2007 City Council meeting.

STUDY ITEMS

8. SITE PLAN REVIEW (SP 305-G) – Proposed William Beaumont Hospital Pedestrian Bridge, South of South Blvd., West side of Dequindre Road, Section 1, C-F (Community Facility) and E-P (Environmental Protection) Districts

Craig McEwen and Deb Axelrood of Harley Ellis Devereaux gave a brief presentation on the proposed pedestrian bridge. Various renderings and visual boards were displayed. Items addressed related to bridge specifications, hospital entrances, traffic circulation, a "thumbs-up" from the Oakland County Road Commission and the City of Sterling Heights, and a request for setback variance before the City of Troy Board of Zoning Appeals.

Jason Bell, representative from Beaumont Hospital, addressed the project design with respect to in-patient/out-patient services, the status of approvals from the City of Sterling Heights, and the project timeline.

Mr. Littman disclosed he has no financial interest in the project, in light of the fact that his daughter would be employed by Beaumont Hospital in the near future.

A brief question and answer period followed.

9. PLANNED UNIT DEVELOPMENT (P.U.D. #6) – Proposed Oasis at Centennial Park, South side of Long Lake, West side of John R, Section 14, Currently Zoned R-1C (One Family Residential) District

Zack Branigan of Carlisle/Wortman Associates reviewed the Planning Consultant report dated April 18, 2007, and the revisions incorporated since the last review dated March 28. Mr. Branigan discussed specific items that need to be addressed:

- Compliance with the Master Plan.
- Traffic study comments.
- Parking distribution.
- Traffic and pedestrian circulation.

There was general discussion on stormwater methodologies, prospective restaurant/retail tenants and liquor license regulation/control.

Mr. Miller stated the petitioner would like to have a Public Hearing scheduled as soon as possible.

Lise Newman of Landry + Newman Architects, Carol Thurber of Fazal Khan & Associates and Stefano Mularoni, owner, were present. Additional renderings were distributed.

Ms. Newman reviewed the background and timeline of the project. She addressed building types, landscaping, pedestrian friendly environment, retail components, and

transition to residential. Ms. Newman asked for specific direction on the overall approval of the project, Master Plan compatibility, traffic circulation as relates to speed control and boulevard flow, and parking distribution. She said it is their intent to incorporate members' comments and suggestions, deliver a final product and proceed with the approval process.

Ms. Thurber addressed pedestrian and traffic circulation, as well as traffic comments pointed out in the traffic study.

General discussion followed on:

- Building material and samples.
- Cut-through traffic potential.
- Walkway connections and pedestrian flow.
- Parking distribution and parallel parking.
- Landscaping.
- Cross access easement with CVS.
- Entryway boulevard design.
- Retail use in relation to parking.
- Public benefit.
- Sign ordinance/sign application.
- Raised and textured sidewalks.

Members complimented the petitioner on the proposed project.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

Chair Schultz requested a recess at 9:55 p.m.

The meeting reconvened at 10:05 p.m.

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10. PLANNED UNIT DEVELOPMENT (P.U.D. #8) – Proposed Big Beaver Place, North side of Big Beaver, East of John R, Section 24, Currently Zoned R-1E (One Family Residential) District

Zack Branigan of Carlisle/Wortman Associates reviewed the Planning Consultant report dated April 19, 2007, and the revisions incorporated since the last review dated March 27. Mr. Branigan discussed specific items that need to be addressed:

- Necessity of screen wall.
- Site access and circulation.

Lise Newman of Landry + Newman Architects, Carol Thurber of Fazal Khan & Associates and Stefano Mularoni, owner, were present. Additional renderings were distributed. Ms. Newman reviewed the background and timeline of the project. She said the Big Beaver Corridor Study was the inspiration of this project. Ms. Newman asked for specific direction on the site access and circulation.

Mr. Miller provided the petitioner with a copy of the City Traffic Engineer comments.

Ms. Thurber addressed:

- Parking.
- Entranceway boulevard and access designs.
- Three options presented by City Traffic Engineer relating to access design.

General discussion followed on:

- Traffic circulation.
- Dumpster locations.
- Site access.
- Entranceway boulevard design.
- Tenant designations.
- Landscaping.
- Townhouse concept and parking.
- Designation of City sidewalks.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

Members complimented the petitioner on the proposed project. The members indicated to the petitioner that the entranceway design shown on the rendering distributed tonight would be supported.

12. PROPOSED ZONING ORDINANCE TEXT AMENDMENT – Restaurants in the M-1 Light Industrial District

Mr. Miller reviewed the proposed zoning ordinance text amendment relating to restaurants in the M-1 Light Industrial District.

There was discussion whether restaurants should be limited to a major thoroughfare.

Chair Schultz requested that the item be scheduled for another study session to determine whether restaurants should be limited to a major thoroughfare and to discuss the perspective of restaurant drive-throughs.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

11. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-B) – Article 04.20.00 and Article 40.66.00, Commercial Vehicle Definitions and Outdoor Parking of Commercial Vehicles in Residential Districts

Mr. Miller reviewed the proposed zoning ordinance text amendment relating to commercial vehicles, which emulates the Lyon Township provisions.

Ms. Lancaster shared her observation of commercial vehicle appeals heard at the April Board of Zoning Appeals meeting. She recommended "black and white" guidelines, and indicated the proposed text appears to be a good start as it establishes some criteria.

General discussion followed, as relates to:

- Definition of commercial vehicle.
- Wrapped vehicles, and the relation to the sign ordinance.
- Board of Zoning Appeals (BZA) standards and procedure.
- Text revisions to reflect "review and approval by BZA".
- Criteria relating to size, Gross Vehicle Weight Rating (GVWR), parcel limitations and screening.
- Ban on commercial vehicles by other communities.

This item will be scheduled for discussion at a future study session.

OTHER ITEMS

13. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

14. PLANNING COMMISSION COMMENTS

Ms. Kerwin congratulated Jonathan Shin on his election as president of the National Honor Society.

Mr. Vleck addressed the positive aspects of bioswales.

Chair Schultz announced that Agenda item #15 would be removed from tonight's agenda, due to the lateness of the meeting.

Mr. Tagle asked the status of SGRAT (Smart Growth Readiness Assessment Tool).

Mr. Miller said the target date is June 21.

Mr. Vleck addressed the role of the Planning Consultant with respect to SGRAT.

Chair Schultz requested to get a timeline from the Planning Consultant on the completion of a draft of the Big Beaver Overlay District.

15. AMERICAN PLANNING ASSOCIATION NATIONAL CONFERENCE REPORTS

[Item removed from the agenda.]

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:32 p.m.

Respectfully submitted,

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Robert Schultz, Chair

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Kathy L. Czarnecki, Recording Secretary

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