

The Regular Meeting of the Troy City Planning Commission was called to order by Chairman Chamberlain at 7:30 p.m. on Tuesday, July 10, 2001, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present

Absent

Starr
 Wright
 Chamberlain
 Littman
 Pennington
 Storrs
 Waller
 Reece

Kramer (excused)

Also Present

Mark Miller, Interim Planning Director
 Lori Bluhm, Acting City Attorney
 Jordan Keoleian, Student Representative

RESOLUTION

Moved by: Wright

Seconded by: Storrs

RESOLVED, that Mr. Kramer be excused from attendance at this meeting.

Yeas: All Present (8)

Absent: Kramer

MOTION CARRIED

2. PUBLIC COMMENT

NO PUBLIC COMMENTS

3. SITE PLAN REVIEW (SP-863) – Proposed Nical Enterprises, LLC, Proposed Industrial Building – South side of Maplawn Road, West of Crooks Road – Section 29

Mr. Miller stated that a site plan for a light industrial office with related shop and warehouse for a roofing business, located on a 0.82-acre parcel within the M-1 Zoning District, being on the south side of Maplelawn Road and west of Crooks Road has been submitted. The size of the building is 10,260 square feet, with the height of the office area being two stories and the warehouse/shop area being one story in height. Site access is provided from Maplelawn Road via a joint drive with the property to the east. The subject property and the property to the east are under the same ownership. To meet the parking requirements, additional property for three parking spaces is proposed from the property to the east. A screen wall for the roll-off dumpster is shown on the site plan, however, the applicant is requesting a waiver, as permitted in section 39.70.09 of the Zoning Ordinance. In M-1 Districts the Planning Commission may waive the required dumpster screening when they determine that the dumpster is located so as to be obscured from view from any abutting public streets, and that no other significant negative effects will result from the waiver of the screening. All other ordinance requirements have been met. Staff recommends approval of the Preliminary Site Plan.

RESOLUTION

Moved by: Pennington

Seconded by: Wright

RESOLVED, that Preliminary Site Plan Approval, as requested for the Nical Enterprises industrial building, 10,260 square feet in size on the 0.82 acre site, being south of Maplelawn Road and west of Crooks Road be approved.

MOTION CARRIED

Yeas:

Nays:

Absent:

All Present (8)

Kramer

RESOLUTION

Moved by: Pennington

Seconded by: Wright

RESOLVED, that pursuant to Section 39.70.09 of Chapter 39 – Zoning Ordinance, as requested for Nical Enterprises industrial building, on the 0.82 acre site, being south of Maplelawn Road and west of Crooks Road, that a waiver of the dumpster screening be approved.

Yeas:

Nays:

Absent:

All Present (8)

Kramer

MOTION CARRIED

4. SITE PLAN REVIEW (SP-645) – Proposed Wilson Real Estate Building – Office Building – Northeast side of Butterfield, West of Crooks – Section 29

Mr. Miller stated that in March of 1996 the Planning Commission approved a site plan for the construction of a two story 28,000 Square ft. office building on the 3.94 acre 0-1 zoned parcel located on the northeast side of Butterfield Street south of Big Beaver Road, which was eventually constructed. On July 14, 1998, the Planning Commission granted Preliminary Site Plan Approval to a second building on the subject property, although the Final Site Plan Approval was never granted for this building. This Site Plan Approval request is substantially identical to the previously approved site plan. The proposed three story building, which will include two stories positioned over off-street parking, will have a proposed floor area of 30,760 square feet. The existing building is 28,184 square feet, therefore, the two buildings total 58,944 square feet of floor area.

Further, Mr. Miller stated that this site plan proposal includes a second driveway access to Butterfield Street from the two building development. The Planning Commission has previously approved the provision of cross-access easements extending to the north, east and west property lines. As part of this proposal, the cross-access easement will be provided to the southern property line. The site plan meets all applicable Zoning Ordinance requirements. Staff recommends approval of the Preliminary Site Plan.

RESOLUTION

Moved by: Storrs

Seconded by: Starr

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a three story (two stories over parking) office building, being 30,760 square feet in size, located on a 3.94-acre, 0-1 zoned site, being northeast of Butterfield Street, south of Big Beaver Road be approved, subject to the following condition:

1. Vehicle cross-access easements as shown on the Site Plan.

Yeas:

Nays:

Absent:

All Present (8)

Kramer

MOTION CARRIED

5. SITE PLAN REVIEW (SP-827) – Proposed NTVB – Industrial Building Expansion – North of Park Street, East of Livernois Road- Section 34

Mr. Miller stated that the Planning Commission approved the proposed Preliminary Site Plan for the NTVB Industrial Building expansion on July 14, 1998. In addition, the

Board of Zoning Appeals granted a rear yard setback variance, permitting a 10 feet setback, where 20 feet is required. However, both the Preliminary Site Plan Approval and variance have expired.

Further, Mr. Miller stated that NTVB has resubmitted a site plan for the expansion of their industrial building and related parking area on the 2.44 acre, M-1 zoned site, north of Park Street and east of Livernois Road. The subject site has its access from a private drive extending north from Park Street. Located on the site are two buildings, 8,478 square feet and 9,780 square feet in size. The proposed addition is 18,527 square feet in area; therefore, total building area will be 36,785 square feet. The private drive situation requires a 25-foot minimum landscaped setback from the buildings and parking, which has been met. The petitioners will have to request and receive a variance for the 10-foot rear yard setback, from the Board of Zoning Appeals. All applicable ordinance requirements have been met, with the exception of the rear yard setback. Staff recommends approval of the Preliminary Site Plan, subject to the Zoning Board of Appeals granting a variance for the 10 feet rear yard setback.

Mr. Stephen Laclave, petitioner, had no comments.

Mr. Storrs asked Mr. Laclave if he attended the previous meetings.

Mr. Laclave summarized, in his opinion, why existing conditions occurred.

RESOLUTION

Moved by: Waller

Seconded by: Littman

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a 18,527 square feet industrial building expansion, located on a 2.44 acre, M-1 zoned site, with related parking, being north of Park Street, east of Livernois Road be approved subject to the following condition:

1. Board of Zoning Appeals approval of a variance for the 10 feet rear yard setback.

Yeas:

Nays:

Absent:

All Present (8)

Kramer

MOTION CARRIED

6. SITE PLAN REVIEW – Proposed Pearl Estates Site Condominium – 3 units – North of Long Lake Road, West of Dequindre Road – Section 12

Mr. Miller stated that a Site Plan has been submitted for a proposed Single-Family Residential Site Condominium, known as Pearl Estates, involving a 1.57-acre assembly, including part of lot 4 and lot 5 of Jennings Subdivision, within the R-1C zoning district, being north of Long Lake Road and west of Dequindre Road. The single road, Windmill Drive, is an extension to the south, from the Orchard Estates Site Condominium. The subject plan utilizes the lot averaging provisions and includes three building sites and a detention basin, with all Zoning Ordinance requirements met. Documentation from the petitioner's consultant and city environmental staff indicate no occurrence of wetlands and/or natural features on the subject property. Petitioner indicates on the site plan potential development patterns of abutting properties.

Mr. Miller concluded, that the Planning Department recommends approval of the Preliminary Plan for the 3-Unit Site Condominium.

Mr. Littman asked if the plan includes public road connections. Mr. Miller answered that the site condominium proposed public roads.

Mr. Storrs asked for clarification the meaning of "pr. storm sewer" on the west side of the development. Mr. Miller answered that it indicates proposed storm sewers. Mr. Fazal Khan, the petitioner, agreed that the note indicated a proposed storm sewer. Mr. Storrs asked Mr. Khan about the 12 inch storm sewer on the west side of the development. Mr. Khan answered that the storm sewer is for rear yard drainage.

Chris Komasa, noted a concern with possibility of unbuildable property on Dequindre Road.

Buford Ballard, stated concerns with the number of stormwater detention basins in the general area of the proposed development.

Mr. Chamberlain stated that the City must approve each development on an individual basis.

Buford Ballard asked if each development is required to provide a detention basin. Mr. Miller stated that developments, in general, are required to provide stormwater detention for a 10-year storm event.

Mr. Reece arrived (8:01 P.M.).

Mr. Ballard noted concern that his property, 41251 Dequindre, will suffer stormwater flooding from the proposed development. The Planning Commission and Mr. Miller indicated to Mr. Ballard that the developer is required to design the proposed development so that the stormwater is contained and directed into the detention basin and eventually into the stormwater sewer system. Further, the detention basin will be owned by the City.

Considerable discussion occurred regarding the specific drainage characteristics of the stormwater management system of the proposed development.

Mr. Waller noted that the Planning Commission should not be engineering the proposed development.

RESOLUTION

Moved by: Storrs

Seconded by: Waller

RESOLVED, that the Planning Commission hereby recommends to the City Council that the Preliminary Plan as submitted under Section 34.30.00 of the Zoning Ordinance (Unplatted One-Family Residential Development) for the development of a One-Family Residential Site Condominium, known as Pearl Estates, in the area north of Long Lake Road and west of Dequindre Road, be approved subject to the following conditions:

1. Relocation of storm sewer to the south property line, along units 2 and 3, of the Site Condominium, that will then discharge into the detention basin.

Yeas:

Nays:

Absent:

All Present (8)

Kramer

MOTION CARRIED

SPECIAL USE REQUESTS

7. PUBLIC HEARING – SPECIAL USE REQUEST (SU-98) – Proposed Belle Tire Expansion – Southeast Corner of Long Lake Road & Rochester Road – Section 14

Mr. Miller stated that the existing Belle Tire site and expansion area are within the B-3 Zoning District. In 1975, the Planning Commission granted Special Use Approval for Whales Tire Center (tire sales and service facility). In 1989, the Planning Commission granted Preliminary Site Plan Approval for the Tireman Center that included a reconstruction of the older structure and improved driveway access. Current expansion proposal for the Belle Tire facility includes a piece of property to the south, the Trans American Travel Services building, which has been demolished. Due to the proposed expansion of the automobile repair facility, a Special Use Request is required by the Zoning Ordinance.

Further, Mr. Miller stated that the subject site includes 1.47 acres and will utilize the existing driveways on Rochester and Long Lake Roads. Cross-access easements are provided to the north, south and east property lines. Traffic circulation includes a one-

way, 14 feet wide aisle width on the south side of the proposed building expansion. Although the aisle width meets the Zoning Ordinance requirements, the Fire Department requires 18 feet of width in fire lanes, for fire truck maneuverability. In addition, staff has concern over the one-way traffic circulation pattern and has advised the petitioner consider alternatives. The petitioner's architect has not revised the site plan. The Planning Department recommends a postponement of the Special Use Request, so the petitioner can consider alternative internal traffic circulation patterns.

Robert Miller, 355 S. Bates Street, Birmingham, Michigan, architect, stated that the site is tight. Two-way traffic creates a problem for pedestrians and employees. Fire Marshall has requested that we provide three-sided access. Our proposal provides better access to the buildings.

Mr. Waller stated that there is an artificial line of parking spaces. The actual width of access is greater.

Mr. Wright agrees with Mr. Waller.

Mr. Reece commented on the 228 inches that are the length of parking spaces and there are some larger vehicles longer than these spaces.

Mr. Storrs stated the parked cars could be moved if there is a fire.

Mr. Littman stated he is reluctant to approve this if the Fire Department disagrees.

PUBLIC HEARING OPENED and CLOSED

Mr. Waller stated a fire truck couldn't maneuver south of proposed building.

RESOLUTION

Moved by: Littman

Seconded by: Waller

RESOLVED, that Special Use Approval, as requested for the expansion of Belle Tire building on a 1.47 acre B-3 Zoned site, having frontage on the south side of Long Lake Road and frontage on the east side Rochester, hereby be postponed until the Planning Commission's July 24, 2001, Special Study Meeting, to enable the petitioner to meet with the Fire Department and other applicable staff.

Yeas:

Nays:

Absent:

All Present (8)

Kramer

MOTION CARRIED

Mr. Waller asked why the Fire Code and Zoning Ordinance have different standards.

8. CHAIRMAN'S COMMENTS – Discussion of Joint Meeting

Mr. Waller summarized the presentations by Ron Sloan and Eric Castro. These gentlemen hired ARTECH, who are very knowledgeable about Performing Art Centers. This presentation proves that the City has additional homework.

Mr. Chamberlain stated that ARTECH presented great information. Examples demonstrated a very high caliber Performing Arts Center consultant.

Mr. Miller stated that the City needs specific goals for the Civic Center.

Mr. Reece stated feasibility is his concern. Where is the market study. ARTECH presented a tremendous portfolio presentation.

Mr. Storrs commented that it was very helpful to learn from ARTECH. The City needs to identify what's wanted on the Civic Center Site.

Mr. Starr stated one firm presented, but there should be others qualified.

Mr. Wright stated that ARTECH did a good job. Performing art centers don't make money and that means tax dollars will be necessary.

Mr. Chamberlain stated that ARTECH showed us how to spend our tax dollars.

Mr. Miller commented on performance centers stating that developers may not be able to do the job. If a center is desired, then a private and public partnership is required.

Mr. Waller stated that the Planning Commission and City staff should go to Missisauga to see their Performing Arts Center.

Mr. Reece volunteered his 12 person van for a field trip to Missisauga.

Adjourn: 9:15 p.m.

Respectfully submitted,

Mark F. Miller
Interim Planning Director