

The Regular Meeting of the Troy City Planning Commission was called to order by Chairman Littman at 7:30 p.m. on July 8, 2003, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Gary Chamberlain
Dennis A. Kramer
Lawrence Littman
Robert Schultz
Walter Storrs
Thomas Strat
David T. Waller
Wayne Wright

Absent:

Mark J. Vleck

Also Present:

Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Kathy Czarnecki, Recording Secretary

Resolution

Moved by Chamberlain

Seconded by Wright

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

Yeas

All present (8)

Absent

Vleck

MOTION CARRIED

2. MINUTES

Resolution

Moved by Chamberlain

Seconded by Storrs

RESOLVED to approve the June 10, 2003, Planning Commission Regular Meeting minutes as published.

Yeas
 Chamberlain
 Kramer
 Schultz
 Storrs
 Strat
 Waller

Abstain
 Littman
 Wright

Absent
 Vleck

MOTION CARRIED

Resolution

Moved by Chamberlain

Seconded by Strat

RESOLVED to approve the June 24, 2003, Planning Commission Special/Study Meeting minutes as published.

Yeas
 Chamberlain
 Kramer
 Schultz
 Storrs
 Strat
 Waller
 Wright

Abstain
 Littman

Absent
 Vleck

MOTION CARRIED

3. **PUBLIC COMMENTS**

There was no one present who wished to speak.

TABLED ITEMS

4. **PUBLIC HEARING – STREET VACATION REQUEST (SV-180) – East ½ of Alger Street, between Lots 463 and 464 of John R Gardens Subdivision, South of Birchwood, West of John R, Section 26 – M-1**

Mr. Savidant presented a summary of the Planning Department report for the proposed street vacation request that has been tabled three times. The Planning Department continues to recommend that the request as submitted be denied. The request, if approved, would result in a 25-foot wide substandard right-of-way that would not be accepted for maintenance as a street within the City and would effectively land lock the two parcels fronting only on Chopin Street, making it impossible to sell or redevelop the lots in the future.

The petitioner, Dennis Coleman of 1448 Madison, Troy, was present. Mr. Coleman said he understands the reason for the City's recommendation to deny the vacation request, but questioned the lost legal description and documentation that transpired during the transfer of property ownership.

Ms. Lancaster encouraged the petitioner to seek legal counsel and/or pursue the matter with the title insurance company.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution

Moved by Storrs

Seconded by Schultz

RESOLVED, that the Planning Commission hereby recommends to the City Council that the street vacation request, as submitted, for the east ½ of the Alger Street right-of-way, located within the John R Gardens Subdivision, abutting lots 463 and 464, being approximately 120 feet in length and 25 feet in width, in Section 26, be denied for the following reason:

1. Approval would have the effect of eliminating access to an approved and maintained public street for two (2) lots fronting on Chopin Street, pursuant to Section 40.10.02 of the City of Troy Zoning Ordinance.

Yeas

All present (8)

Absent

Vleck

MOTION CARRIED

5. **PUBLIC HEARING – PROPOSED PLANNED UNIT DEVELOPMENT (PUD-3) – Proposed Sterling Corporate Center, North side of Big Beaver, West of I-75, Section 21 – O-S-C**

Mr. Savidant reported the petitioner provided the Planning Department with a new set of plans on Wednesday, July 2, at 3:00 p.m. The Planning Department distributed the material for inter-departmental review and also for review by the Planning Consultant. The new material incorporates the addition of the restaurant building, with associated service drive, valet parking area and removal of the detention basin. After review by City Departments and the Planning Consultant, Mr. Savidant said copies would be circulated to the Planning Commission along with the

Planning Department recommendation. It is the recommendation of the Planning Department to table the proposal to the next regular meeting.

Mr. Chuck DiMaggio of Burton Katzman, 30100 Telegraph Road, Suite 366, Bingham Farms, was present. Mr. DiMaggio spoke briefly on the consolidation of the material inclusive of all changes and justification of PUD eligibility into one book. Mr. DiMaggio noted the suggestion discussed at the last Planning Commission meeting to lower the parking lot to allow better visibility of the outdoor restaurant is not feasible because of drainage concerns. In an attempt to achieve the same goal, the berm was lowered two feet and the building was elevated one foot. Mr. DiMaggio reported items not included in the new book that were discussed at the last meeting are (1) the window mullions because they principally would not be visible and are not cost effective, and (2) landscaping the roof of the parking deck because its estimated \$3.8 million cost is a cost burden that the project cannot afford to assume.

Mr. DiMaggio requested the Commission's consideration in granting closure of the on-going Public Hearing to provide a clear slate for achieving approval at a future meeting.

Chairman Littman stated the Public Hearing should remain open as long as there are potential revisions to the proposal.

A brief discussion followed with respect to the petitioner's notification of the Planning Department's recommendation to table the proposal at tonight's meeting. It was suggested that the petitioner request the Planning Department to fax communications and reports in addition to mailing them.

Chairman Littman advised the petitioner that when material is submitted at the last moment, it does not provide enough time for City staff to review and takes longer to be placed on the agenda for consideration, often delaying the process up to one month.

PUBLIC HEARING OPENED

No one was present to speak.

Chairman Littman announced that the Public Hearing would remain open for the August 12, 2003 Regular Meeting.

Resolution

Moved by Chamberlain

Seconded by Wright

RESOLVED, that the Preliminary Plan for a Planned Unit Development (PUD 3), pursuant to Section 35.60.01, as requested by Burton Katzman, for the Sterling

Corporate Center Planned Unit Development, located on the north side of Big Beaver Road and west of I75, located in section 21, within the O-S-C Mid or High Rise Office zoning district, being 5.91 acres in size, is hereby tabled for thirty (30) days to the August 12, 2003 Regular Meeting, for the following reasons:

1. The petitioner submitted revised plans to the Planning Department on Wednesday, July 2, 2003 at 3:00 p.m. There was not reasonable and sufficient time for City Staff and the Planning Consultant to review the revised plans and provide a professional review and recommendation.
2. The 30-day period will provide City Staff and the Planning Consultant an opportunity to review the submission and determine whether it will meet the Eligibility Criteria of the City of Troy Zoning Ordinance.

A brief discussion followed relating to the intent of the motion on the floor. It was noted that the same conditions as discussed at the June 24, 2003 Special/Study Meeting remain.

Yeas

All present (8)

Absent

Vleck

MOTION CARRIED

6. PUBLIC HEARING – SITE PLAN REVIEW (SP 894) – Proposed Office Building, Rochester Office Parc, West side of Rochester Road, South of Hannah, Section 3 – C-J

Mr. Savidant reported that the petitioner and his engineer have met with three members of the Planning Department, the City Traffic Engineer and the Assistant City Attorney to discuss the issues raised at the last Planning Commission meeting. The petitioner submitted two alternative designs for the parcel that appear to address all the issues; however, both alternatives include a driveway on Rochester Road. Mr. Savidant said the City Traffic Engineer has major concerns with an additional curb cut on Rochester Road at this location, and the City Manager has requested an Environmental Impact Statement (EIS) to provide justification for the driveway entrance on Rochester Road. It is the recommendation of the Planning Department to table the matter to allow the City Traffic Engineer to review the traffic study and compare the impact of a curb cut on Rochester Road to the impact of putting entry drives on Hannah and DeEtta. Mr. Savidant noted that this would also assist the Planning Department with its recommendation and the Planning Commission with its decision on the site plan.

A brief discussion followed with respect to staff working with the developer, review of the site at peak traffic times, consideration of alternate parking lot layouts, future major improvements along Rochester Road, residential impact from vehicular lights and drainage issues.

Mr. Savidant confirmed that the site plan would be re-distributed for inter-departmental review.

The petitioner, Franco Mancini, was not present.

PUBLIC HEARING OPENED

No one was present to speak.

Chairman Littman announced that the Public Hearing would remain open for the August 12, 2003 Regular Meeting.

Resolution

Moved by Chamberlain

Seconded by Strat

RESOLVED, that Preliminary Site Plan Approval, pursuant to a consent judgment, for a proposed office development, located on the west side of Rochester Road, south of Hannah in Section 3 within the R-C zoning districts, is hereby tabled for thirty (30) days to the August 12, 2003 Regular Meeting for the following reasons:

1. The 30-day period will provide the applicant with sufficient time to develop an Environmental Impact Statement (EIS), which will examine the potential impact of an additional curb cut on Rochester Road versus utilizing driveways on existing City streets (Hannah and DeEtta).
2. The Environmental Impact Statement will be reviewed by City Staff, including the City Traffic Engineer, to ensure that the site plan design is in the best interest of public health, safety and welfare.

Yeas

All present (8)

Absent

Vleck

MOTION CARRIED

GOOD OF THE ORDER

Chairman Littman complimented the Mayor on the appointment of Mr. Strat to the Planning Commission. Welcome, Mr. Strat!

Mr. Waller referenced the *Crain's Detroit Business* article, "Troy Office Vacancies at 20%". According to Doug Smith, Class A office vacancy is at 18% and Class B vacancy is at 15%; an average of 16.5%. Mr. Waller quoted vacancy rates for other cities, as published

in the article, and noted that all regions are suffering from the economy decline, not just Troy.

Mr. Storrs asked the Assistant City Attorney if there would be any legal ramifications should the Woodside Bible Church not be constructed within the PUD-1 development.

Ms. Lancaster said there are protections designed within the agreements and that she thinks Robertson Brothers is making sure the church goes up.

Chairman Littman asked if there is any requirement within the agreements that the church is built before occupancy of the condominiums.

Ms. Lancaster responded that there are no requirements of which she is aware, but noted it could be a consideration for future PUD developments.

Mr. Savidant said he took a walk to the new City skate park prior to the beginning of tonight's meeting and it appears the skate park is a very popular addition to the City.

Ms. Lancaster addressed Jordan Keoleian, former Planning Commission Student Representative, who was in the audience and welcomed him to tonight's meeting.

A brief discussion was held with respect to the newly created Commercial Indoor Recreation (ZOTA-201) sub-committee and its members.

A brief discussion was held with respect to newly adopted legislation relating to site plan review by local authority for projects within school districts. Ms. Lancaster will investigate the legislation and inform the Commission.

ADJOURN

The Regular Meeting of the Planning Commission was adjourned at 8:20 p.m.

Respectfully submitted,

Mark F. Miller AICP/PCP
Planning Director