

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chairman Littman at 7:30 p.m. on January 6, 2004, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Gary Chamberlain
Lynn Drake-Batts
Lawrence Littman
Robert Schultz
Walter Storrs
Thomas Strat
Mark J. Vleck (arrived 7:38 p.m.)
David T. Waller

Absent:

Wayne Wright

Also Present:

Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Allan Motzny, Assistant City Attorney
Kathy Czarnecki, Recording Secretary

Resolution # PC-2004-01-001

Moved by: Chamberlain
Seconded by: Schultz

RESOLVED, That Mr. Wright be excused from attendance at this meeting.

Yes: All present (7)
No: None
Absent: Vleck (arrived 7:38 p.m.), Wright

MOTION CARRIED

Chairman Littman welcomed Ms. Drake-Batts to the Commission. Ms. Drake-Batts gave a brief synopsis of her professional background.

Chairman Littman announced the scheduled presentation by Joe Maniaci and Robert Gibbs, agenda item 8, has been postponed to the January 27, 2004 Special/Study Meeting.

2. MINUTES

Mr. Waller requested that the December 2, 2003 Special/Study Meeting minutes be revised as follows.

Under the Good of the Order, 4th paragraph, the second sentence to read:
"He said this concept should be viewed as setting a new standard for any project that comes forth in the City of Troy including any City of Troy project."

Resolution # PC-2004-01-002

Moved by: Chamberlain
Seconded by: Storrs

RESOLVED, To approve the December 2, 2003 Special/Study Meeting minutes as amended.

Yes: All present (7)
No: None
Absent: Vleck (arrived 7:38 p.m.), Wright

MOTION CARRIED

Resolution # PC-2004-01-003

Moved by: Storrs
Seconded by: Littman

RESOLVED, To approve the December 9, 2003 Regular Meeting minutes as published.

Yes: Drake-Batts, Littman, Schultz, Storrs, Strat, Waller
No: None
Abstain: Chamberlain
Absent: Vleck (arrived 7:38 p.m.), Wright

MOTION CARRIED

3. PUBLIC COMMENTS

There was no one present who wished to speak.

4. PLANNING AND ZONING REPORT

Mr. Miller reported on the following:

- *Saleen Facility Site Visit* – The site visit is scheduled for the January 27, 2004 Special Meeting at 6:00 p.m. Doug Smith, Real Estate and Development

- Director, will be present at the tour and is also scheduled to speak at the 7:30 p.m. Special/Study Meeting.
- *ZOTA 180 Height Limits for Amateur Radio Antennas* – The text amendment adopted by City Council at its January 5, 2004 Meeting was distributed.
 - *Site Plan 38-E Lord & Taylor (Oakland Mall)* – The traffic study was submitted and reviewed by the City's Traffic Engineer who determined the traffic study was sufficient. It came to the attention of the Planning Department that (1) the site has more parking spaces than originally presented and (2) 28 parking spaces fall within the State of Michigan highway right-of-way. Mr. Miller said the site would have the required parking spaces should the parking spaces be removed from the right-of-way. The Planning Department continues to work with the petitioner to design appropriately sized parking spaces for the site.
 - *Tri-Party Interest Based Bargaining Sub-Committee* – A memorandum from John Szerlag, City Manager, was circulated. Mr. Szerlag requested that the Planning Commission select its members to serve on the joint committee. It was the consensus of the Commission to postpone the selection of committee members to its January 27, 2004 Special/Study Meeting.
 - *Joint Municipal Planning Act (House Bill No. 4284)* – Copies of the newly enacted act were distributed.
 - *Planning Commission Appointment* – Mr. Miller reported that the City Council made no new appointments to the Planning Commission at its January 5, 2004 meeting.
 - *City-Owned Surplus Parcels* – At its January 5, 2004 Meeting, the City Council directed staff to work with the Parks and Recreation Board and the Planning Commission to review City-owned surplus properties. Mr. Miller said he would provide the Commission with a map designating the City-owned surplus properties, as well as an overlay of safety paths and existing and proposed parks, in their January 27, 2004 Special/Study Meeting packets.

Chairman Littman asked that Doug Smith be reminded to provide the Commission with a list of vacancies within the M-1 zoning district throughout the County.

Mr. Waller asked if the Information Technology Department could give a GIS presentation to the Planning Commission, similar to the one presented to City Council at their January 5, 2004 Meeting.

Mr. Miller noted that the GIS software is becoming available on the Internet to the general public in the future.

5. BOARD OF ZONING APPEALS REPORT

Mr. Vleck reported on the December 16, 2003 BZA meeting.

- Request for Reconsideration of Denial of Variance, Harry and Sunnie Kwon, 38921 Dequindre – *Approved*
- Variance Request, Paul Fleck, 2805 Ranieri – *Denied*

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller had no report available for the December 17, 2003 Downtown Development Authority meeting.

7. SUB-COMMITTEE REPORTS

CR-1

Discussed under agenda item 11.

Tree Preservation / Landscaping / Walls

No report.

Gateway / Beautification

Mr. Miller will confirm the date that the Downtown Development Authority and City Council will consider the gateway design concepts. The four options for City Council consideration are: (1) designs prepared by the Parks & Recreation Department from previous years; (2) designs created by Burton/Katzman consultants; (3) designs recently prepared by the Parks & Recreation Department; and (4) hiring outside design consultants.

Mr. Waller suggested that consideration be given to the readability and illumination of the gateway signage.

Mr. Chamberlain expressed his concern in getting the gateway signage concepts approved prior to the Downtown Development Authority work on Big Beaver Road, scheduled for spring 2004.

Special Use

Mr. Chamberlain will meet with Mr. Savidant this week to discuss revisions to the documents that were prepared by the sub-committee and typed by the Planning Department.

Indoor Commercial Recreation

No report.

Civic Center Priority Task Force

Mr. Storrs reported the Task Force, scheduled to meet again on January 23, 2004, is in its final preparation of a briefing and written report to be provided to the City Council.

8. PRESENTATION BY JOE MANIACI AND ROBERT GIBBS – Historic Lorna Stone Village Planned Unit Development, Northeast corner of Adams Road and South Boulevard, Rochester Hills, Michigan

Agenda item postponed to the January 27, 2004 Special/Study Meeting.

9. PLANNING WORK PROGRAM

Work items discussed in depth were:

- Budget
- Final Site Plan (Deceleration Lanes, Detention) – *Determined to delete the reference to deceleration lanes and detention*
- Site Plan Review of Public Projects – *Determined to include school districts*
- Setback Requirements – *Determined to define as zoning district transition and open space*
- Certify Future Land Use Plan
- Cellular Towers – *Determined to define as dead zones*
- Maple Road Study

Items to be added to work program are:

- EIS Requirements
- Dumpsters
- Performance Based Zoning

The priority sequence of the work program items will be discussed at a future study session.

Chairman Littman announced that agenda item 14 would be taken out of agenda sequence to accommodate the presence of Michelle Hodges, President of Troy Chamber of Commerce.

14. TROY CHAMBER OF COMMERCE – Position on Civic Center Development and Regional Conference Center – Michelle Hodges

Ms. Hodges was present to address the Chamber of Commerce position on the development of a conference/hotel facility on the seven acres of the Troy Civic Center site. Ms. Hodges distributed a Fact Sheet on the proposed development and confirmed that on the Fact Sheet is an exact representation of the April 5 ballot proposal.

Ms. Hodges stated that research conducted by a third-party demonstrates a very strong market need for a conference/hotel facility in the Troy area. She highlighted the following positive facts for developing a conference/hotel facility.

- Creation of a community-oriented campus with a strong sense of place.
- Economic vibrancy with a projected annual \$168M, spin-off benefit to local industry and an offset in urban sprawl.
- Tax advantages.
- Higher degree of city services and quality of life.
- City Council affirmation that it will not utilize local tax dollars.

Ms. Hodges' presentation referenced the site selection process, funding of the development, the Request for Proposal process and the downfalls should the proposal fail. She stated that the current cost of maintaining the property is \$250,000 annually. Ms. Hodges said the desirable approach for hotel management would be a private-public partnership. Ms. Hodges welcomed any support and assistance in the promotion of the development. She can be reached at 248.641.0197 or via e-mail at michele@troychamber.com.

Mr. Miller noted that the City will release a non-positional informational brochure to residents prior to the April 5th election day.

Chairman Littman requested a recess at 9:00 p.m.

The meeting reconvened at 9:10 p.m.

10. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 202) – Article 28.30.02 Outdoor Storage of Commercial and Recreational Vehicles in M-1 Light Industrial District

Mr. Miller reviewed the latest modified draft ordinance text relating to outdoor storage of commercial and recreational vehicles in the M-1 zoning district.

Discussion followed with respect to Section 28.30.02.D.2. The section relates to screening from abutting non-M-1 properties and abutting rights-of-way; i.e., 6-foot high screen wall versus a berm. There was further discussion with respect to performance specifications wherein the petitioner would determine the appropriate screening.

Mr. Miller said a Special Use Request for a proposed commercial kennel is on the January 13, 2004 Regular Meeting agenda. He noted that the Special Use will involve sharing an easement access with the abutting storage yard, and encouraged the Commissioners to inspect the site (1300 Souter).

After a short discussion, it was the consensus of the Commission to delete references to the security plan (28.30.02.D.6.) and vehicle repair (28.30.02.D.3.).

11. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 200) – Article 11.00.00 CR-1 One Family Cluster

Mr. Savidant reviewed the draft ordinance text developed by the CR-1 sub-committee.

There was discussion on Section 34.70.06.B. that relates to the setback provisions.

There was further discussion on (1) creating a mechanism in the approval process that would provide continued funding for future maintenance, (2) enforcement of deed restrictions and (3) open space agreements.

Chairman Littman stated that this item would be reviewed further at the January 27, 2004 Special/Study meeting.

12. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 199) – Article 03.40.00 Site Plan Approval

Mr. Miller reviewed the draft ordinance text that incorporates the Planning Commission comments from their review and discussion at the December 2, 2003 Special/Study Meeting. He noted that the Planning Department added text to Section 03.41.07 requiring that applications for Final Site Condominium Approval shall include four (4) copies of the Condominium Master Deed and Condominium Bylaws.

Mr. Vleck commented that the 1,000 square feet in area or greater for the development or construction of any accessory uses or structures, as referenced in Section 03.40.03.(5), may be excessive.

Mr. Miller noted the proposed zoning ordinance text amendment is scheduled for a Public Hearing at the February 10, 2004 Regular Meeting.

13. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 182) – Articles 12.00.00 and 30.10.08 R-1T One Family Cluster

Mr. Miller reviewed the draft ordinance text that incorporates the Planning Commission comments from their review and discussion at the December 2, 2003 Special/Study Meeting. Mr. Miller noted that the proposed text has not substantially changed from the text that City Council referred back to the Commission.

Sections 12.50.05 and 12.50.07 were discussed briefly.

Mr. Schultz suggested that the last sentence under Section 12.50.05 with reference to pedestrian interconnectivity be deleted. The Planning Commission did not reach a consensus on this suggestion.

Mr. Miller noted the proposed zoning ordinance text amendment is scheduled for a Public Hearing at the February 10, 2004 Regular Meeting.

14. TROY CHAMBER OF COMMERCE – Position on Civic Center Development and Regional Conference Center – Michelle Hodges

Agenda item addressed earlier in meeting; refer to page 5.

15. REVIEW OF JANUARY 13, 2004 REGULAR MEETING

Items briefly discussed were:

- Site Plan Review (SP-904) – 1071 Wheaton Building Proposed Industrial Building Addition, East of Stephenson Highway, North side of Wheaton, M-1 – *Petitioner requested postponement*
- Special Use Approval (SU 322) – Proposed Commercial Kennel (Camp Bow Wow), East side of Souter, South of Maple, M-1
- ZOTA 202 – Outdoor Storage of Commercial & Recreational Vehicles in M-1 Light Industrial District
- Election of Planning Commission Officers

16. PUBLIC COMMENT

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Chamberlain addressed four items. (1) The screening of dumpsters with shrubbery, as implemented in North Carolina; (2) PUD 1 concerns with elevation and width of walkway for emergency vehicle access; (3) the speech [given by Michelle Hodges] on the need for the conference center for the commercial and business base so that the City would not lose that tax base; and (4) a request to see the written law that relates to the sale of park space, i.e., civic center site.

Mr. Miller confirmed that emergency vehicle access and pedestrian connection has been provided in the PUD 1 project. Mr. Miller will provide the plan for the Commission's review.

Mr. Vleck questioned the procedure that is followed for the election of officers.

Mr. Miller stated that nominations for the Chair and Vice Chair are received and voted on by the Commission at the first Regular Meeting of the year. Nominations for representative and alternate representative to the Board of Zoning Appeals are received

and voted on by the Commission, and forwarded to the City Council as a recommendation for approval.

Mr. Strat addressed the possibility of providing a buffer for the parking area on the northeast corner of Big Beaver and Crooks Roads, and asked the procedure to follow to get support from the DDA.

Mr. Chamberlain suggested that Mr. Strat attend a DDA meeting and voice his comment. He noted that DDA members are very responsive and receptive of public comments.

Mr. Waller distributed copies of the *Wall Street Journal* article dated December 24, 2003, titled "What's New Urbanism Worth?". Mr. Waller also asked to see details and a copy of the traffic study submitted for the Lord & Taylor site plan.

Mr. Schultz requested a copy of the Lord & Taylor traffic study also.

Mr. Miller reported that the Shell service station located on the northwest corner of Crooks and Big Beaver Roads has been boarded up. The Planning Department has not received any site plans for redevelopment of this location.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 10:40 p.m.

Respectfully submitted,

Lawrence Littman, Chairman

Kathy L. Czarnecki, Recording Secretary

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