

The Special/Study Meeting of the Troy City Planning Commission was called to order by Vice Chair Chamberlain at 7:35 p.m. on January 27, 2004, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Gary Chamberlain
Lynn Drake-Batts
Robert Schultz
Walter Storrs
Thomas Strat

Absent:

Lawrence Littman
Mark J. Vleck
David T. Waller
Wayne Wright

Also Present:

Brent Savidant, Principal Planner
Allan Motzny, Assistant City Attorney
Kathy Czarnecki, Recording Secretary

Vice Chair Chamberlain postponed the motion to excuse absent members.
[See page 4.]

2. MINUTES

Vice Chair Chamberlain requested that the January 6, 2004 Special/Study Meeting minutes be revised as follows.

Page 8, Good of the Order, first paragraph, to be revised to read as follows:

- (1) The screening of dumpsters with shrubbery, as implemented in North Carolina.
- (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.

Resolution # PC-2004-01-010

Moved by: Schultz
Seconded by: Strat

RESOLVED, To approve the January 6, 2004 Special/Study Meeting minutes as amended.

Yes: All present (5)
No: None
Absent: Littman, Vleck, Waller, Wright

MOTION CARRIED

Resolution # PC-2004-01-011

Moved by: Strat
Seconded by: Drake-Batts

RESOLVED, To approve the January 13, 2004 Regular Meeting minutes as published.

Yes: All present (5)
No: None
Absent: Littman, Vleck, Waller, Wright

MOTION CARRIED

3. PUBLIC COMMENTS

There was no one present who wished to speak.

4. REVIEW OF SALEEN TOUR

Due to inclement weather, the tour was postponed to an indefinite date.

5. 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

Joe Maniaci of 50215 Schoenherr, Shelby Township, was present.

Robert Gibbs, landscape architect for the Historic Lorna Stone Village Planned Unit Development, was also present. Mr. Gibbs said the Planned Unit Development comprises 25 acres of property wherein a traditional neighborhood with mixed uses is planned. The mixed uses are single family homes designed in a traditional pattern, traditional-looking owner-occupied condominiums, and a small amount of convenience retail. A slide presentation detailed the property and proposal, similarly designed projects located throughout the United States, types of architecture, and restoration of historic buildings.

Mr. Gibbs addressed questions relating to guest parking, owner-occupied condominiums, building codes and ground breaking plans.

Mr. Gibbs said he would provide the Planning Department with a compact disk of his presentation, as well as a copy of the code book.

The Commissioners and members of staff thanked Mr. Gibbs for his presentation.

Vice Chair Chamberlain requested a recess at 8:15 p.m.

The meeting reconvened at 8:20 p.m.

6. PLANNING AND ZONING REPORT

Mr. Savidant reported on Council actions taken at its January 26, 2004 Regular Meeting.

- *Rezoning Application (Z 597)* – South side of Long Lake Road, West of Rochester Road, Section 15, R-1T to B-2 – **Denied**
- *Crestwood Site Condominium Preliminary Plan Review*– North of Wattles, East of Livernois, part of the Crestfield Subdivision in the SW ¼ of Section 15, R-1C – **Approved**
- *Wattles Ridge Site Condominium Preliminary Site Condominium Review*– South of Wattles, East of Rochester, Section 23, R-1C – **Approved**
- *Colleen Meadows Site Condominium Final Site Condominium Review (Revised)* – West of Dequindre Road and south of Square Lake Road, Section 12, R-1C – **Approved**
- *The Estates at Cambridge Subdivision Final Plat Approval* – East Side of Beach Road, North of Wattles, Section 18, R-1B – **Approved**

Mr. Savidant reported on the following:

- *CN Railroad Pedestrian Crossing Study* – Hubbell, Roth & Clark's feasibility study with respect to providing an overpass or underpass for pedestrian access to the proposed train station on the west side of the railroad tracks near the southwest corner of Maple and Coolidge (Mid-Town Square) is projected to be ready for review by the City Engineer within the next two weeks.

1. RESOLUTION TO EXCUSE ABSENT MEMBERS

Resolution # PC-2004-01-012

Moved by: Schultz

Seconded by: Strat

RESOLVED, That Messrs. Littman, Vleck, Waller and Wright be excused from attendance at this meeting.

Yes: All present (5)

No: None

Absent: Littman, Vleck, Waller, Wright

MOTION CARRIED

7. BOARD OF ZONING APPEALS REPORT

No report.

8. REAL ESTATE & DEVELOPMENT REPORT

Mr. Smith reported on the following:

- Overview of 2003
 - Axtell Tech (Arvin Meritor spin-off) exit from the City was offset by Lear GM Division Headquarters at the 300 E. Big Beaver site - creates a good outlook for prospective tenants.
 - Saleen Facility produced 27 hand-assembled cars (Ford GT, GT Racer, Saleen Mustang), two of which will be promoted in the Super Bowl ads. Pickets are currently at the facility because it is a non-union assembly plant.
 - An approximate 200,000 to 300,000 square feet of Class A office space is leased. Leasing activity level picked up in mid-December; lower lease rates (\$20-\$21 per square foot) may be attracting prospective tenants.
 - Funding is in process for the I-75 Crooks/Long Lake Interchange. Redesigned slip ramps reduce impact to the White Chapel Cemetery and EDS properties. MDOT projects no I-75 lane closures during the interchange work.
- April 5 Election
 - Five ballot proposals relate to the Charter (ballot language provided for Planning Commission packets).
 - Language for a non-positional brochure on the proposed Conference/Hotel facilities at the Troy Civic Center site continues to be worked on by the City Council and staff.

- Commercial/Industrial Vacancy Summary - 2004
 - Vacancy rates were reviewed.
 - Assessing Department conducted on-site inspections of every building.
 - Discrepancy between Assessing Department's rates and commercially publicized rates.

9. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Smith reported on the following:

- Big Beaver Corridor Streetscape.
 - Request for Qualifications (RFQ) will be the recommendation of staff.

10. CITY OWNED SURPLUS PARCELS

Mr. Smith reported that, at the request of the City Council, staff reviewed and inventoried 45 surplus properties. It was the determination of staff that 29 of those surplus properties are saleable properties. City Council requested that staff review the 29 surplus properties again to determine if any are appropriate for alternate uses (i.e., pocket parks, connections to a trail system). After further review by the Parks & Recreation Board, Parks & Recreation Department and staff, a determination was made to recommend to City Council to sell the 29 surplus properties. Mr. Smith noted that 4 or 5 of the surplus properties would be recommended for remnant parcel sale.

11. PRESENTATIONS BY TOM STRAT

Mr. Strat shared information from two seminars he attended and his knowledge of architectural contracts. Some topics highlighted were:

Seminars

- Establish objectives and goals shared by Commission and City staff.
- Reasonable return on investment.
- Think outside of the box.
- Provide incentives to developers for innovative developments.
- Performance standards versus specific standards.
- Use of visual aids.
- Written reports from all departmental reviews inclusive of detailed checklist.

AIA Contracts

- Programming
- Design Development
- Construction Documents
- Award of the construction for bids
- Construction Administration
- Final completion

12. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 202) – Article 28.30.02 Outside Storage of Commercial and Recreational Vehicles in Self Storage Facilities

Mr. Savidant requested direction from the Commission with respect to appropriate modifications of the proposed zoning ordinance text.

Discussion followed. Two items that need further review are the minor repair of vehicles and functional screening. It was determined that Mr. Strat would meet with the Planning Department to prepare draft proposed language. If not prepared in time for distribution with the February 3, 2004 Special/Study Meeting packet, the proposed draft language will be provided to members by e-mail.

13. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 204) – Articles 28.00.00 Outside Storage of Commercial and Recreational Vehicles in Required Off Street Parking in the M-1 District

Mr. Savidant requested direction from the Commission with respect to the proposed zoning ordinance text.

Vice Chair Chamberlain suggested that a prototype property to review for appropriate screening of adjacent M-1 properties would be behind the Camp Bow Wow commercial kennel located at 1300 Souter.

Discussion followed. It was determined that Mr. Strat would meet with the Planning Department to prepare draft proposed language. If not prepared in time for distribution with the February 3, 2004 Special/Study Meeting packet, the proposed draft language will be provided to members by e-mail.

14. JOINT COMMITTEE SELECTION

Item postponed to the February 3, 2004 Special/Study Meeting.

15. PLANNING COMMISSION WORK PROGRAM

Item postponed to the February 3, 2004 Special/Study Meeting.

16. PLANNING COMMISSION BUDGET REVIEW

Item postponed to the February 3, 2004 Special/Study Meeting.

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

Mr. Savidant asked if the Commission had any comments on the proposed draft zoning ordinance text.

The members had no comments.

18. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Strat expressed an interest in attending the National Conference in Washington, D.C. He will contact the Planning Department to check on budget monies and procedure to request his attendance at the conference. Mr. Strat asked the Planning Department for assistance in preparing a distribution package for items related to his presentation tonight.

Mr. Schultz thanked Mr. Strat for his informative presentation tonight. Mr. Schultz said he was glad that the Commission gave Messrs. Maniaci and Gibbs the opportunity to present the Historic Lorna Stone Village PUD. He said the project looks and sounds a lot better than seeing a two-dimensional drawing.

Mr. Storrs said the final Civic Center Task Force meeting is scheduled Wednesday, January 28, at 7:30 p.m. He welcomed everyone to come. The purpose of the meeting is to finalize the verbiage for the City Council report that is tentatively scheduled to go to City Council at their February 16, 2004 meeting.

Vice Chair Chamberlain asked Mr. Motzny to track and report back to the Planning Commission on a court case in Meridian Township. The township is being sued because its Planning Commission denied a church expansion for a school to accommodate 125 students. The reason for the denial was that there was not enough land on which to build the school; i.e., bulk land criteria were not met. The church is suing on the basis of freedom of religion.

Vice Chair Chamberlain explained that he requested a copy of the Gibbs presentation disk because he thinks it would be a useful tool in the Maple Road Corridor study.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 9:47 p.m.

Respectfully submitted,

Gary Chamberlain, Vice Chair

Kathy L. Czarnecki, Recording Secretary