

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Waller at 6:30 p.m. on December 7, 2004, in Room 304-305 of the Troy Community Center.

1. ROLL CALL

Present:

Gary Chamberlain
Lynn Drake-Batts
Lawrence Littman
Robert Schultz
Thomas Strat
Mark. J. Vleck
David T. Waller
Wayne Wright

Absent:

Fazal Khan

Also Present:

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

Resolution # PC-2004-12-140

Moved by: Schultz

Seconded by: Wright

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

Yes: All present (8)

No: None

Absent: Khan

MOTION CARRIED

2. PUBLIC COMMENTS

There was no one present who wished to speak.

3. SITE PLAN REVIEW (SP 910-A) – Dr. Sklar Medical Office Building, North side of Maple, between Kirkton and Eastport, Section 27 – O-1 (Office Low Rise) District (*tabled from November 9, 2004 Regular Planning Commission Meeting*)

Mr. Savidant presented a summary of the Planning Department report for the proposed medical office building. Mr. Savidant addressed the five concerns discussed at the November 9, 2004 Regular Meeting, at which time the Planning Commission tabled the matter. Mr. Savidant reported that it is the recommendation of the Planning Department to approve the site plan as submitted.

Mr. Vleck questioned the residence to the west with respect to the requirement of additional screening.

Mr. Miller confirmed that there would be no additional screening required because the residence is in the same zoning classification.

The petitioner, Tom Moss of 1893 Birchwood Drive, Troy, was present. Mr. Moss emphasized the importance of keeping all the parking spaces that are designated on the site plan because the majority of patients who would visit the medical building are elderly.

Also present was John DeBruyne of SDA Architects, 2201 Twelve Mile Road, Warren.

Mr. Chamberlain asked if the petitioner had any problem with the future cross access easement as noted on the site plan.

Mr. Moss said no.

Mr. Strat asked the petitioner to address the 4-foot high chain link fence to the north of the subject property in relation to the required 6-foot high screen wall.

Mr. Moss said he would discuss the matter with the adjacent property owner to the north.

Mr. Strat addressed the 1-inch to 3-inch PVC sleeve at the screen wall with respect to leaves clogging the pipe. He also addressed the parking calculations as relates to the basement and the installation of an elevator.

Mr. DeBruyne said further research would be necessary to determine if there is a requirement to install an elevator. He confirmed that it is the petitioner's intent to use the basement for storage.

Mr. Miller clarified that parking is not required should a building owner dedicate the basement to storage only. He noted that the Building Department would insure that the parking requirements would be met at that time, should the basement be used as usable space in the future.

Mr. Schultz said it is his opinion that the 5-foot sidewalk on the west side of the property that runs adjacent to the 4-foot chain link fence on the existing home is an eyesore. He said his first reaction upon reviewing the site plan was to request the petitioner to eliminate 3 parking spaces and put in a landscaped greenbelt behind the sidewalk.

Mr. Schultz asked if a stipulation should be made in the resolution of the site plan approval that the surface detention would remain 100% underground, thus eliminating any possibility of it changing during final engineering.

Mr. Miller confirmed that the Engineering Department agrees the storm water can be underground. He noted the Planning Commission could identify that as a condition in its site plan approval.

Resolution # PC-2004-12-141

Moved by: Chamberlain
Seconded by: Schultz

RESOLVED, That Preliminary Site Plan Approval, as requested for the Dr. Sklar Medical Office Building, located on the north side of Maple Road, between Kirkton and Eastport, located in section 27, within the O-1 zoning district, is hereby granted subject to the following conditions:

1. That the cross access easement as noted on the drawing be filed with the County.
2. That there be an island put in immediately south of the cross access easement.
3. That the storm water detention is not allowed to be detained or retained on the surface of the parking lot.

Discussion on the motion on the floor.

Mr. Littman questioned the requirement of an island.

Mr. Savidant cited the advantages of an island. He explained the island would define the cross access drive and create a safer vehicular connection between the two sites.

Vote on the motion on the floor.

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

MOTION CARRIED

4. **ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-B)** – Article 04.20.00, Article 40.65.02 and Article 40.66.00, pertaining to Commercial Vehicle Definitions (*tabled from November 9, 2004 Regular Planning Commission Meeting*)

Resolution # PC-2004-12-142

Moved by: Schultz
Seconded by: Wright

RESOLVED, That Article 04.20.00, Article 40.65.02 and Article 40.66.00, pertaining to Accessory Buildings Definitions and Provisions, be postponed to the January 25, 2005 Special/Study Meeting.

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

MOTION CARRIED

5. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-C) – Article 43.74.00, Article 40.65.02 and Article 44.00.00, pertaining to Commercial Vehicle Parking Appeals (*tabled from November 9, 2004 Regular Planning Commission Meeting*)

Resolution # PC-2004-12-143

Moved by: Schultz
Seconded by: Wright

RESOLVED, That Article 43.74.00, Article 40.65.02 and Article 44.00.00, pertaining to Commercial Vehicle Parking Appeals, be postponed to the January 25, 2005 Special/Study Meeting.

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

MOTION CARRIED

6. PUBLIC COMMENTS

There was no one present who wished to speak.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 6:50 p.m.

Respectfully submitted,

David T. Waller, Chair

Mark F. Miller, Planning Director