

The Special/Study Meeting of the Troy City Planning Commission was called to order by Vice Chair Schultz at 7:30 p.m. on January 25, 2005, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Lynn Drake-Batts (arrived 7:33 p.m.)
Fazal Khan
Robert Schultz
Mark. J. Vleck
David T. Waller
Wayne Wright

Absent:

Gary Chamberlain
Lawrence Littman
Thomas Strat

Also Present:

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

Resolution # PC-2005-01-009

Moved by: Waller
Seconded by: Wright

RESOLVED, That Members Chamberlain, Littman and Strat are excused from attendance at this meeting for personal reasons.

Yes: Khan, Schultz, Vleck, Waller, Wright
No: None
Absent: Chamberlain, Drake-Batts (arrived 7:33 p.m.), Littman, Strat

MOTION CARRIED

2. MINUTES

Mr. Waller requested that the January 11, 2005 Regular Meeting minutes reflect under agenda item #8, page 9, that a written report on the "Greenbuild" trip was submitted, as requested by the Planning Commission, and that a copy be attached and made a part of the minutes.

Resolution # PC-2005-01-010

Moved by: Khan
Seconded by: Vleck

RESOLVED, To approve the January 11, 2005 Regular Meeting minutes as corrected.

Yes: Drake-Batts, Khan, Schultz, Vleck, Waller
No: None
Abstain: Wright
Absent: Chamberlain, Littman, Strat

MOTION CARRIED

3. PUBLIC COMMENTS

There was no one present who wished to speak.

4. BOARD OF ZONING APPEALS REPORT

There was no report.

5. DOWNTOWN DEVELOPMENT AUTHORITY REPORT

There was no report.

6. PLANNING AND ZONING REPORT

Mr. Miller reported on the following items.

- *Preliminary Site Condominium Review* – Chesapeake Grove Site Condominium, north side of Square Lake Road, east of John R, Section 1, R-1D – Approved by City Council (January 10, 2005 Regular Meeting).
- *Preliminary Site Condominium Review* – Covington Estates Site Condominium, south side of Long Lake Road, east of Livernois, Section 15, R-1C – Approved by City Council (January 10, 2005 Regular Meeting).
- *Rezoning Application Z 696-B* – Chary Villas, west side of Rochester Road, north of Square Lake Road, Section 3, From R-1B to R-1T – Approved by City Council (January 24, 2005 Regular Meeting).
- *Rezoning Application Z 602-B* – Red Wagon Shoppe, northwest corner of Maple and Livernois, Section 28, From O-1 to B-1, B-2 or B-3 – Approved by City Council to B-3 (January 24, 2005 Regular Meeting).
- *Big Beaver Corridor Study* – Five finalists have been selected to respond to the Request for Proposal (RFP). The RFP deadline is March 4, 2005. Interviews will be scheduled at the end of February.
- *Preliminary Site Plan Review and Amended Consent Order and Judgment (SP 883-C)* – Hearthland Health Care, southeast corner of South Boulevard and Livernois, Section 3, O-1 and R-1B – Public Hearing on February 7, 2005 City Council Regular Meeting.

- *Rezoning Application Z 479-B* – Clark Gas Station, northeast corner of Rochester Road and Charrington Road, Section 23, From B-1 to H-S – Denied by City Council (January 10, 2005 Regular Meeting).
 - *Rezoning Application Z 699* – Briggs Crossing Condominium, west side of Rochester Road, south of Trinway, Section 10, From R-1C to R-1T – Postponed by City Council to February 21, 2005 Regular Meeting to allow the petitioner, the Planning Commission and the Planning Department to review alternative development options (January 24, 2005 Regular Meeting).
 - *Street Vacation SV 179* – Alger Street right-of-way located between Birchwood and Vermont, west of John R and north of Maple Road, Section 26 – Approved by City Council (December 20, 2004 Regular Meeting).
 - *ZOTA 200 One Family Cluster Option* – Approved with minor revisions by City Council (January 10, 2005 Regular Meeting).
 - *Planning Commission Representation on Board of Zoning Appeals (BZA)* – Approved by City Council to appoint Members Wright and Drake-Batts to the BZA as Representative and Alternate Representative, respectively (January 10, 2005 Regular Meeting).
 - *Proposed PUD 4* – North side of Big Beaver Road, east of Alpine and west of McClure, Section 20 – Public Input Meeting on February 8, 2005.
7. SITE CONDOMINIUM SITE PLAN REVIEW – Proposed Oak Forest Site Condominium, 76 units/lots proposed, South side of Square Lake Road, West side of John R, Section 11 – R-1C (One Family Residential) District
8. SITE CONDOMINIUM SITE PLAN REVIEW – Proposed Oak Forest South Site Condominium, 24 units/lots proposed, South of Square Lake Road, East side of Willow Grove, Section 11 – R-1C (One Family Residential) District

Mr. Savidant reviewed the three major issues discussed at the January 11, 2005 Regular Meeting: (1) vehicular connection; (2) drainage; and (3) extension of Hopedale sewer main over City property.

Vehicular connection was discussed at great length. No consensus was reached.

The City Engineer, in a memorandum provided to the Planning Commission, stated the proposed development would not be permitted to cause or exacerbate drainage problems on abutting properties, and that the required improvements would have the effect of improving drainage in the area. The Planning Commission was satisfied that any drainage concerns would be appropriately handled by the Engineering Department.

There was a brief discussion on the extension of the Hopedale sanitary sewer main over City property.

The petitioners, Dale Garrett and Joel Garrett of Ladd's Inc., Troy, were present. The petitioners advised that the sanitary sewer service to the units on the east side of the drain would be provided from the sewer main on the west side of the drain, and the need for an easement over City property would be eliminated.

9. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-A) – Article 04.20.00 and Articles 40.55.00-40.59.00, pertaining to Accessory Buildings Definitions and Provisions

Mr. Miller reviewed the four issues related to the proposed zoning ordinance text amendment: (1) garage door height, (2) foot print ratios, (3) number of detached buildings, and (4) greenhouses. Public Hearings on the proposed text are scheduled for the February 8, 2005 Planning Commission Regular Meeting and the February 28, 2005 City Council Regular Meeting.

Options discussed on garage door height were: garage doors that face a street; garage doors that do not face a street; appropriate setbacks between attached accessory buildings and the property line. The Planning Commission reached no consensus.

Foot print ratios were discussed at length. It was determined to request the Assessing Department to prepare data that compares the accessory building floor area to the total residential floor area. Another option discussed was to allow an attached accessory building to be 100% of the size of the ground floor area of the residence, but the area of detached structures could not exceed 50% of the ground floor area of the residence.

Dick Minnick of 28 Millstone Drive, Troy, was present. Mr. Minnick circulated photographs of a home he previously owned and the home in which he currently lives. He indicated that both homes, as well as a total of 803 homes throughout the City, would become non-conforming should the City pass the ordinance amendment at 50% of the ground floor square footage. Mr. Minnick said there has never been a complaint that his garage is too big for his house or an eyesore to the neighborhood. He expressed concerns of a non-conforming home with respect to rebuild, resale, and potential insurance rate hikes. Mr. Minnick said his house fits within the required setbacks and the City should not be able to dictate the allocation of the structure. Mr. Minnick said his garage is very important to him; it is heated and cooled and has electrical and plumbing. He briefly addressed tandem and double-decker garages. Mr. Minnick strongly urged that a percentage higher than the proposed 50% of the residential ground floor area be considered.

Victor Yee of 23 Timberview, Troy, was present. Mr. Yee agreed that a higher percentage of the residential ground floor should be considered, and also suggested that a limitation could be placed on the size of the attached accessory structure. Mr. Yee said the percentage formula for the ground floor residential area is penalizing homeowners of colonial style homes.

There was no consensus reached on the foot print ratio.

After a brief discussion, there was no consensus reached on the number of detached buildings.

The removal of greenhouses from Article 40.56.02 was discussed briefly. The Planning Commission agreed to make the change.

10. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-B) – Article 04.20.004, Article 40.65.02 and Article 40.66.00, pertaining to Commercial Vehicle Definitions
11. PUBLIC HEARING – 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

It was the recommendation of the Planning Department to postpone ZOTA 215-B and ZOTA 215-C to a future meeting.

Resolution # PC-2005-01-011

Moved by: Vleck
Seconded by: Wright

RESOLVED, To postpone ZOTA 215-B, Commercial Vehicle Definitions, and ZOTA 215-C, Commercial Vehicle Parking Appeals, until Accessory Buildings Definitions and Provisions (ZOTA 215-A), is approved.

Yes: All present (6)
No: None
Absent: Chamberlain, Littman, Strat

MOTION CARRIED

12. CITY OF STERLING HEIGHTS PROPOSED MASTER LAND USE PLAN

Mr. Savidant provided a brief review of the proposed City of Sterling Heights Master Land Use Plan.

Mr. Miller said the proposed City of Sterling Heights Master Land Use Plan is consistent with Troy's Future Land Use Plan. He recommended that the Planning Commission adopt a resolution of support.

A brief discussion followed.

Resolution # PC-2005-01-012

Moved by: Waller
Seconded by: Khan

WHEREAS, the City of Sterling Heights Planning Commission has prepared the Draft City of Sterling Heights Master Land Use Plan; and,

WHEREAS, the Draft Sterling Heights Master Land Use Plan includes recommendations for the physical redevelopment of the City of Sterling Heights, including Community Goals and Objectives, Future Land Use and an Implementation strategy; and,

WHEREAS, the boundary of the City of Troy is contiguous with the boundary of the City of Sterling Heights; and,

WHEREAS, the City of Sterling Heights has provided a copy of the Draft Sterling Heights Master Land Use Plan to the City of Troy for the Planning Commission's review and comment; and,

WHEREAS, the City of Troy Planning Commission has determined that the Draft Plan is consistent with the Future Land Use Plan of the City of Troy.

NOW THEREFORE BE IT RESOLVED, That the City of Troy Planning Commission hereby supports the efforts of the City of Sterling Heights Planning Commission in preparing the Draft Sterling Heights Master Land Use Plan.

Yes: Drake-Batts, Khan, Schultz, Waller, Wright
No: Vleck
Absent: Chamberlain, Littman, Strat

MOTION CARRIED

Mr. Vleck said he would have liked more of an opportunity to compare the proposed zoning of Sterling Heights and the relationship to the City of Troy's proposed plan and zoning along Dequindre.

13. PUBLIC COMMENTS

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Waller requested a summary of outstanding discussion items; i.e., outlot restaurants, Special Use, etc.

Mr. Miller asked members to be prompt in responding to Community Affairs for the Boards and Committees Appreciation Dinner on February 12, 2005. Mr. Miller indicated he would be out of town on that date.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 10:20 p.m.

Respectfully submitted,

Kathy L. Czarnecki, Recording Secretary