

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Strat at 7:30 p.m. on February 1, 2005, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Lawrence Littman
Robert Schultz
Thomas Strat
David T. Waller
Wayne Wright

Absent:

Gary Chamberlain
Lynn Drake-Batts
Fazal Khan
Mark. J. Vleck

Also Present:

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

Resolution # PC-2005-02-013

Moved by: Littman
Seconded by: Wright

RESOLVED, That Members Chamberlain, Drake-Batts, Khan and Vleck are excused from attendance at this meeting for personal reasons.

Yes: All present (5)
No: None
Absent: Chamberlain, Drake-Batts, Khan, Vleck

MOTION CARRIED

2. PUBLIC COMMENTS

There was no one present who wished to speak.

3. BOARD OF ZONING APPEALS (BZA) REPORT

Chair Strat reported on the January 18, 2005 BZA meeting.

Variance Request – Mike Elias, 5991 Livernois

The BZA granted a variance for relief of the Zoning Ordinance to construct a new gasoline/convenience store to replace the existing facility.

4. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-A) – Accessory Buildings

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.

Garage Door Height

Garage door heights were discussed at length. The recommendation of the Planning Commission remains that the garage door height should be limited to 8 feet for both attached and detached garages. The members feel strongly that the Board of Zoning Appeals (BZA) is the appropriate body to address requests above the 8-foot limit.

It was determined that the Planning Department would (1) draft the appropriate proposed amendment language; (2) develop rationale that the BZA is the appropriate channel for requests above the 8-foot limit; and (3) clarify City Management position on the matter.

Foot Print Ratios

Foot print ratios were discussed at length. It was determined that the Planning Department would prepare illustrations that demonstrate 70% of the residential ground floor area and 50% of the total residential floor area.

Dick Minnick of 28 Millstone Drive, Troy, was present. Mr. Minnick is the president of Westwood Park Subdivision Homeowners Association. Mr. Minnick said that 4 out of 51 homes in his subdivision and a total of 803 existing homes in Troy would become non-conforming should the City use the 50% of the residential ground floor area formula. He said the City is overreacting to the handful of complaints received on the Alpine monster garage. Mr. Minnick expressed concerns with respect to (1) rebuild, (2) insurance rates, and (3) resale. He referenced a home in his subdivision that has 8 cars parked in the driveway every night, and asked the Commission to think about that during its consideration of limiting the size of a garage. Mr. Minnick said his garage looks the same from the street, but is deeper. He questioned the rationale of the City in limiting the garage size when in essence a deeper garage could be an addition, such as a family room. Mr. Minnick strongly urged that a percentage higher than the proposed 50% of the residential ground floor area be considered.

Rod Davies of 3245 Talbot, Troy, was present. Mr. Davies, owner of a small farmhouse with a detached garage and barn, questioned if he would be permitted to construct the same structures should they be destroyed, and if he would be required to go before the BZA.

Mr. Miller replied that Mr. Davies would be required to go before the BZA should the accessory structures exceed the residential square footage limitation that would be

set by the City. Mr. Miller told Mr. Davies to contact the Planning Department to discuss specifics on the matter.

Number of Detached Buildings

The number of detached buildings was discussed. It was determined to maintain the previous recommendation of 2 detached accessory structures and 3 accessory supplemental buildings. Further, it was determined to provide City Council with the appropriate justification and illustrations that would demonstrate its recommendation.

Greenhouses

The Planning Department will make the appropriate changes as recommended by City Management and provide the draft text for review. Mr. Motzny recommended that the Zoning Ordinance reflect the definition of a greenhouse; i.e., greenhouses would be permitted for recreation and pleasure only and not for commercial purposes.

5. REZONING REQUEST (Z 699) – Proposed Briggs Crossing Condominium, West side of Rochester Road, South of Trinway, Section 10 – From R-1C (One Family Residential) to R-1T (One Family Attached)

Mr. Miller reviewed the proposed rezoning application. At its January 24, 2005 Regular Meeting, City Council expressed concern regarding the depth of the parcel in relation to the depth of the area classified as Medium Density Residential in the Future Land Use Plan.

The petitioner, Fred Binder of 5215 Rochester Road, Troy, was present. Mr. Binder said he met with City staff to discuss alternative development plans, and it was determined that a mix of site condominiums and single family homes would not be feasible. Mr. Binder said he is a novice developer and assured the Commission that he would hire an experienced developer should the rezoning be approved. He thanked the Planning Department and Doug Smith for assisting him in this endeavor.

The Planning Commission reviewed the conceptual site plan provided by the petitioner.

Mr. Schultz briefly discussed the liability of a condominium development with respect to private roads. He said a potential problem could arise should the development be mixed with condominium and single family homes. Mr. Schultz referenced setback requirements for existing condominium developments (Fairways, Maya Meadows, Fountain Park, and the undeveloped parcel on the north side of Lamb Road) and said the 570-foot setback for this particular parcel appears reasonable.

Chair Strat said it would be extremely difficult to have both condominiums and single-family homes under one umbrella because they are different.

The Planning Commission determined that the rezoning application is consistent with the depth of the Medium Density Residential classification shown on the Future Land Use Plan.

The Planning Department will prepare a report stating specific reasons and justification for the Planning Commission recommendation to approve the proposed rezoning.

6. 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
7. 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

Agenda items #6 and #7 involve two parcels in close proximity to each other with the same applicant. They were therefore discussed at the same time.

Mr. Miller reviewed the three major issues discussed at the January 11, 2005 Regular Meeting and the January 25, 2005 Special/Study Meeting: (1) vehicular connection; (2) drainage; and (3) extension of Hopedale sewer main over City property.

The petitioners, Dale Garrett and Joel Garrett of Ladd's Inc., Troy, were present.

Vehicular Connection

The Planning Commission reached consensus and were in agreement with the Planning Department's recommendations on vehicular connection.

- In Oak Forest South, provide a future road connection to the north, to the east of unit 18, as shown on the petitioner's alternate layout.
- In Oak Forest, provide a future road connection to the north in Oak Forest, to the east of unit 47, as shown on alternate layout.
- In Oak Forest, provide a future road connection to the north, just west of the John R entry drive, as shown on the alternate layout.
- Provide a future walkway connection to the south in Oak Forest, between units 28 and 29, as shown on the alternate layout.

Don Edmunds of 1304 Player Drive, Troy, was present. Mr. Edmunds is president of Golf Trails Subdivision Homeowners Association. Mr. Edmunds said he is personally opposed to interconnectivity to Willow Grove and to the two subdivisions. He expressed concerns that the proposed Oak Forest South development would

increase vehicular traffic considerably and that the safety of school children would be jeopardized.

Drainage

Dale Garrett provided a brief history of the regional detention area and proposed linear park with respect to their contributions and involvement with the City.

Chair Strat expressed his satisfaction in the memorandum provided by the City Engineer stating 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. He asked the petitioner to use more creativity in the development of the retention area and encouraged the petitioner to avail themselves of storm water management seminars.

Extension of Hopedale sewer main over City property

The petitioners said they would provide sanitary sewer service to the units on the east side of the drain from the sewer main on the west side of the drain, thereby eliminating the need for an easement over City property.

8. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 212) – Restaurants in the R-C (Research Center) Zoning District

Mr. Savidant provided a review of the proposed zoning ordinance text amendment that was discussed in concept at the September 28, 2004 Special/Study meeting.

Discussion on the draft amendment included the following:

- Definitions of fast food and full service restaurant.
- Definitions of drive-up window, drive-through window and to-go doors.
- Requirement of Special Use Approval.
- Parking.
- Comparison of current outdoor restaurant/dining.
- Screening.
- Setbacks from residential districts.
- Dumpster locations.
- Typographical corrections.

The Planning Department will incorporate appropriate text revisions for further review at a future study meeting.

9. ORDINANCE AMENDMENT DISCUSSION – Additional Retail Along Major Thoroughfares in the M-1 (Light Industrial) Zoning District

Mr. Miller reported that retail use in the M-1 Light Industrial District is limited to only 3% of the total gross floor area of the industrial building, up to a maximum of 500 feet. He said the Planning Department has been approached by a potential property owner who would like to set up a business in a vacant Maple Road building that includes a

warehouse distribution center and office with retail in the front. Mr. Miller said alternative uses could provide short-term and long-term solutions along the Maple Road Corridor.

The following questions were discussed.

- Given the significant number of vacant buildings on Maple Road in the M-1 District, is permitting a greater proportion of retail in industrial buildings appropriate?
The Planning Commission agreed retail in industrial buildings would be appropriate.
- Is there a maximum size or proportion that is appropriate; for example, 25%?
The Planning Commission agreed to review this item further to determine an appropriate maximum size or proportion.
- Is stand-alone retail appropriate along Maple Road? On properties that do not front on Maple Road?
The Planning Commission agreed to review this item further.
- Are there additional standards that need to be applied to properties that incorporate retail uses? For example, must front on a major thoroughfare?
The Planning Commission agreed to review this item further to determine the additional standards that should apply to the retail uses.

Arie Leibovitz of Ari-El Enterprises, Inc., 29548 Southfield Road, Southfield, was present. Mr. Leibovitz said he would like to use the Beauté Craft Building located at 600 W. Maple as a distribution center with retail in the front. Mr. Leibovitz said the building has good curb appeal and shows well from the front. He would most likely request some parking in the front of the building only to make it convenient for the retail use. Mr. Leibovitz believes this type of use would rejuvenate the Maple Road Corridor and said he is encouraged by the Planning Commission's direction in this matter.

10. REVIEW OF FEBRUARY 8, 2005 REGULAR MEETING

There was discussion on the Public Input Meeting for the proposed Planned Unit Development project (PUD 4) located on the north side of Big Beaver Road between Alpine and McClure. The meeting is scheduled on February 8, 2005, at 7:30 p.m. in the Troy Community Center. Several members of the Planning Commission stated they felt slighted that the Public Input Meeting was scheduled on the same evening as the Planning Commission Regular Meeting.

Mr. Miller explained the purpose of the Public Input Meeting. He said he would contact the Community Affairs office to see if it is possible to videotape the Public Input Meeting so members of the Planning Commission could view the tape should they not be able to attend. Mr. Miller assured the members that scheduling conflicts would be avoided in the future.

Chair Strat asked the timeframe when the proposed Zoning Ordinance Text Amendment for commercial vehicle variances would be considered.

Mr. Miller said a Public Hearing is required and the proposed language would be provided for review at the February 22, 2005 Special/Study meeting.

There was discussion on the protocol of the Planning Department to review applications, and the time needed to prepare and deliver meeting packets. Planning Commission members expressed their desire to receive meeting packets prior to the Friday before the meeting. This would allow them more time to review the applications before the meeting.

The Planning Commission agreed that it would be appropriate to revise the Zoning Ordinance relating to the 30-day deadline for applications to be reviewed and placed on the following month's regular business meeting agenda for action. The Planning Department will draft a proposed Zoning Ordinance Text Amendment that would eliminate the 30-day deadline and would allow the Planning Department to place items on the agenda at their discretion.

Chair Strat said he would like to see relationships improve between the Planning Commission and City Council and City departments.

11. PUBLIC COMMENTS

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Waller encouraged everyone to read Mayor Schilling's State of the City Address. He said the Mayor's message was clear that she wants this community to move forward. Mr. Waller referenced Cindy Kmett's article in the *Troy Somerset Gazette*.

Mr. Schultz commented that additional retail on major roads is a critical matter. He suggested that local mail be used for the delivery of the meeting packets. Mr. Schultz echoed the comments of Mr. Waller about the Mayor's speech. He said the Mayor has charted a great course for 2005 and beyond. Mr. Schultz asked if it would be possible to get copies of the drain map and subdivision maps of the City.

Mr. Miller encouraged members to register for the American Planning Association National Conference in San Francisco.

Chair Strat said he would be happy to represent the Planning Commission at the American Planning Association National Conference.

Resolution # PC-2005-02-014

Moved by: Littman

Seconded by: Wright

RESOLVED, That Thomas Strat represent the Troy Planning Commission at the American Planning Association National Conference in San Francisco, and further that authorization be granted for reimbursement of the trip.

Yes: All present (5)

No: None

Absent: Chamberlain, Drake-Batts, Khan, Vleck

MOTION CARRIED

Chair Strat said he would like study sessions to be conducted on an informal, working relationship basis. The major items he would like to address are (1) a redraft of the Zoning Ordinance; (2) a redraft of the Future Land Use Plan; and (3) the Maple Road Corridor Study.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 11:05 p.m.

Respectfully submitted,

Thomas Strat, Chair

Kathy L. Czarnecki, Recording Secretary

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