

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

1. ROLL CALL

Present:

Lynn Drake-Batts
Fazal Khan
Lawrence Littman
Robert Schultz
Thomas Strat
David T. Waller
Wayne Wright

Absent:

Gary Chamberlain
Mark J. Vleck

Also Present:

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

Resolution # PC-2005-03-025

Moved by: Wright
Seconded by: Littman

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

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

MOTION CARRIED

2. PUBLIC COMMENTS

There was no one present who wished to speak.

3. DOWNTOWN DEVELOPMENT AUTHORITY REPORT

Mr. Savidant reported that the February 16, 2005 Downtown Development Authority meeting was cancelled.

4. PLANNING AND ZONING REPORT

Mr. Savidant reported on the following items.

- (1) ZOTA 209, Veterinary Clinics, approved by City Council at their February 28, 2005 meeting.
- (2) ZOTA 210, Protest Petitions, approved by City Council at their February 28, 2005 meeting.
- (3) Deadline for Requests for Proposal (RFP's) for the Big Beaver Corridor Study is March 4, 2005 at 2:00 p.m. Interviews are scheduled on March 9, 2005 for the five finalists. Representatives of the Downtown Development Authority, Planning Commission, City Council and City staff will conduct the interviews.
- (4) City Management suggested a Joint Planning Commission and City Council meeting on Monday, March 28, 2005 to discuss ZOTA 215. The Planning Commission is receptive to the meeting.
- (5) ZOTA 216, Commercial Uses in M-1 District – Consensus to go forward with this matter.
- (6) ZOTA 201, Industrial Arts or Dance Schools in M-1 District – Consensus to go forward with this matter.

Discussed briefly were ZOTA 214, Group Daycare Homes in R-1 District, and Special Land Use in relation to industrial zoning.

5. 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

Garage Door Height

Chair Strat introduced a concept in which the garage door height would not be specifically limited but instead would be controlled by the permitted height of the structure. The height, mass and habitable space above the structure would be considered in lieu of a specific height limitation for garage doors. The height of an attached accessory building without habitable living space would be limited to a specific limit, for example, 14 feet. Chair Strat distributed illustrations to demonstrate the concept. He said any refinements to the concept could be made in the future; i.e., pitch of the roof, limitation on the number of doors facing the street, definition of habitable space. Chair Strat indicated that City Management is receptive to the concept.

Foot Print Ratio

The percentage of the first floor living space was discussed in relation to the foot print ratio of an accessory structure. Mr. Savidant presented a short slide show of existing garages that were at least 125% of the first floor living area of the residence. After a brief discussion, the members agreed to recommend 75% of the first floor living space.

Chair Strat opened the floor to the public.

Dick Minnick of 28 Millstone Drive, Troy, was present. Mr. Minnick said the 75% foot print ratio is a reasonable compromise. He said the concept introduced by the Chair appears to be a reasonable approach to the garage door height issue, but he questioned the concept in relation to the roof pitch of a house. Mr. Minnick also questioned the method of measuring an accessory structure; i.e., external dimensions.

A brief discussion followed with respect to the technical measurement of an accessory structure. It was determined that the industry standard for measurements would be incorporated in the Zoning Ordinance definition.

Mr. Savidant reported the 75% foot print ratio would create 150 non-conforming accessory structures.

6. PLANNED UNIT DEVELOPMENT (PUD 4) – Proposed The Monarch Tower Homes and Villas Condominium, 209 units, 11,166 S.F. retail space and structured parking, North side of Big Beaver Road between Alpine and McClure, Section 20 – O-1 (Low Rise Office), P-1 (Vehicular Parking) and R-1B (One Family Residential) Districts

Mr. Savidant provided an overview of the proposed PUD application. Mr. Savidant asked that the members address specifically the issues of (1) compatibility/transition between Villas and existing residential lots to the north; (2) traffic comparison between proposed project and office development; and (3) public benefit of the project.

Discussion followed on:

- Public benefits/amenities beyond tax revenue
 - Pedestrian crosswalk on Big Beaver
 - Additional landscaping; i.e., along McClure and Alpine
 - Preservation of natural vegetation / use of impervious materials / storm water management
 - Exterior lighting
- Shadow affect on ground level homes
- Distance/proximity to existing residential; i.e., side yard requirements
- Traffic impact; i.e., comparison of office and proposed development
- Parking in front of the building; i.e., depression of parking
- Live / work mixed-use concept
- Dog park (PUD residents only)
- Open space on podium level (accessible to PUD residents)
- Feedback from other communities with similar developments

Jennifer Mooney, Ed Connell and Bob Dudick of Joseph Freed and Associates were present.

Ms. Mooney provided a brief review of input received from neighbors. It appears there is general support of the project. Ms. Mooney said neighbors seem to favor the proposed residential/mixed use over an office complex. She said concerns have been expressed on the building height and the shadow affect. Ms. Mooney said they are working very hard to address the neighborhood concerns.

Ms. Mooney reviewed the traffic report provided in their submission. The report indicates a negligible difference in traffic impact from the proposed development and additional improvements to Big Beaver would not be warranted.

Ms. Mooney reported they have met with the Road Commission to discuss pedestrian access across Big Beaver, and they expect a formal response from the Road Commission that will be shared upon its receipt. Ms. Mooney said they contacted the FAA but, to date, they have not received any response.

The Planning Department will consult with the petitioner and the Planning Consultant to determine the next review of this item.

Chair Strat requested a recess at 9:12 p.m.

The meeting reconvened at 9:21 p.m.

7. 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

Mr. Savidant reported a Public Hearing has been scheduled on the proposed zoning ordinance text amendment at the March 8, 2005 Regular Meeting.

8. REVIEW OF MARCH 8, 2005 REGULAR MEETING

Mr. Savidant provided a review of the March 8, 2005 agenda items.

Mr. Schultz disclosed a former business relationship with the petitioner of Site Plan 672 (Tepel Brothers Printing).

9. PUBLIC COMMENTS

Dick Minnick of 28 Millstone Drive, Troy, addressed (1) the roof heights of accessory structures as relates to the concept discussed tonight and (2) the measurement standards.

Chair Strat said he would like to review the information and plans that Mr. Minnick provided him as relates to the garage door height concept introduced tonight.

GOOD OF THE ORDER

Chair Strat explained the PowerPoint text on hybrid zoning ordinances and the rewriting of zoning ordinances relates to the Washington, D.C. audiotapes that are in the Planning Department's library.

Mr. Littman commented on the sensitivity of the microphones during the videotaping of meetings.

Mr. Schultz commented on the progress made on the accessory structure issue and the proposed PUD project.

Mr. Wright said his garage is legal unless it is decided to go below 50% or lower than a 7-foot high garage door.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 9:26 p.m.

Respectfully submitted,

Thomas Strat, Chair

Kathy L. Czarnecki, Recording Secretary