The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on February 27, 2007 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Mary Kerwin (arrived at 7:37 p.m.)
Lawrence Littman
Robert Schultz
Thomas Strat
John J. Tagle
Kathleen Troshynski
Mark J. Vleck
Wayne Wright

Also Present:
Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Jonathan Shin, Student Representative

2. APPROVAL OF AGENDA

Resolution # PC-2007-02-044
Moved by: Littman
Seconded by: Wright

RESOLVED, To approve the Agenda as published.

Yes: All (8)
No: None
Absent: Kerwin (arrived at 7:37 p.m.)

MOTION CARRIED

3. MINUTES – February 6, 2007 Special/Study Meeting

Resolution # PC-2007-02-045
Moved by: Wright
Seconded by: Troshynski

RESOLVED, To approve the February 6, 2007 Special/Study meeting minutes as presented.

Yes: All (8)
No: None
Absent: Kerwin (arrived at 7:37 p.m.)

MOTION CARRIED

4. PUBLIC COMMENT (Items Not on the Agenda)

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Wright provided a brief BZA report.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller provided a brief DDA report.

7. PLANNING AND ZONING REPORT

Mr. Miller provided a brief planning and zoning report.

8. SITE PLAN REVIEW (SP 929) – Land Banking of Parking Spaces at Suma Medical Office Building, North side of Big Beaver, West of John R, Section 23 – Zoned O-1 (Low Rise Office), P-1 (Vehicular Parking), E-P (Environmental Protection) and R-1E (One Family Residential) District

Mr. Savidant summarized the Planning Department report. The applicant proposed to revise their site plan, which received Final Site Plan Approval on February 20, 2007. They proposed to landbank 46 of 183 required spaces, or 25% of the required number of spaces.

Lisa High of CDPA Architects, Inc., 26600 Telegraph, Southfield, MI, the applicant, explained there is no need for the parking spaces at this time. She stated the owner intends to plant turf in the landbanked area.

Resolution # PC-2007-02-046
Moved by: Wright
Seconded by: Kerwin

WHEREAS, Section 40.20.13 provides the Planning Commission with the authority to approve up to 25% of the total required parking spaces for a proposed use; and

WHEREAS, The applicant proposes landbanking 46 spaces, or 25% of the 183 parking spaces required for the proposed Medical Office Building.

RESOLVED, That Preliminary Site Plan Approval, as requested for the revised site plan for the proposed Medical Office Building, located on the north side of Big Beaver, west of John R, located in Section 23, on approximately 4.61 acres, within the O-1, P-1, E-P and R-1E zoning districts, is hereby granted.

FURTHER RESOLVED, In the event there is a demonstrated need for additional parking on the site, the owner shall install such landbanked parking, up to the minimum required by Section 40.21.01, at the request of the City of Troy.

Yes: All (9)
No: None

MOTION CARRIED

9. FINAL REPORT FROM HISTORIC HOMES STUDY COMMITTEE – Request to Remove 2955 Quail Run Drive from the List of Historic Resources

Mr. Savidant summarized the report. City Management recommended that the Planning Commission support the resolution of the Historic District Study Committee and recommend that 2955 Quail Run Drive be de-listed.

Carl Freeman, 2955 Quail Run Drive, owner of the subject property, asked the Planning Commission to support the application.

Resolution # PC-2007-02-047
Moved by: Littman
Seconded by: Wright

RESOLVED, To recommend that 2955 Quail Run Drive be de-listed.

Yes: All (9)
No: None

MOTION CARRIED

POSTPONED ITEMS

10. PUBLIC HEARING – CONDITIONAL REZONING REQUEST (CR-001) – Proposed Troy Medical Office (formerly Z-719), West side of Livernois, North of Big Beaver, Section 21 – From R-1B (One Family Residential) to O-1 (Low Rise Office)

Mr. Hutson stated he has a financial interest in the subject property and recused himself from the meeting.

Mr. Savidant summarized the report.

Brandon Kaufman, 4657 Wendrick Drive, West Bloomfield, MI 48323, the applicant, described the project.

Mr. Strat expressed his opposition to the rectangular, unimaginative detention pond.

Mr. Kaufman indicated the detention pond would be fenced. Additionally, he stated they were considering putting detention underground and adding 8 additional parking spaces that would bring the parking lot closer to Livernois.

Mr. Savidant indicated the written conditional rezoning agreement includes provisions for underground detention.

Ms. Kerwin stated the Planning Commission should receive a copy of the written agreement.

Chair Schultz stated that the fence is not delineated on the site plan. He also expressed his opposition to parking spaces located so close to Livernois.

Mr. Tagle expressed his opposition to the fenced detention pond.

Ms. Lancaster summarized the Planning Commission options in terms of taking action that evening. They could make a recommendation to City Council that includes their various concerns related to proposed improvements that are not shown on the submitted plan, or they could postpone until such time that their concerns have been addressed by the applicant and shown on a revised plan.

Resolution # PC-2007-02-048
Moved by: Littman
Seconded by: Wright

RESOLVED, That the Planning Commission hereby postpones the item to the March 2007 Regular meeting.

Yes: All (8)
No: None
Abstain: Hutson

MOTION CARRIED

Chair Schultz called for a break at 8:35 p.m.

Chair Schultz reconvened the meeting at 8:45 p.m.

11. SITE PLAN REVIEW (SP 909-C) – Proposed Starbucks Coffee Restaurant, Northwest corner of Big Beaver and Crooks, Section 20, H-S (Highway Service) and B-3 (General Business) District

Mr. Hutson stated he has a financial interest in the subject property and recused himself from the meeting.

Mr. Miller summarized the item.

Mr. Wright stated that in his opinion the exit drive on Crooks Road was not a significant safety issue, as there were many similar situations already in Troy.

Mr. Strat stated that the exit drive was a safety issue.

Ms. Kerwin stated that an overlay zone would assist in the future development of the Big Beaver Corridor. She asked about the status of this item.

Mr. Miller replied that City Management is moving forward with the Planning Consultant in the development of overlay district language. Furthermore, the key concepts should be incorporated into the ongoing Master Plan, which is the primary tool to implement these concepts.

There was discussion related to the lack of a drive-through window and the location of the building on the property.

Michele Sargent, JSN Design, 30100 Telegraph, Suite 350, Bingham Farms, 48323, representing the project architects, summarized the project.

Ms. Sargent stated the location of the building in its proposed location is safer than if it were to be located closer to the intersection. She stated the right-turn only turning lane on Crooks is safer than the initial proposed drive, which allowed left turns.

Joe Rogowski, 33493 W. 14 Mile Road, Suite 100, Farmington Hills, attorney for the applicant, further summarized the project. He stated there was no evidence that the right-turn only exit drive on Crooks would cause accidents, nor were there any standards that called for the elimination of the exit drive.

Mr. Strat asked if the architects had ever considered a site layout featuring the building at the intersection.

Ms. Sargent replied there was but it was never presented to the Planning Department because it did not meet Starbucks' needs and also for reasons stated earlier in her presentation, including maintaining the fabric of the area.

Mr. Tagle asked if it was Starbucks' intent that drivers exiting the site onto Crooks and intending to go southbound would be required to cross at least one lane of traffic, or would turn right onto westbound Big Beaver, turn around on eastbound Big Beaver and then turn right onto Crooks.

Mr. Rogowski replied it was Starbucks' intent to maintain the traffic pattern that already exists.

Chair Schultz stated that people going northbound on Crooks would attempt to turn left into the exit drive. He saw it happen when the gas station was in operation.

Mr. Wright stated the elimination of the exit drive would create a greater safety issue by forcing people to exit on Big Beaver, cut across three lanes of traffic to the eastbound turn lane, then cut across three lanes of traffic to the southbound turn lane.

Mr. Littman stated that he has concerns with the Crooks exit drive but he would support the plan because the site needs to be developed and Starbucks needs the exit drive.

Mr. Strat stressed the importance of moving forward with overlay zoning for the Big Beaver Corridor. He stated the building should have been located closer to the intersection, there should be more landscaping and trees, and the site was over parked.

Chair Schultz stated he would have preferred a screening hedge along the edge of the parking area.

There was further discussion on the item.

Resolution # PC-2007-02-049
Moved by: Wright
Seconded by: Littman

RESOLVED, That the Planning Commission hereby recommends that the proposed Amendment to Consent Judgment, as requested for the proposed Starbucks Restaurant, located on the northwest corner of Big Beaver and Crooks, located in Section 20, on approximately 0.53 acres, within the B-3 and H-S zoning districts, be granted.

Yes: Kerwin, Littman, Schultz, Troshynski, Wright
No: Strat, Tagle, Vleck
Abstain: Hutson

MOTION CARRIED

Mr. Vleck stated that he voted “No” because the southbound exit drive on Crooks is dangerous and should be eliminated. Furthermore, there was no coordination with the recently adopted Key Concepts of the Big Beaver Corridor Study. Finally, he was frustrated that the applicant did not address the exit drive as a significant safety issue, then stressed that the location of the building closer to the intersection would be a safety issue.

Mr. Strat concurred with Mr. Vleck’s reasons. Additionally, he stated pedestrian circulation on the site would be safer if the building were placed closer to the intersection.

Mr. Tagle concurred with both Messrs. Vleck and Strat.

OTHER ITEMS

12. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 228) – Article 21.00.00 Outdoor Seasonal Displays in the B-2 (Community Business) District

Mr. Miller summarized the report.

Assistant City Attorney Lancaster explained her concerns regarding enforcement of the proposed Zoning Ordinance text amendment. Permitting outdoor displays through zoning creates problems such as grandfathering of non-conforming uses and difficulties in enforcement. She recommended that outdoor displays be permitted by license, similar to a sidewalk sale license. A license would be easier to enforce and easier to revoke than if it were to be permitted under the Zoning Ordinance.

There was general discussion on this item. It was agreed to move forward with this item as a license to be granted by the City Clerk or City Council.

Ms. Lancaster stated she would craft a draft license application and ordinance for presentation to the Planning Commission.

13. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 229) – Article 28.00.00 Rental Car Agencies in the M-1 (Light Industrial) District

Mr. Miller presented this item.

General discussion followed.

The Planning Commission voted 6 to 3 in support of permitting car rental agencies by conditional use in the M-1 Light Industrial District, as per the proposed text amendment.

Mr. Miller announced that there would be a public hearing on this item at the March 13, 2007 Regular meeting.

14. PLANNING COMMISSION PRIORITIES

There was general consensus that the Planning Commission will discuss their priorities at a future meeting.

15. PUBLIC COMMENTS – Items on Current Agenda

Dale R. Zygnowicz, 6370 Elmoor, thanked the Planning Commission for their time.

16. PLANNING COMMISSION COMMENTS

There was general discussion.

ADJOURN

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

Respectfully submitted,

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Robert Schultz, Chair

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R. Brent Savidant, Principal Planner

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