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

1. ROLL CALL

Present:
Michael W. Hutson
Mary Kerwin
Robert Schultz
Thomas Strat
John J. Tagle
Kathleen Troshynski
Mark J. Vleck
Wayne Wright

Absent:
Lawrence Littman

Also Present:
R. Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

***Resolution # PC-2007-03-067***
Moved by: Wright
Seconded by: Strat

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

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

**MOTION CARRIED**

2. APPROVAL OF AGENDA

***Resolution # PC-2007-03-068***
Moved by: Kerwin
Seconded by: Wright

***RESOLVED***, To approve the Agenda as submitted.

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

**MOTION CARRIED**

3. MINUTES – March 6, 2007 Special/Study Meeting and March 13, 2007 Regular Meeting

Mr. Vleck requested a revision to the March 13, 2007 Regular meeting minutes, item #6, Rezoning Request Z-727, page 5. The first sentence in the second to last paragraph should read: "Mr. Vleck expressed concern with the small corner lot to the north that would remain as a small undevelopable residential property should the rezoning request go forward."

***Resolution # PC-2007-03-069***
Moved by: Wright
Seconded by: Troshynski

***RESOLVED***, To approve the March 6, 2007 Special/Study meeting minutes as presented and the March 13, 2007 Regular meeting minutes as amended.

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

**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 reported on the March 20, 2007 Board of Zoning Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported on the March 21, 2007 Downtown Development Authority meeting.

There was discussion with respect to participation by the Planning Commission and Board of Zoning Appeals on DDA projects; specifically, proposed I-75/Rochester Road and I-75/Big Beaver interchange improvements, Gateway Park and Big Beaver corridor.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported City Council actions on the following:

- Z 725 – Request to rezone office building located east of Livernois, south side of Wattles, Section 22, from R-1C to O-1

- SV 189 – Request to vacate section of alley located west of Rochester Road between Marengo and DeEtta, Section 3.
- ZOTA 225 – Zoning Ordinance Text Amendment relating to Planned Unit Development Provisions.

## POSTPONED ITEMS

8. SPECIAL USE REQUEST (SU 350) – Proposed Dequindre Road Taco Bell Restaurant, West side of Dequindre, North of Long Lake Road, Section 12 – Zoned B-2 (Community Business) District

Mr. Savidant presented a summary of the proposed special use request, and reported it is the recommendation of City Management to approve the special use request and site plan as submitted.

James Barnwell of Desine, Inc., 2183 Pless Drive, Brighton, was present to represent the petitioner. Mr. Barnwell said they attempted to address all concerns relating to the entranceway and landscaping.

PUBLIC HEARING OPENED

Pam Prewitt of 41203 Dequindre, Troy, was present. Ms. Prewitt lives north of the proposed request. Her color preference of the wall is a natural environmental color. Ms. Prewitt addressed compatibility of the proposed development with future development to the west. She also addressed the entrance in relation to the K-Mart shopping center on the east side of Dequindre.

PUBLIC HEARING CLOSED

Eric Rauch of Desine, Inc., addressed the design of the boulevard in relation to future development to the west. Mr. Rauch said trees would be planted along the centerline of the boulevard and mulch would be extended to the curb once it is established. He indicated lawn maintenance agreements are in place for the landscaped portion directly to the north and that it would be sprinkled. Mr. Rauch said the wall would be an earth tone shade and not visually obtrusive. He indicated consideration would be given to staining the wall.

Mr. Savidant confirmed the configuration of the road would be constructed as depicted on the site plan with site plan approval.

Mr. Strat said the plan is better than previously submitted but he thinks the design of the wall could be better.

Chair Schultz expressed appreciation to the petitioner in providing a much improved landscape plan within a short time frame.

***Resolution # PC-2007-03-070***
Moved by: Troshynski
Seconded by: Wright

***RESOLVED***, That the special use request and revised site plan, dated 3-15-07, for the Taco Bell Restaurant located on the west side of Dequindre, north of Long Lake, in Section 12, B-2 zoning, be approved.

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

**MOTION CARRIED**

9. REZONING REQUEST (Z 721) – Proposed Multi-family Development, West of John R, North of Wattles, Section 14 – From B-2 (Community Business) and R-1C (One Family residential) to RM-1 (Low Rise Multi-Family Residential) District

Mr. Hutson recused himself from discussion on this item because of his business and financial interest in the matter.

[Mr. Hutson exited.]

Mr. Savidant presented a brief history of the proposed rezoning request that was postponed at the request of the petitioner at the October 10, 2006 Regular meeting. He stated it was the recommendation of City Management to deny the proposed request because it is inconsistent with the Future Land Use Plan and does not meet the location standards of Section 15.40.00.

The petitioner, Dale Garrett of Ladd's Real Estate, 5877 Livernois, Troy, was present. Mr. Garrett briefly discussed the intent of the proposed rezoning and distributed a data sheet as relates to RM and RM-1 density.

Discussion followed.

The members discussed consideration of a conditional rezoning at this site.

Mr. Garrett agreed that a conditional rezoning application might be the most favorable approach.

[Mr. Hutson returned.]

## OTHER ITEMS

10. POTENTIAL FUTURE P.U.D. – Proposed Long Lake Rochester Senior Housing P.U.D., South side of Long Lake Road, West side of Rochester Road, Section 15, Currently Zoned: R-1T (One Family Residential Attached), R-1C (One Family Residential) and B-2 (Community Business) Districts

Mr. Savidant provided a brief history of proposed projects at this particular location.

The petitioner, Corey Jacoby, was present. Mr. Jacoby briefly addressed the proposed development and introduced the project development team.

Marty Smith of Siegal/Tuomaala Associates, 29200 Northwestern Hwy, Southfield, displayed visual boards of the proposed 239-unit continuum care senior living community. He addressed:

- Three development phases:
  - Independent living.
  - Assisted living.
  - Skilled care and therapy center.
- Transitional relationship to surrounding uses.
- Parking.
- Benefits to the City.
- Walkability.

Tim Storey of Professional Engineering Associates, 2430 Rochester Court, Troy, addressed storm water management, environmental aspects and topography.

Jeff Smith, project landscape architect from Professional Engineering Associates, addressed the proposed rain gardens and water detention.

Mr. Jacoby addressed potential noise pollution as relates to the manufacturing use to the south.

Discussion followed. There was general consensus that the proposed use is a good fit at this location.

Chair Schultz asked the petitioner to provide the Planning Department with density statistics of a similar development at this location zoned as R-EC, residential elderly care.

The project development team thanked the members for their comments and time.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

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Chair Schultz requested a recess at 9:10 p.m.

The meeting reconvened at 9:20 p.m.

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11. PROPOSED ZONING ORDINANCE TEXT AMENDMENT – Restaurants in the M-1 Light Industrial District

Mr. Savidant reviewed a request to expand an existing restaurant located at 1090 Rochester Road. The owner would like to accommodate outdoor seating. Mr. Savidant reviewed the parameters of the request as relates to the M-1 zoning district and addressed questions that members should take under consideration.

General discussion followed.

Norm Johnson, owner of the restaurant, was present. Mr. Johnson shared the proposed restaurant expansion plans, and addressed the intent of the family-owned and operated business.

The members agreed to look into the matter and work with the owner toward a favorable solution.

Ted Wilson of 5038 Kellen Lane, Bloomfield, was present. Mr. Wilson suggested the matter might be addressed similar to the zoning ordinance text amendment relating to day care and financial facilities in the O-1 district.

12. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 230) – Cell Towers on School Property

Mr. Savidant reviewed a request received from the Troy School District to consider amending the Zoning Ordinance to permit wireless communication towers on school property. He addressed questions that members should take under consideration should an amendment go forward.

General discussion followed.

It was the consensus of the members that cell towers on school property should be governed by the school district. They further agreed that cell towers on City property could be advantageous.

Ms. Troshynski suggested a compilation of data with respect to existing cell tower locations and projection of future need.

Ted Wilson of 5038 Kellen Lane, Bloomfield, said he foresees a bid demand for cell towers from one particular wireless communications company.

13. PROPOSED ZONING ORDINANCE TEXT AMENDMENT – Big Beaver Overlay District

Planning Consultant Richard Carlisle developed provisions for the Big Beaver Corridor Overlay District. Mr. Savidant identified parameters by which the overlay district provisions would be based.

There was general discussion on:

- Timeframe/timeline of critical importance.
- Milestone dates.
- Knowledge and information acquired from national planning conference.
- Architectural standards; specifically, design of the backsides of buildings.
- Expand on landscape and lighting requirements.

14. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-B) – Article 04.20.00 and Article 40.66.00, Commercial Vehicle Definitions and Outdoor Parking of Commercial Vehicles in Residential Districts

Mr. Savidant reviewed the proposed zoning ordinance text amendment relating to commercial vehicle definitions and outdoor parking of commercial vehicles in residential districts.

General discussion on:

- Gross Vehicle Weight Rating (GVWR).
- Trailers.
- Recreational vehicles.
- Screening.
- Noise limitations.

15. CHARTER TOWNSHIP OF SHELBY MASTER PLAN AMENDMENT

Mr. Savidant addressed the Master Plan Amendment of the Charter Township of Shelby.

***Resolution # PC-2007-03-071***
Moved by: Wright
Seconded by: Strat

***WHEREAS***, The Shelby Township Planning Commission has prepared the Shelby Township Master Plan Draft Amendment – Lakeside Village Enhancement Plan; and,

***WHEREAS***, The Shelby Township Master Plan Draft Amendment will have no impact on the City of Troy; and,

***WHEREAS***, The Shelby Township Planning Commission has provided a copy of the Shelby Township Master Plan Draft Amendment to the City of Troy Planning Commission for their review and comment, as required by Section 125.37b of Public

Act 185 of 1931 as amended, known as the Municipal Planning Act; and by Section 125.327a of Public Act 168 of 1959, known as the Township Planning Act; and,

***WHEREAS***, The City of Troy Planning Commission has determined that the Draft Plan is not inconsistent with the Future Land Use Plan of the City of Troy.

***NOW THEREFORE BE IT RESOLVED***, the City of Troy Planning Commission hereby supports the proposed amendment to the Shelby Township Master Plan.

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

**MOTION CARRIED**

16. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

17. PLANNING COMMISSION COMMENTS

Mr. Hutson addressed the prevalence of "paper" noise on the audio portion of meeting tapes.

Mr. Strat addressed the development project on Coolidge across from Home Depot.

Mr. Tagle attended a MAP Basic Training Workshop over the weekend, and briefly shared his experience.

Ms. Kerwin attended a Persons with Disabilities Committee meeting. She briefly addressed the sensitivity issues of persons with disabilities in relation to proposed developments.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:25 p.m.

Respectfully submitted,

Robert Schultz, Chair

Kathy L. Czarnecki, Recording Secretary

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