The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on February 12, 2008, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Lawrence Littman
Robert Schultz
Thomas Strat
John J. Tagle
Mark J. Vleck (arrived 7:33 p.m.)
Wayne Wright

Absent:
Kathleen Troshynski

Also Present:
Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Christopher Forsyth, Assistant City Attorney
Kathy Czarnecki, Recording Secretary

Resolution # PC-2008-02-018
Moved by: Wright
Seconded by: Littman

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

Yes: Hutson, Littman, Schultz, Strat, Tagle, Wright
Absent: Troshynski, Vleck (arrived at 7:33 p.m.)

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2008-02-019
Moved by: Hutson
Seconded by: Littman

RESOLVED, To approve the revised Agenda with resolutions as submitted.

Yes: All present (7)
Absent: Troshynski

MOTION CARRIED

3. MINUTES

Resolution # PC-2008-02-020
Moved by: Wright
Seconded by: Strat

RESOLVED, To approve the minutes of the February 5, 2008 Special/Study meeting as presented.

Yes: Hutson, Schultz, Strat, Tagle, Vleck, Wright
Abstain: Littman
Absent: Troshynski

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE REQUEST

5. PUBLIC HEARING – SPECIAL USE REQUEST (SU 352-B) – Proposed Outdoor Storage of Commercial and Recreational Vehicles, South Side of Maple, East of Axtell Road (2477 W. Maple), Section 32, Zoned M-1 (Light Industrial) District

Mr. Miller presented a summary of the Planning Department report on 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.

The petitioner, Tom Kemp of Kemp Building, 275 W. Girard, Madison Heights, was present. Mr. Kemp explained the proposed 8-foot screen wall would provide additional security for the recreational vehicles.

There was a short discussion on the screen wall and chain link fence.

Mr. Kemp addressed the pattern of the screen wall and the surrounding industrial areas.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Mr. Tagle questioned City procedure as relates to the encroachment by the petitioner on the adjacent property for the installation of the retaining wall.

Mr. Miller replied he would research the matter.

Mr. Forsythe stated the Planning Commission is not granting the applicant permission to enter adjacent property to conduct any construction but merely acting upon the special use request and site plan approval.

Resolution # PC-2008-02-021
Moved by: Littman
Seconded by: Wright

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 28.30.02(D) of the Zoning Ordinance, as requested for the proposed Outdoor Storage of Commercial and Recreational Vehicles, located on the south side of Maple Road, east of Axtell Road, in Section 32, on approximately 4.99 acres, within the M-1 zoning district, is hereby granted.

Yes: All present (7)
Absent: Troshynski

MOTION CARRIED

SITE PLAN REVIEWS

6. SITE PLAN REVIEW (SP 945) – Proposed Huntington Bank Branch, Southwest Corner of Big Beaver and Troy Center Drive, Section 28, O-S-C (Office-Service-Commercial) District

Mr. Miller presented a summary of the Planning Department report on the proposed site plan, and reported it is the recommendation of City Management to approve the site plan and parking space reduction as submitted. Mr. Miller briefly addressed the proposed parking reduction.

Dale Ehresman of Ehresman Associates, Inc., 803 W. Big Beaver Road, Troy, was present to represent the petitioner. He apologized that Chris Schneider of Huntington Bank could not make the meeting. Mr. Ehresman addressed the drive-up windows and parking space reduction. He indicated the proposed number of parking spaces would comfortably serve bank customers.

Mr. Littman asked the petitioner to address the existing canopy and the traffic pattern from the south side of the building to the north.

Mr. Ehresman addressed the potential use of the canopy by an existing tenant, the traffic pattern and the bank prototype.

There was a brief discussion on the relationship of the proposed site plan to the Big Beaver Corridor Study.

Mr. Tagle suggested a tree-lined entrance off of Big Beaver. He encouraged enhancement of the landscaping and display of public art, possibly a bench, at the intersection.

Mr. Ehresman said he would address the suggestions with the bank.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

Chair Schultz closed the floor for public comment.

Resolution # PC-2008-02-022
Moved by: Littman
Seconded by: Strat

WHEREAS, The Planning Commission hereby approves a reduction in the total number of required parking spaces to two hundred eighty three (283) when a total of three hundred sixteen (316) spaces are required on the site based on the off-street parking space requirements for office buildings, banks and other financial institutions as per Article XL. This reduction meets the standards of Article 40.20.12.

RESOLVED, That the proposed Huntington Bank Branch, located on the southwest corner of Big Beaver and Troy Center Drive, Section 28, on approximately 4.86 acres, within the O-S-C zoning district, be granted.

Yes: All present (7)
Absent: Troshynski

MOTION CARRIED

7. SITE PLAN REVIEW (SP 946) – Proposed Rite Aid Pharmacy, Northwest Corner of Long Lake and Rochester Road, Section 11, B-2 (Community Business) and H-S (Highway Service) Districts

Mr. Miller presented a summary of the Planning Department report on the proposed site plan. He addressed the proposed parking space reduction and memoranda relating to the proposed reduction. Mr. Miller reported it is the recommendation of City Management to approve the site plan as submitted with the provision of a vehicular cross access easement to the north and east and the parking reduction.

Mr. Strat noted the architectural portions of the site plans are not sealed by a registered architect, as required by the Zoning Ordinance.

Resolution # PC-2008-02-023
Moved by: Strat
Seconded by: Littman

RESOLVED, To postpone this item to the next Regular meeting.

Discussion on the motion on the floor.

Mr. Tagle said he had some questions on the submittal. He indicated it might be helpful to approach the petitioner at this time so items could be addressed or resolved at the time of site plan approval.

There was discussion on the protocol of whether discussion should occur before or after a vote on the motion on the floor to postpone.

Mr. Forsythe said his understanding of Robert's Rules of Order is that there is no discussion by the applicant on a postponed item. He stated however that in the interest of fairness and due process, he sees no problem in inviting the applicant to comment. Mr. Forsyth indicated it is a decision of the Chair whether discussion can take place before or after the vote on the motion to postpone the matter.

Mr. Strat suggested that discussion take place after the vote.

Vote on the motion on the floor.

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

MOTION CARRIED

Chair Schultz said he thinks it is procedurally wrong to hold a discussion on a postponed matter.

Mr. Hutson said he would prefer to have sealed architectural drawings before him for discussion purposes, and he believes the Board has the option whether or not to hold a discussion.

Mr. Vleck said he would like the petitioner to address the provision of a cross access easement.

Chair Schultz resolved that discussion on the matter would not take place at this meeting. He indicated the Planning Commission would entertain a request from the petitioner to be placed on the March 4, 2008 Special/Study meeting for discussion

and review, but action on the matter would take place at the March 11, 2008 Regular meeting.

8. SITE PLAN REVIEW (SP 305-I) – Proposed Roof Top Module Units, William Beaumont Hospital, West side of Dequindre, South of South Boulevard (44201 Dequindre), Section 1, Zoned C-F (Community Facilities) and E-P (Environmental Protection) District

Mr. Miller presented a summary of the Planning Department report on the proposed site plan, and reported it is the recommendation of City Management to approve the site plan as submitted.

Chair Schultz asked if it was within the Planning Commission's purview to set a date on the removal of the temporary structures.

Mr. Miller said that upon site plan approval, the structures are there and no longer "temporary". He said the Planning Commission does not have discretion in the matter, but the petitioner could volunteer and offer a condition to site plan approval that effectuates removal of the temporary structures. Mr. Miller recommended tying the condition into the completion of the West Bed Tower.

Mr. Forsyth concurred the Planning Commission does not have the discretion to condition the removal of the temporary structures with site plan approval. Mr. Forsyth said the petitioner could volunteer the condition as part of the site plan presentation and it would be valid.

There was discussion on the aesthetics of the proposed temporary structures.

Eric Gray of Beaumont Services Company, 44201 Dequindre, Troy, was present. Mr. Gray addressed the temporary structures as relates to aesthetics, maintenance, emergency ingress/egress, staircase location, and walkway. He provided a description of the exterior skin that would be detailed to match the Beaumont Hospital facility. Mr. Gray said the target completion date for the seventh floor of the West Bed Tower is March 2013, and it is their intent to remove the temporary structures upon occupation of the sixth and seventh floors of the West Bed Tower. Mr. Gray indicated two representatives from Beaumont Hospital are also present to answer questions.

Mr. Miller noted that on the general site plan submitted, sheet GS1.101, note #5 reads: "Temporary roof top module units will be removed at the completion of West Bed Tower Vertical Expansion, approximately no later than 3/31/2013."

Mr. Miller said this condition, as noted on the site plan, is viable because it is not discretionary and is being offered by the petitioner. He recommended that the site plan notation be included in the Resolution for site plan approval.

Mr. Forsyth indicated the site plan would be enforceable in court because the condition is being offered by the petitioner. He said it is evident by the notation on the site plan that the Board is not imposing the condition on the petitioner.

There was a brief discussion on the design of the proposed units and its durability in Michigan climate.

Resolution # PC-2008-02-024
Moved by: Vleck
Seconded by: Tagle

RESOLVED, That the proposed Roof Top Module Units on the Emergency Center at William Beaumont Hospital, located on the west side of Dequindre and south of South Boulevard, Section 1, on approximately 67.695 acres, within the C-F and E-P zoning districts, be granted, subject to the following condition:

1. The temporary roof top module units will be removed at the completion of the West Bed Tower Vertical Expansion no later than 3/31/2013, as stated on the general site plan, sheet # GS1.101.

Discussion on the motion on the floor.

There was a brief discussion with respect to making the condition contingent to the issuance of a certificate of occupancy for the West Bed Tower.

Mr. Miller said he would research the matter.

Vote on the motion on the floor.

Yes: All present (7)
Absent: Troshynski

MOTION CARRIED

Mr. Vleck commended the hospital on being a stellar member of the community. He said the City is relying on the hospital to uphold its standards of the past, and is confident that the temporary units will look as good as they possibly can and will come down as quickly as possible.

OTHER BUSINESS

9. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENTS

Mr. Tagle asked if the Planning Department could provide comments in departmental project reports on how proposed developments relate to the Future Land Use Plan and new Master Plan.

Mr. Miller said the department would comply as best as they can.

Mr. Huston addressed the need for checklists for applicants and members of the Planning Commission.

Mr. Littman shared his observation of the skills of Mark Miller's daughter's hockey team.

Mr. Strat asked the status of providing members with electronic versions of site plan applications.

Mr. Miller briefly addressed (1) the Zoning Ordinance Text Amendment for electronic submittals; (2) checklists for applications; and (3) the Planning Department procedure in receiving applications.

Mr. Miller personally thanked Mr. Littman for attending his daughter's hockey game.

Mr. Miller reminded members that the Master Plan Workshop is on February 26, 2008, and asked members to arrive no later than 5:45 p.m. Mr. Miller said he would prepare and distribute the workshop station assignments. He asked that members contact him should he/she have a preference.

The Regular Meeting of the Planning Commission adjourned at 8:50 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

Kathy L. Czarnecki, Recording Secretary

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