The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on June 10, 2008, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Mark Maxwell
Philip Sanzica
Robert Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann
Mark J. Vleck

Absent:
Wayne Wright

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

Chair Schultz welcomed Bradley Raine as the new student representative.

Resolution # PC-2008-06-071
Moved by: Vleck
Seconded by: Strat

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

Yes: All present (8)
Absent: Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2008-06-072
Moved by: Tagle
Seconded by: Maxwell

RESOLVED, To approve the amended Agenda.

Yes: All present (8)
Absent: Wright

MOTION CARRIED

3. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

POSTPONED ITEM

4. PUBLIC HEARING – SPECIAL USE REQUEST (SU 357) – Proposed Granite City Food & Brewery Restaurant, South side of Big Beaver Road, East of Troy Center Drive, Section 28, O-S-C (Office Service Commercial) District

SITE PLAN APPROVAL (SP-206) – National City Center Parking Space Reduction, South side of Big Beaver Road, East of Troy Center Drive, Section 28, Zoned O-S-C (Office Service Commercial) District

Mr. Miller addressed the relationship between the proposed restaurant and the existing National City Center, formerly known as the Top of Troy. Mr. Miller commended the petitioner on the revisions made to the site plan which address concerns of the members expressed at the May Regular meeting. He addressed the plan in relation to the Big Beaver Road Corridor Study, the outdoor patio and parking. Mr. Miller indicated there is little, if any, risk involved with the proposed reduction of parking spaces, noting that there are parking spaces landbanked. The Planning Department recommends approval of the special use request and preliminary site plan as submitted.

Mr. Vleck said he would like to see the 9 parking spaces along Big Beaver Road removed so that the building would be open up more to Big Beaver Road.

The petitioner, James Butler of Professional Engineering Associates, 2430 Rochester Court, Troy, was present. Mr. Butler addressed the relationship of the proposed restaurant to Big Beaver Road; i.e., patio, walkway and pedestrian traffic. He stated the 9 parking spaces along Big Beaver Road are very critical to the restaurant business.

Mr. Strat commended the petitioner on the revised site plan. He said he would not vote in favor of the plan should the 9 parking spaces remain as proposed along Big Beaver Road. Mr. Strat encouraged a similar layout to that of the Ocean Prime restaurant.

Mr. Sanzica asked if valet parking would be available.

Wade Behm of Behm Consulting, Sioux Falls, South Dakota, was present. Mr. Behm said all parking is self-parking out the front door. He indicated the 9 parking spaces at the front of the restaurant are very critical to the restaurant business and operation.

Mr. Maxwell said he would prefer to see the 9 parking spaces removed also, and if that is not possible, to have the spaces appropriately screened.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Mr. Hutson agreed that the 9 parking spaces should be removed.

There was a brief discussion on the landscaping in relation to the patio and front parking spaces, and the traffic flow of a drop-off area.

Chair Schultz agrees that the parking system at Ocean Prime works well, and that he too would prefer to see the 9 parking spaces removed. But Chair Schultz said he respects the petitioner's request from a business perspective to keep the front parking spaces. He further noted that Granite City is at a different price point than Ocean Prime and valet parking is not available.

Tony Antone of Kojaian Management Corporation, 39400 Woodward Avenue, Bloomfield Hills, was present. Mr. Antone said the building was moved as far to the east as Granite City would allow for visibility reasons. He indicated the rotation of the building resulted in a good portion of the parking to be located in the back of restaurant, which is not an ideal situation. Mr. Antone said that condition did not exist when the building was pivoted the other way. He said every parking space removed from the front becomes more and more critical because so much has been taken already. Mr. Antone said the more you strip away, the less it works.

Mr. Vleck commended the petitioner's positive response to the Big Beaver Road Corridor Study, and was amenable to the petitioner's position that the 9 parking spaces are critical to the success of the business.

Mr. Antone asked for clarification on the landscaping.

Members discussed the intent of the landscaping, as follows:

- Screen view of cars and block car hoods from Big Beaver Road.
- Limit landscape height to less than 4 feet.
- Expose restaurant entrance, patio, trellis and foot traffic as much as possible.

Mr. Tagle commended the petitioner on the revised site plan and indicated his support. He said the petitioner fulfilled every request of the Planning Commission. Mr. Tagle said he too would prefer a greenbelt in front but he is sensitive to the petitioner's request to keep the front parking spaces. Mr. Tagle feels landscaping is not going to block a 30-foot high building.

Resolution # PC-2008-06-073
Moved by: Tagle
Seconded by: Sanzica

RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the proposed Granite City Food & Brewery to 143, when a total of 178 spaces are required on the site based on the off-street parking space requirements for office uses, as per Article XL. This 35-space reduction meets the standards of Article 40.20.12; and,

BE IT FURTHER RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the National City Center office building to 1,608, when a total of 2,343 spaces are required on the site based on the off-street parking space requirements for office uses, as per Article XL, as shown on Sheet P-2, Preliminary Site Plan. This 735-space reduction meets the standards of Article 40.20.12; and,

BE IT FURTHER RESOLVED, Cross-access and shared parking agreements shall be executed prior to Final Site Plan Approval, subject to the review and approval of the City Attorney; and,

BE IT FINALLY RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 26.30.05 of the Zoning Ordinance, as requested for the proposed Granite City Food & Brewery Restaurant, and Preliminary Site Plan Approval for the National City Center Parking Space Reduction, located on the south side of Big Beaver Road, east of Troy Center Drive, in Section 28, within the O-S-C (Office Service Commercial) zoning district, is hereby granted.

Yes: Maxwell, Sanzica, Schultz, Tagle, Ullmann, Vleck
No: Hutson, Strat
Absent: Wright

MOTION CARRIED

Mr. Strat said activity of the front door and the patio area are key points to the project, and that is the reason he voted against the motion.

Mr. Hutson said he somewhat agrees with Mr. Strat's comments. Mr. Hutson feels a promontory has been created if the site plan is viewed from above. He said the argument that customers must "go to the back 40" is not very viable, that there will be a lot of people behind the building, and he is not satisfied with the plan.

SPECIAL USE REQUESTS

5. PUBLIC HEARING – SPECIAL USE REQUEST (SU 354-B) – Proposed Autometric Collision, Automotive Repair in M-1, North side of Maplelawn, West of Crooks Road (1728 Maplelawn), Section 29 – Zoned M-1 (Light Industrial) District

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

The petitioner, Larry Smith of 580 S. Telegraph Road, Pontiac, was present. Mr. Smith said he is excited about locating in Troy. He said it would be a win-win situation for the collision shop and Somerset Pontiac GMC.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Chair Schultz addressed a concern with auto repair facilities placing "for sale" vehicles in front of the facilities. He asked the petitioner to have no visible cars for sale along Maplelawn.

Mr. Sanzica said he is in favor of the project and said the collision shop would be an asset to the City. He noted the collision shop owned by the petitioner, located on Orchard Lake Road and Telegraph, is very well maintained and aesthetically appealing.

Mr. Maxwell said he is in favor of the project. He commented favorably on the location and screening.

Mr. Strat agreed the collision shop would be an asset to Troy.

Chair Schultz addressed the previous Special Use approval granted at this location in relation to the storage of vehicles.

After a short discussion, it was determined that approval of the special use request before the Commission tonight would supersede the previous special use approval granted to store vehicles on site.

Chair Schultz asked the petitioner if he would prefer to (1) go forward with the special use request tonight and come back before the Board for an additional special use request to store vehicles on site; or (2) take no action on tonight's special use request and come back before the Board with a special use request that would include both the collision repair shop and storage of vehicles.

Mr. Smith said he would like to proceed with the request this evening so they could move forward with site improvements. He said he would come back at a later date to request special use approval to store vehicles. Mr. Smith further stated that no vehicles would be offered for sale on the property.

Resolution # PC-2008-06-074
Moved by: Vleck
Seconded by: Strat

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 28.30.07 of the Zoning Ordinance, as requested for the proposed Autometric Collision, Automotive Repair in M-1, located on the north side of Maplelawn, west of Crooks, in Section 29, within the M-1 zoning district, is hereby granted, subject to the following condition:

1. No vehicles for sale will be located along Maplelawn.

Yes: All present (8)
Absent: Wright

MOTION CARRIED

6. PUBLIC HEARING – SPECIAL USE REQUEST (SU 344-B) – Proposed Tim Horton's Restaurant with Drive-Up Window, Southwest corner of Rochester Road and Vanderpool (3339 Rochester Road proposed), Section 22 – Zoned B-2 (Community Business) and E-P (Environment Protection) Districts

Mr. Miller presented a summary of the Planning Department report on the proposed special use request and preliminary site plan approval, and reported it is the recommendation of City Management to approve the special use request and site plan with two conditions: (1) The applicant must receive a variance from the Board of Zoning Appeals (BZA) for the one-acre minimum lot size requirement for drive-thru restaurants in the B-2 district; and (2) The applicant must provide a connecting sidewalk between the building perimeter sidewalk and the sidewalk on the south side of Vanderpool.

Mr. Tagle addressed the size of the trash enclosure.

Mr. Maxwell addressed the location of a drive-thru restaurant next to retail space.

Mr. Miller said the Zoning Ordinance does not dictate size specifications for a trash enclosure. Further, he indicated there are no negative characteristics with respect to the drive-thru.

Mr. Strat commended the architect on the site plan, especially as relates to the storm water retention. He addressed the site plan with respect to concepts of the Big Beaver Road Corridor Study, specifically any type of outdoor activity.

Mr. Miller said an outdoor seating area of less than 20 seats could be approved administratively by the Building Department.

Mr. Vleck shared concern with discrepancies in the site plan submittal sheets, specifically the location of the dumpster. Mr. Vleck said he would like to see additional screening in the dumpster area.

Chair Schultz said there is substantial opportunity for additional landscaping.

Burt Kassab of 7125 Orchard Lake Road, West Bloomfield, was present. Mr. Kassab, managing partner of the property owner, provided a brief history of the property. Mr. Kassab detailed commitments to the site, such as no curb cuts on Vanderpool and extensive landscaping along Vanderpool and the E-P buffer zone. He said they have been in continuous contact with the neighbors and feel they have their support on this project. Mr. Kassab said the corporate office of Tim Horton's Restaurants is excited about being Troy's first. Mr. Kassab addressed the sidewalk on Vanderpool, outdoor seating, the restaurant's 24-hour operation, and prospective tenants of the retail space. He said the restaurant's maximum number of seats is 35.

Mr. Kassab announced that a representative from Tim Horton's Restaurants is present this evening.

Mr. Vleck said he would prefer to see a single trash enclosure. He addressed the trash enclosure location and, again, the discrepancies in the site plan sheets. Mr. Vleck noted that he is not opposed to the development.

Mr. Kassab said they are okay with a single trash enclosure, and are willing to work with the Planning Department on its location and size.

PUBLIC HEARING OPENED

Laura Balyeat of 965 Vanderpool, Troy, was present. Ms. Balyeat voiced her concern with the location of the dumpster and potential rats. She addressed the Rochester Road median and shared concern for school children in the area.

Chair Schultz said the Rochester Road median is not within the Commission's purview and directed Ms. Balyeat to the City's Engineering Department.

John Billinger of 943 Vanderpool, Troy, was present. Mr. Billinger is opposed to the proposed development. He distributed handouts to the members that include correspondence to City Council and the history of the site as relates to rezoning and

site plan application. Mr. Billinger addressed the wall near the E-P zone, the retail space, drive thru window and adherence to Zoning Ordinance requirements.

Richard Wiles of 975 Vanderpool, Troy, was present. Mr. Wiles addressed the dumpster location, drainage and drive-thru. He said he has no complaints about the proposed development as long as traffic is on Rochester Road and not Vanderpool. Mr. Wiles does not want a wall on Vanderpool.

Kim Antoine of 968 Vanderpool, Troy, was present. Mr. Antoine lives next door to the proposed development. He has no objection to the proposed development, but noted there could be a potential issue with the dumpster location.

PUBLIC HEARING CLOSED

Discussion continued to address the following:

- Dumpster; i.e., single/double capacity, location, trash removal operation, screening.
- Additional landscaping.
- Discrepancies on site plan sheets.
- Sidewalk waiver.
- Outdoor eating area with portable landscaping.

Mr. Kassab had no objections to providing a single enclosure and additional landscaping. He addressed the trash removal pickup times and operation. Mr. Kassab expressed willingness to work with the Planning Department on all concerns expressed this evening. He indicated they would like to proceed with site plan approval this evening to facilitate an anticipated store opening by the holiday season.

Ghassan Abdulnour, project architect, G.A.V. & Associates, 31471 Northwestern Highway, Farmington Hills, was present. Descriptive details were discussed on the site plan displayed on the easel as relates to the best location of the dumpster and landscaping.

Mr. Miller said he is comfortable going forward with site plan approval and working with the petitioner on revisions to the site plan. He agreed the revisions could be approved administratively.

Resolution # PC-2008-06-075
Moved by: Vleck
Seconded by: Hutson

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 21.30.02 of the Zoning Ordinance, as requested for the proposed Tim Horton's Restaurant with drive-up window and retail use, located on the southwest corner of Rochester and Vanderpool, in Section 22, within the B-2 zoning district, is hereby granted, subject to the following conditions:

1. The applicant shall receive a variance from the BZA for the 1-acre minimum lot size requirement for drive-thru restaurants in the B-2 district.
2. Provide a connecting sidewalk between the building perimeter sidewalk and the sidewalk on the south side of Vanderpool.
3. That the dumpster location will be re-configured as discussed in tonight's meeting and will be approved by the Planning Department.
4. That the landscape configuration around the dumpster location will also be re-configured as discussed in tonight's meeting and will be approved by the Planning Department.

Yes: All present (8)
Absent: Wright

MOTION CARRIED

OTHER ITEMS

7. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENTS

Mr. Maxwell commented on outdoor seating at Ocean Prime and Granite City Food & Brewery restaurants.

Mr. Miller shared his experience at a Granite City Food & Brewery restaurant in Minnesota.

The Regular Meeting of the Planning Commission adjourned at 9:23 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

Kathy L. Czarnecki, Recording Secretary

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