

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:33 p.m. on May 5, 2009 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Robert M. Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann

Absent:

Mark Maxwell
Philip Sanzica
Mark J. Vleck

Also Present:

Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Christopher Forsyth, Assistant City Attorney
Zak Branigan, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Mr. Hutson suggested that Agenda items #5, #6 and #7 be stricken from the agenda because the items were addressed at a previous meeting.

Resolution # PC-2009-05-040

Moved by: Hutson
Seconded by: Tagle

RESOLVED, To approve the Agenda as revised.

Yes: All present (6)
Absent: Maxwell, Sanzica, Vleck

MOTION CARRIED

3. MINUTES – April 28, 2009 Special/Study Meeting

Mr. Edmunds requested the minutes reflect he was absent from the meeting because he attended the American Planning Association (APA) National Conference.

Mr. Tagle requested two bullet points be revised under Agenda item #9, page 3, to read as follows:

- Approximately ten (10') to twelve (12') foot maximum sections of fence connecting to masonry brick piers.
- There shall be consistency in design between the fence, brick piers and brick wall.

Resolution # PC-2009-05-041

Moved by: Tagle
Seconded by: Edmunds

RESOLVED, To approve the minutes of the April 28, 2009 Special/Study meeting as revised.

Yes: Edmunds, Hutson, Schultz, Tagle, Ullmann
Abstain: Strat
Absent: Maxwell, Sanzica, Vleck

MOTION CARRIED4. **PUBLIC COMMENT** – For Items Not on the Agenda

There was no one present who wished to speak.

STUDY ITEMS8. **POTENTIAL REZONING** – 34613 Dequindre Road

Mr. Miller briefly addressed the subject parcel:

- Southwest corner of Dequindre and Iowa, Section 36.
- Zoned R-1E (One Family Residential).
- Approximate one-third acre in size.
- Surrounding zoning.
- Master Plan Neighborhood Node.

The property owner, Luziana Shtylla of 34613 Dequindre Road, Troy, was present. Ms. Shtylla shared her interest in selling the property for potential commercial development.

After a brief discussion, members concurred, as follows:

- A flat rezoning to commercial would not be favorable.
- A Conditional Rezoning would be considered.
- Intent of use should be determined.
- Assemblage of parcels strongly recommended.
- Assure compatibility with surrounding uses and Master Plan neighborhood node.
- Property owner is encouraged to seek professional assistance with future submission/application.

9. SPECIAL USE REQUEST (SU 366) – Proposed Sonic Restaurant, East side of John R, North of Fourteen Mile Road, Section 36, H-S (Highway Service) District

Mr. Miller briefly reviewed the status of the proposed Sonic Restaurant. Mr. Miller said the Planning Department has not reviewed the revised site plan that was distributed to members prior to the beginning of tonight's meeting. He said the petitioner is present to discuss the revisions made to the site plan and would welcome input from the Planning Commission.

Jim Butler of Professional Engineering Associates (PEA), 2430 Rochester Court, Troy, was present. Mr. Butler provided a review of the site plan application from its inception of rezoning to H-S (Highway Service) through the April 21, 2009 Board of Zoning Appeals (BZA) meeting, in which six variances were denied.

Mr. Butler said the BZA denied the variances because of concerns relating to traffic, access on John R and the number of variances requested. Mr. Butler said the newly revised site plan eliminates the need for three variances as relates to landscaping, stacking spaces, and rear yard setback. He indicated their intent to go before the BZA with three variance requests with the newly revised site plan. The variances relate to: 1) lane width; 2) front yard setback for canopy; and 3) greenbelt encroachment.

Mr. Butler addressed the following:

- Site configuration and size.
- Traffic study conducted by Wells & Associates.
- Taper lane and deceleration lane. Oakland County Road Commission (OCRC) provided a written statement confirming deceleration lane is not required.
- Access on John R.
- Landscaping (exceeds Zoning Ordinance requirement).

Mr. Butler displayed several renderings of the proposed restaurant.

A brief question and answer period followed.

Mr. Forsyth addressed the County's jurisdiction of John R Road.

Bob Middleton, a local Real Estate/Finance representative of Sonic Restaurant, 1044 River Mist, Rochester, was present. Mr. Middleton said Sonic is very committed to locating one of their restaurants in Troy. Mr. Middleton addressed the challenging site layout, a typical restaurant opening, traffic, safety concerns, and John R access as relates to safety and revenues. He specifically addressed traffic management during a restaurant opening, to which he relates is "down to a science" after opening 3,000 Sonic Restaurants. Traffic would be directed to three holding areas and the retail plaza parking spaces to the east would be utilized. After two months of operation, Mr. Middleton said store sales drop dramatically and the restaurant operation is similar to a typical restaurant operation.

Ben Cheshire, local Sonic Restaurant Operator/Trainer, 5388 Ridge Court, Troy, was also present.

Discussion continued on:

- Curb cut on John R with exit to the north only.
- One-way -vs- two-way traffic onto John R.
- Utilization of mall service drives in lieu of John R.
- Bypass lane for drive-through.
- Providing landscaping on County right of way.
- Overrun of cars/traffic.

Mr. Butler said they would like to resubmit the revised site plan to the Planning Department for the June 9, 2009 Regular Planning Commission meeting and go before the BZA with the requested variances at their June 16, 2009 meeting.

Direction from the Planning Commission:

- General support of the revised site plan.
- Concerns remain on John R access, deceleration lane and interior driveway.
- General acceptance of requested BZA variances.

10. COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236) – Review of Intent and Use – Residential Districts

Zak Branigan of Carlisle/Wortman Associates, Inc. reviewed the establishment of districts and specifically the intent and use of the following residential districts:

- Single-family Residential Districts (R-1A through R-1E)
- Townhouse Residential District (R-1T)
- Multiple Family Residential (R-M)
- Urban Residential (R-U)

General discussion and comments followed.

OTHER BUSINESS

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

Mr. Edmunds expressed appreciation in having the opportunity to attend the American Planning Association National Conference in Minneapolis, Minnesota. He was impressed with their regional transit plan, parks and trails, and public art. Mr. Edmunds distributed handouts and said photographs and an audio slide presentation would be available soon.

Mr. Strat attended an American Institute of Architects (AIA) seminar on form based code.

Mr. Hutson addressed the digital submission of Planning Commission agenda meeting packets. He suggested that the Agenda be provided in Word format and the PDF document formatted for easier reference and printing.

Mr. Savidant said there has been a positive response from petitioners submitting applications digitally.

Mr. Miller said a future study meeting would be dedicated to the Zoning Ordinance rewrite. He also indicated that Richard Carlisle is working on BZA standards and would most likely have a draft document for review soon.

Mr. Miller said Members Hutson and Strat, as well as Mr. Savidant and himself would be attending Session 201 of the Form Base Code training in Lansing on May 18-19.

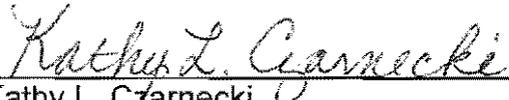
Chair Schultz addressed a meeting he had with the Acting City Manager as relates to Planning Commission matters.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:43 p.m.

Respectfully submitted,


Robert M. Schultz, Chair


Kathy L. Czarnecki