

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on August 25, 2009 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

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

Absent:

Mark J. Vleck

Also Present:

R. Brent Savidant, Acting Planning Director  
Mark F. Miller, Acting Assistant City Manager/Economic Development Services  
Christopher Forsyth, Assistant City Attorney  
Zak Branigan, Carlisle/Wortman Associates, Inc. (CWA)  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2009-08-070**

Moved by: Edmunds  
Seconded by: Maxwell

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

Yes: All present (8)  
Absent: Vleck

**MOTION CARRIED**

3. MINUTES

**Resolution # PC-2009-08-071**

Moved by: Tagle  
Seconded by: Edmunds

**RESOLVED**, To approve the minutes of the July 28, 2009 Regular meeting and August 4, 2009 Special/Study meeting as prepared.

Yes: All present (8)  
Absent: Vleck

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**SITE PLAN APPROVAL**

5. PRELIMINARY SITE PLAN APPLICATION (File Number SP 953) – Armada Oil & Gas Company, Southwest Corner of Maple and John R (1980 E. Maple), Section 35, B-3 (General Business) District

Mr. Savidant summarized the report prepared by Carlisle/Wortman Associates, Inc. (CWA). CWA and City Management recommends approval of the site plan as designed, with the conditions that the outstanding items delineated in the CWA report are addressed and the sidewalk along the northern edge of the parking is extended to the sidewalk on John R.

Discussion followed on the:

- Existing non-conforming use.
- Proposed landscaping.
- Building exterior (no elevation plans submitted).
- Curb cuts and accessibility to Maple Road.
- Planning Consultant review comments as relates to Zoning Enabling Act and compliance to all ordinances.

The petitioner, Ali Hessi of 1980 E. Maple Road, Troy, was present. Mr. Hessi addressed proposed site improvements, accessibility to site, and traffic circulation.

Mr. Strat suggested additional landscaping on the perimeter to create a buffer.

Mr. Branigan addressed the intensity of the site from the standpoint of traffic circulation.

Chair Schultz suggested postponing the item until such time that the petitioner provides building elevations and revised site plans that incorporate the sidewalk recommended by staff and address the handicapped accessibility issue.

**Resolution # PC-2009-08-072**

Moved by: Sanzica  
Seconded by: Strat

**RESOLVED**, To postpone the item until such time that the petitioner has provided additional information to the Planning Department.

Yes: All present (8)  
Absent: Vleck

**MOTION CARRIED**

## ZONING ORDINANCE TEXT AMENDMENT

6. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 240) – Amendment to Article 43, Board of Zoning Appeals Provisions

Mr. Savidant reviewed the proposed Zoning Ordinance Text Amendment relating to the Board of Zoning Appeals (BZA) provisions. The draft text states that the Planning Commission shall not grant Preliminary Site Plan Approval nor make a recommendation on the variance.

Mr. Forsyth gave a brief explanation on the separate and distinct powers of the Planning Commission and Board of Zoning Appeals. He indicated the intent of the proposed language is to avoid the Planning Commission telling the Board of Zoning Appeals what to do. Mr. Forsyth discussed the role of the Planning Commission member as a representative on the Board of Zoning Appeals in relation to consideration by both entities of a particular item.

There was further discussion on individual opinions expressed by Planning Commission members and the transmittal of those opinions to the BZA through prepared meeting minutes.

### PUBLIC HEARING OPENED

No one was present to speak.

### PUBLIC HEARING CLOSED

### **Resolution # PC-2009-08-073**

Moved by: Ullmann  
Seconded by: Edmunds

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that Article 43, BOARD OF ZONING APPEALS, pertaining to the requirement of Planning Commission review for items that require site plan approval and a variance(s), prior to being considered by the Board of Zoning Appeals, be amended as printed on the proposed Zoning Ordinance Text Amendment.

Yes: All present (8)  
Absent: Vleck

### **MOTION CARRIED**

## **STUDY ITEMS**

7. **POTENTIAL SITE CONDOMINIUM PROJECT** – Former Hidden Parc Site Condominium, West Side of John R, South of Long Lake, Section 14

Mr. Savidant gave a brief history of the site condominium project and noted preliminary approval has expired. He said Chris Cousino of DEI Properties requested an opportunity to discuss potential development of the site and would like feedback from the Planning Commission on two proposed alternative layouts. Mr. Savidant reported the Engineering Department reviewed the two alternatives and recommends the layout without the connection to Luisa Drive.

Chris Cousino of DEI Properties, 12955 - 23 Mile Road, Shelby Township, was present. Mr. Cousino proposes to improve access into and circulation throughout the development by reducing the two lengthy cul-de-sacs and adding an additional street connection on John R. He said both proposed alternative layouts would yield 32 units, and both alternatives would have two street connections with John R and a stub street terminating at the northern property line. One alternative layoff has an additional street connection with Luisa Drive to the south.

Discussion followed. Members encouraged the petitioner to provide open space and make improvements to storm water management including creating amenities out of detention basins, should topography permit.

8. **ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 239)** – Amendment to Article 28, Used Car Sales in M-1

Mr. Savidant gave a quick review of the proposed Zoning Ordinance Text Amendment relating to used car sales in the M-1 zoning district. He introduced five discussion points and sought direction from the members in the effort to craft draft language. Mr. Savidant acknowledged receipt of a communication from David Kosuth and Scott Baker of The Dako Group, which was distributed to members prior to the beginning of tonight's meeting. Mr. Savidant stated there is interest by three parties to sell previously owned cars in the M-1 zoning district, and noted each party has a different and unique approach.

Discussion followed on:

- Accessory or principal use.
- Types of vehicles.
- Storage and display.
- Minimum area of sales operation.
- Minimum size, minimalist, or no office/building on site.

Chair Schultz opened the floor for public comment.

Scott Baker of The Dako Group, 2966 Industrial Row, Troy, was present. Mr. Dako gave a brief history of the classic car business headquartered in Troy. The Dako Group would like an outdoor display of six to eight vehicles. Mr. Baker indicated vehicles displayed or stored outside would be in excellent condition and displayed in an appropriate and classy manner with no banner flags or promotional items. It was noted that the display of vehicles would be on an exterior street.

Elvis Martin of 2033 Austin Street, Troy, was present. Mr. Martin has been in the public auto auction business for six years. Mr. Martin proposes to run a public auto auction out of a facility located on Austin (an interior street). The 12,000 square-foot facility has plenty of parking and setback. Mr. Martin said there would be no exterior display of vehicles. He would like to sell motorcycles and ATV's in addition to cars and light trucks.

Chair Schultz closed the floor for public comment.

The following was agreed upon:

- Operation can be accessory use.
- Sale of cars and light trucks only (definition of light truck tbd).
- Special Use Approval required for all sales.
- No reduction to 50-foot setback.
- Avoid concentration of operations.
- Permanent structure required.
- Provide amenities, public space, streetscape, landscaping.
- Further discussion on requirements and restrictions.

9. BIG BEAVER ROAD DEVELOPMENT GUIDELINES AND DESIGN STANDARDS  
– Discussion with Representatives of Carlisle/Wortman Associates, Inc.

Mr. Branigan reviewed a series of draft illustrations detailing public street design standards for the Big Beaver Road Development Guidelines and Design Standards.

A short discussion followed.

10. CHARTER TOWNSHIP OF SHELBY – DRAFT 2009 MASTER PLAN UPDATE –  
Review and Comment

Mr. Savidant reported the Charter Township of Shelby Draft 2009 Master Plan Update is not inconsistent with the City of Troy Master Plan.

**Resolution # PC-2009-08-074**

Moved by: Edmunds  
Seconded by: Strat

**RESOLVED**, The Charter Township of Shelby Planning Commission prepared the Charter Township of Shelby Draft 2009 Master Plan Update; and,

**WHEREAS**, The Charter Township of Shelby Draft 2009 Master Plan Update will have no impact on the City of Troy; and,

**WHEREAS**, The Charter Township of Shelby Planning Commission provided a copy of the Charter Township of Shelby Draft 2009 Master Plan Update to the City of Troy Planning Commission for their review and comment, as required by Section 41 of Public Act 33 of 2008, as amended, known as the Michigan Planning Enabling Act; and,

**NOW, THEREFORE, BE IT RESOLVED**, That the City of Troy Planning Commission determined that the Charter Township of Shelby Draft 2009 Master Plan Update is not inconsistent with the Master Plan of the City of Troy; and,

**BE IT FURTHER RESOLVED**, That the City of Troy Planning Commission hereby supports the proposed Charter Township of Shelby Draft 2009 Master Plan Update.

Yes: All present (8)  
Absent: Vleck

#### **MOTION CARRIED**

#### **OTHER BUSINESS**

11. **PUBLIC COMMENT** – Items on Current Agenda

There was no one present who wished to speak.

12. **PLANNING COMMISSION COMMENT**

There was a brief discussion on the requirement for architecturally sealed site plans.

Mr. Edmunds addressed two training workshops he attended through Michigan Citizen Planner; Adaptive Reuse and Growth Through Green Development.

Mr. Tagle will attend the LEED seminar sponsored by U.S. Green Building Council (USGBC) in September.

Messrs. Branigan and Savidant addressed the transition in the preparation of Agenda items.

Mr. Miller addressed:

- CWA attendance at Planning Commission meetings.
- Michigan Association of Planning (MAP) Annual Conference and registration.
- September schedule of meetings.

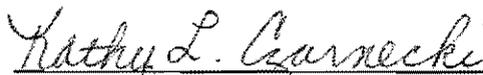
Chair Schultz announced that Councilwoman Robin Beltramini will be a guest speaker at the September 1, 2009 Special/Study meeting. Ms. Beltramini, President of the Michigan Municipal League, will give a presentation on Form Based Codes.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:07 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Robert M. Schultz, Chair

  
\_\_\_\_\_  
Kathy L. Czarniecki, Recording Secretary

G:\Planning Commission Minutes\2009 PC Minutes\Final\08-25-09 Special Study Meeting\_Final.doc