

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on November 10, 2009, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

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

Also Present:

R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Stephen Dearing, Orchard Hiltz & McCliment (OHM)
Kathy Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2009-11-089

Moved by: Edmunds
Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. MINUTES – October 27, 2009 Special/Study Meeting

Resolution # PC-2009-11-090

Moved by: Maxwell
Seconded by: Sanzica

RESOLVED, To approve the minutes of the October 27, 2009 Special/Study meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEWS

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 133-E) – Proposed Sheffield Office Complex Deviation from Parking, North side of Big Beaver, West of Cunningham Drive and East of Caswell, Section 19, Currently Zoned O-M (Office Mid-Rise) and P-1 (Vehicular Parking) Districts

Mr. Savidant introduced the request for parking deviation indicating there are no proposed improvements to the site. He briefly addressed:

- Parking analysis prepared by Orchard Hiltz & McCliment (OHM), the City's Traffic Consultant.
- Parking analysis prepared by Wells + Associates.
- Report prepared by Carlisle/Wortman Associates (CWA), the City's Planning Consultant.

Mr. Branigan addressed Section 40.20.12 of the Zoning Ordinance that relates to parking regulations, and indicated the site is currently under-parked. Mr. Branigan introduced Steve Dearing of OHM and addressed the Urban Land Institute (ULI) parking standards.

Mr. Branigan reviewed the applicant's request for a reduction of 646 parking spaces. He reported the petitioner is not clear as to the reason for the desired reduction, but it is understood it might be to accommodate a change in use for some square footage from traditional office to medical office, and to potentially allow for additional development on the site in the future.

Mr. Branigan reviewed the different methods and multipliers used by OHM and Wells + Associates. OHM recommends the City use the ULI parking calculations, and CWA concurs it is a reasonable approach to determining parking need on the site. The OHM report states that the general office space would be parked at a rate of 3.29 spaces per 1,000 square feet and medical office space would be parked at a rate of 4.5 spaces per 1,000 square feet. Mr. Branigan recommended that the Planning Commission grant a parking deviation of 459 spaces from the Zoning Ordinance requirements resulting in a total of 2,124 spaces. This is consistent with the OHM parking analysis review letters dated October 30, 2009 and November 4, 2009.

Mr. Hutson asked if the number of parking spaces could increase in the future, once a reduction is granted.

Mr. Branigan replied the reduction would be permanent.

Mr. Forsyth agreed that as a general rule a parking deviation stands.

Mr. Hutson asked what affect a potential change in use would have on a parking reduction.

Mr. Branigan replied the petitioner would be required to come before the Planning Commission with another parking deviation request should there be a change in use.

There was discussion on the following:

- Shopping center parking standards as relates to restaurant and mixed uses.
- Parking deviation goes with the land.
- Change of use in relation to parking requirements.
- Relationship of the subject site to the Big Beaver Corridor Study.
- Land banking.

Hunter Richardson of Richardson Development Group, 11921 Freedom Drive, Reston, Virginia, was present to represent the petitioner. Mr. Richardson presented a PowerPoint outline of their parking data and intent. He indicated they are not in agreement with the parking standards recommended by the City, but are prepared to accept the recommendation of City Management. Mr. Richardson said the parking reduction would allow more latitude in leasing and would provide opportunity to attract other users.

Resolution # PC-2009-11-091

Moved by: Vleck

Seconded by: Maxwell

RESOLVED, The Planning Commission hereby approves a reduction in the number of required parking spaces on the Sheffield Office Complex site to 2,124 when a total of 2,583 spaces are required based on the off-street parking space requirements for the facility, as per Article XL. This 459-space reduction is justified based on excess parking spaces on the site, as demonstrated in the Parking Analysis prepared by Wells + Associates, dated July 28, 2009. The parking reduction request meets the standards of Article 40.20.12.

Yes: Edmunds, Maxwell, Sanzica, Schultz, Strat, Tagle, Ullmann, Vleck

No: Hutson

MOTION CARRIED

Mr. Hutson voted no because the petitioner did not disclose a specific use in relation to the parking deviation request. He briefly addressed the current Zoning Ordinance parking standards with respect to under-parked sites.

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 802-B) – Proposed Troy Sports Center Deviation from Parking, Northwest corner of John R and Big Beaver, Section 23, Currently Zoned B-2 (Community Business) District

Mr. Savidant introduced the request for parking deviation indicating there are no proposed improvements to the site but there is a change in tenants. He briefly addressed:

- Parking analysis prepared by Professional Engineering Associates (PEA).
- Parking analysis prepared by Orchard Hiltz & McCliment (OHM), the City's Traffic Consultant.
- Report prepared by Carlisle/Wortman Associates (CWA), the City's Planning Consultant.

Mr. Branigan addressed shared parking and reviewed Section 40.20.12 of the Zoning Ordinance that relates to parking regulations. He indicated the petitioner seeks a 242-space reduction to allow for existing uses as well as two tenant changes. Mr. Branigan reviewed the ULI parking calculations and shared parking methodology, and reported that CWA concurs with the report prepared by OHM. CWA recommends that the Planning Commission grant a parking reduction of 242 spaces.

Chair Schultz questioned if the parking calculations reflect the addition constructed on the Sports Center.

Dennis Bostick of Troy Sports Center, 1819 E. Big Beaver, Troy, was present. Mr. Bostick stated that the parking calculations reflect the building as it stands. He indicated there is more than enough parking on site. He further addressed the two new tenants.

Mr. Strat addressed a parking concern for a retail center on Crooks Road that has numerous restaurants on site.

Mr. Hutson indicated his appreciation of shared parking on the site.

Resolution # PC-2009-11-092

Moved by: Hutson

Seconded by: Strat

RESOLVED, The Planning Commission hereby approves a reduction in the number of required parking spaces on the Troy Sports Center site to 1,192 when a total of 1,434 spaces are required based on the off-street parking space requirements for the facility, as per Article XL. This 242-space reduction is justified based on shared parking on the mixed-use site, as outlined in the Parking Analysis prepared by PEA and dated October 7, 2009. The parking reduction request meets the standards of Article 40.20.12.

Yes: All present (9)

MOTION CARRIED

OTHER BUSINESS

7. **APPROVAL OF 2010 PLANNING COMMISSION MEETING SCHEDULE**

Chair Schultz announced that City Management suggests that the Planning Commission schedule only two meetings per month for 2010, in light of the downturn in the economy. It is recommended that Regular meetings be scheduled on the second Tuesday of each month and Special/Study meetings be scheduled on the fourth Tuesday of each month.

Mr. Savidant said additional meetings could be scheduled, if warranted.

There was discussion on whether the revised meeting schedule would provide enough time to accomplish the re-write of the Zoning Ordinance.

Mr. Savidant asked CWA to prepare a timetable/meeting schedule to address the comprehensive Zoning Ordinance re-write.

Mr. Branigan announced his office schedule at City Hall, and confirmed he would provide a projected schedule on the Zoning Ordinance re-write.

Mr. Sanzica suggested to schedule a Special/Study meeting for a presentation on stormwater standards.

Resolution # PC-2009-11-093

Moved by: Edmonds
Seconded by: Hutson

RESOLVED, That the Troy City Planning Commission hereby establishes the following schedule for their meetings during the calendar year 2010:

1. Regular Meetings will be held on the second Tuesday of each month.
2. Special/Study Meetings will be held on the fourth Tuesday of each month, as necessary, with the exception of December 28.
3. If additional Special/Study Meetings become necessary, alternate Special/Study Meeting dates may be set at the discretion of the Commission.

Yes: All present (9)

MOTION CARRIED

8. **PUBLIC COMMENTS** – Items on Current Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENTS

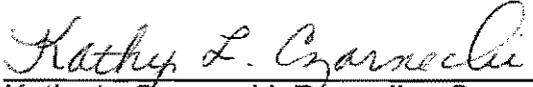
There were brief comments relating to wind energy.

The Regular Meeting of the Planning Commission adjourned at 8:41 p.m.

Respectfully submitted,



Robert M. Schultz, Chair



Kathy L. Czarnecki, Recording Secretary

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