The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on June 22, 2010 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
Lon M. Ullmann

Absent:
John J. Tagle
Mark J. Vleck

Also Present:
R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Wanda Norman, Planning Department Intern
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

***Resolution # PC-2010-06-039***
Moved by: Schultz
Seconded by: Maxwell

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

Yes: All present (7)
Absent: Tagle, Vleck

**MOTION CARRIED**

3. APPROVAL OF MINUTES

***Resolution # PC-2010-06-040***
Moved by: Sanzica
Seconded by: Edmunds

***RESOLVED***, To approve the minutes of the June 8, 2010 Regular meeting as prepared.

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

**MOTION CARRIED**

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Edmunds reported on the June 15, 2010 Board of Zoning Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant announced there has been no recent meeting of the Downtown Development Authority.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the following items, approved by City Council at their June 21, 2010 meeting.

- Special Use Request and Preliminary Site Plan Approval (File Number SU 379) – Big Beaver Tavern Outdoor Seating, 645 E. Big Beaver.
- Rezoning Request (File Number Z 737) – Troy Sports Center, Northwest Corner of John R and Big Beaver, from O-1 to B-2.

Mr. Savidant announced that a joint meeting with the City of Birmingham is tentatively scheduled on Wednesday, July 14, 2010, at 6:00 p.m. to consider Preliminary Site Plan approval of the transit center.

Mr. Branigan addressed the status of the Zoning Ordinance re-write.

## PRELIMINARY SITE PLAN REVIEWS

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 962) – Proposed InPro Insurance Group Office Building Addition, North side of Big Beaver Road, East of John R (2095 E. Big Beaver), Section 24, Currently Zoned O-1 (Office Building) District (Consent Judgment)

Mr. Branigan gave a report on the proposed Preliminary Site Plan and request to install a compressed oxygen tank for a new tenant. The applicant proposes to vacate existing cross access easements to accommodate the oxygen tank. Mr. Branigan addressed the two existing cross access easements at 2051 and 2095 E. Big Beaver that are now obsolete as a result of established uses and build out of both sites. He indicated support to vacate both easements.

Mr. Branigan said the Board might want to consider asking the applicant to provide a cross access easement to the east, for which a Planned Unit Development (PUD) is approved. He addressed two potential issues in requesting a cross access easement to the east:

- No major regional benefit (no cross access to the west).
- The site would lose four (4) parking spaces.

Mr. Branigan confirmed departmental reviews indicated no special comments or special requirements for housing an oxygen tank on site.

Discussion followed on a cross access easement to the east:

- Intent of PUD site plan approval to provide cross access easement.
- Standard City procedure for cross access easements.
- Physical improvements relating to cross access easements.
- Loss of parking spaces; no parking study completed.
- Condition(s) to site plan approval; retain existing parking until such time that PUD is constructed.
- Cut-through traffic.
- Site maneuverability.
- Future redevelopment.

Chair Hutson expressed concern with the applicant's parking lot turning into a thoroughfare for the PUD.

Mr. Branigan said the Planning Department discussed that point. He said basically if the site were to re-develop as another use other than office, the cross access easement might make more sense. With the existing use, the cross access easement might be used only for short distance driving/parking and cut-through traffic to avoid potential traffic queuing on the PUD site.

David Goodman, owner of Goodman Investments and InPro Insurance Group, of 2840 Ashbury Drive, Troy, was present. Mr. Goodman addressed a cross access easement to the east. He asked the Board to take into consideration the existing masonry wall in the parking lot and the loss of parking spaces. He addressed the building tenancy as relates to the number of employees and parking needs. He also addressed the maneuverability of delivery trucks on site.

***Resolution # PC-2010-06-041***
Moved by: Schultz
Seconded by: Strat

***WHEREAS,*** The Planning Commission recommends to City Council that Preliminary Site Plan Approval, as requested for the proposed InPro Insurance Group Office Building Addition, located on the north side of Big Beaver, east of John R, in Section 24, within the O-1 zoning district, be granted, subject to the following conditions:

1. A cross access easement is granted to the property to the east in the northeast corner of the InPro Insurance Group property. InPro Insurance Group shall execute an agreement to construct same at the City's request.
2. That a parking adjustment of four (4) spaces is granted per Section 40.20.12.

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

**MOTION CARRIED**

Chair Hutson said his no vote is based on his concern expressed during discussion.

9. PRELIMINARY SITE PLAN REVIEW (File Number SP 960) – Proposed Vehma International Improvements, Northwest Corner of Stephenson Hwy and Rankin (1055 Stephenson Hwy), Section 35, Currently Zoned M-1 (Light Industrial) District

Mr. Branigan briefly reviewed the Planning Consultant report and noted the Preliminary Site Plan meets all Zoning Ordinance requirements.

Kevin Biddison of Biddison Architecture, 850 Stephenson Highway, Troy, was present.

Thomas Kemp of Kemp & Peyerk Development, 275 W. Girard, Madison Heights, was present.

There was discussion on:
- Stormwater management.
- Screening of vehicles from Stephenson Highway.

Mr. Branigan stated the regional stormwater retention for the property is in need of improvements, and noted the Planning Commission does not have the ability to condition site plan approval on that provision.

Mr. Biddison informed the members that construction of a berm along Stephenson Highway would impact existing trees in that area.

Mr. Kemp expressed willingness to work with the Planning Commission to screen vehicles along Stephenson, but he would like to retain the existing trees.

There was a brief discussion on the design of a berm and working around the existing trees.

Mr. Forsyth reminded the members of their role as Planning Commissioners. He noted the Preliminary Site Plan application for consideration this evening meets all requirements of the Zoning Ordinance. He said the Board can ask the petitioner to voluntarily construct a berm, but it is not a requirement.

***Resolution # PC-2010-06-042***
Moved by: Maxwell
Seconded by: Sanzica

***WHEREAS,*** That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed Vehma International Improvements, located on the Northwest corner of Stephenson and Rankin (1055 Stephenson), in Section 35, within the M-1 zoning district, be granted.

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

**MOTION FAILED**

***Resolution # PC-2010-06-043***
Moved by: Schultz
Seconded by: Hutson

***MOVE,*** To reconsider Resolution # PC-2010-06-042.

Yes: All present (7)
Absent: Tagle, Vleck

**MOTION CARRIED**

***Resolution # PC-2010-06-044***
Moved by: Schultz
Seconded by: Hutson

***WHEREAS,*** That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed Vehma International Improvements, located on the northwest corner of Stephenson and Rankin (1055 Stephenson), in Section 35, within the M-1 zoning district, be granted, subject to the following conditions:

1. The petitioner has volunteered to place a berm along the Stephenson Road frontage to screen the majority of vehicles from view from Stephenson.
2. That existing trees shall remain.

Discussion on the motion on the floor.

Following a brief discussion, it was noted that should the petitioner discover the berm too cumbersome to construct with the existing trees, the petitioner would be required to come back before the Planning Commission with a revised site plan.

Vote on the motion on the floor.

Yes: All present (7)
Absent: Tagle, Vleck

**MOTION CARRIED**

## OTHER BUSINESS

10. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENTS

Mr. Ullmann addressed water quality with respect to future redevelopment.

Mr. Edmunds reported briefly on his attendance at the New Economy Series of free classes, as well as his accreditation with the Citizens Planner group. He distributed booklets *Chasing the Past, or Investing in our Future* published by Land Policy Institute. Mr. Edmunds also thanked Mr. Savidant on forwarding via email the Birchler Arroyo presentation.

Mr. Maxwell shared film clips of deer "residing" in his back yard. He asked that discussion of the deer population be placed on a future study meeting agenda.

Mr. Forsyth said that effective July 1, the City Attorney's office is implementing its rotation of legal representation on Boards and Committees. Mr. Forsyth will represent the Board of Zoning Appeals, and Mr. Motzny will represent the Planning Commission.

Everyone thanked Mr. Forsyth for his legal insight and wisdom.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 8:23 p.m.

Respectfully submitted,

Michael W. Hutson, Chair

Kathy L. Czarnecki, Recording Secretary

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