

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on July 13, 2010, 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 (arrived 7:40 p.m.)

Also Present:

R. Brent Savidant, Acting Planning Director  
Allan Motzny, 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-2010-07-045**

Moved by: Schultz  
Seconded by: Tagle

RESOLVED, To approve the Revised Agenda, as prepared.

**Resolution # PC-2010-07-046**

Moved by: Edmunds  
Seconded by: Ullmann

**RESOLVED**, To amend the motion on the floor to add to the agenda discussion on the Transit Center as Agenda item #8-B.

Discussion on the motion on the floor.

Chair Hutson stated that discussion on the transit center might be more appropriate at the joint meeting with Birmingham on July 14<sup>th</sup> when representation from all professions is present and available to address questions and concerns.

Mr. Ullmann expressed a desire to discuss some points tonight prior to the joint meeting.

Vote on the amendment to the motion on the floor.

Yes: Edmunds, Maxwell, Sanzica, Strat, Tagle, Ullmann  
 No: Hutson, Schultz  
 Absent: Vleck (arrived 7:40 p.m.)

**MOTION CARRIED**Vote on **Resolution # PC-2010-07-045**, as amended.

Yes: All present (8)  
 Absent: Vleck (arrived 7:40 p.m.)

**MOTION CARRIED**3. MINUTES**Resolution # PC-2010-07-046**

Moved by: Sanzica  
 Seconded by: Schultz

**RESOLVED**, To approve the minutes of the June 22, 2010 Special/Study meeting as prepared.

Yes: Edmunds, Hutson, Maxwell, Sanzica, Schultz, Strat, Ullmann  
 Abstain: Tagle  
 Absent: Vleck (arrived 7:40 p.m.)

**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 899 A) – Proposed Automation Alley Addition, West side of Bellingham, South of Big Beaver (2675 Bellingham), Section 26, Currently Zoned R-C (Research Center) District

Mr. Branigan presented a summary of the Planning Consultant report on the proposed Preliminary Site Plan application. Mr. Branigan addressed the 42 parking spaces proposed for future use and the 22 spaces along the south boundary that encroach into the neighboring site. Mr. Branigan said the existing 76 parking spaces provide more than enough parking to accommodate the existing use and expanded use.

Mr. Branigan expressed support of the request and recommends the Planning Commission approve the Preliminary Site Plan application with the condition to eliminate the proposed parking spaces along the south boundary.

[Mr. Vleck arrived at 7:40 p.m.]

The petitioner, Randall DeRuiter of Synergy Group, 39400 Woodward Avenue, Bloomfield Hills, was present.

Ken Rogers, Executive Director of Automation Alley, was also present.

Mr. DeRuiter requested consideration to approve the parking to the south, conditioned upon securing a cross access easement in the future.

Mr. Savidant said it is required to designate a cross access easement on the site plan at the time of site plan approval.

Mr. Branigan explained that should approval of the site plan be conditioned on securing a cross access easement in the future, and the easement was not secured, then the site plan would be rendered invalid because the condition of the site plan was not met.

Mr. Savidant gave a brief explanation of the administrative process of Preliminary Site Plan approval.

**Resolution # PC-2010-07-047**

Moved by: Schultz

Seconded by: Strat

**RESOLVED**, That Preliminary Site Plan Approval for the proposed Automation Alley addition, located on the west side Bellingham, south of Big Beaver Road (2675 Bellingham), Section 26, within the R-C zoning district, be granted, subject to the following condition:

1. Submittal of a revised site plan indicating the elimination of the denoted future parking along the south boundary of the property.

Yes: All present (9)

**MOTION CARRIED**

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 949 A) – Proposed Troy Marketplace Parking Reduction, Southwest Corner of Big Beaver and Rochester Roads, Section 27, Currently Zoned B-2 (Community Business) District

Mr. Branigan presented a summary of the Planning Consultant report on the proposed Preliminary Site Plan application. He addressed the parking and parking calculations for restaurants. Mr. Branigan expressed support of the request and recommends the Planning Commission approve the parking modification, permitting the site to go from a 201-space deficiency to a 218-space deficiency.

Mr. Maxwell asked (1) if there were any registered complaints on parking at the site, and (2) how many parking spaces are allotted for the health club.

Mr. Branigan said he is not aware of any complaints relating to parking. He indicated his personal observation is that the site has plenty of parking as well as easily accessible parking. Mr. Branigan indicated the health club has plenty of parking also because the major retail space next to them is vacant. He replied that based on the report provided, the estimated peak demand for parking at the health club on a weekend, including employees, could be as high as 527.

Mike Sullivan of Ramco-Gershenson, 31500 Northwestern Highway, Farmington Hills, was present to represent the petitioner.

**Resolution # PC-2010-07-048**

Moved by: Edmunds

Seconded by: Schultz

**RESOLVED**, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed Troy Marketplace uses to 1,438 when a total of 1,656 spaces are required on the site based on off-street parking space requirements, as per Article XL. This 218-space reduction is justified through the application of ULI parking methodology, as outlined in the Technical Memorandum prepared by PEA.

**THEREFORE BE IT RESOLVED**, That Preliminary Site Plan Approval for the proposed uses, located on the southwest corner of Big Beaver and Rochester Road, Section 27, within the B-2 zoning district, be granted.

Yes: All present (9)

**MOTION CARRIED**

7. PRELIMINARY SITE PLAN REVIEW (File Number SP 963) – Proposed North Troy Park Association, Southwest Corner of South Boulevard and Rochester Road, Section 3, Currently Zoned O-1 (Office Building) District

Mr. Branigan presented a summary of the Planning Consultant report on the proposed Preliminary Site Plan application. He addressed the parking and parking calculations. Mr. Branigan expressed support of the request and recommends the Planning Commission approve the parking modification, conditioned on the restriction that the usable square footage for 6915 Rochester and 89 South Boulevard be limited to 65% of the gross square footage.

Ron Radcliffe of Trivest Management Services, Rochester, was present to represent the petitioner. He indicated that co-owners of the property were present also.

**Resolution # PC-2010-07-049**

Moved by: Schultz

Seconded by: Strat

**RESOLVED**, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed medical office uses to 143 when a total of 193 spaces are required on the site based on off-street parking space requirements, as per Article XL. This 50-space reduction is justified through the application of ULI and ITE methodologies, as outlined in the Parking Space Analysis prepared by Nowak & Fraus.

**THEREFORE BE IT RESOLVED**, That Preliminary Site Plan Approval for the proposed medical office uses, located on the southwest corner of South Boulevard and Rochester Road, Section 3, within the O-1 zoning district, be granted, subject to the following condition:

1. That the usable square footage be limited to 65% for the final build out of 89 South Boulevard and 6915 Rochester Road.

Yes: All present (9)

**MOTION CARRIED**

## **SPECIAL USE REQUEST**

8. **PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 381)** – Proposed Renaissance Fencing Club, North of Maple, West of Livernois (408 Oliver), Section 28, Currently Zoned M-1 (Light Industrial) District

Mr. Branigan presented a summary of the Planning Consultant report on the proposed Special Use and Preliminary Site Plan application. He addressed the proposed re-occupancy of the vacant industrial building with respect to site improvements, occupancy, special use request and parking, inclusive of a shared parking agreement with the adjacent landowner. Mr. Branigan indicated a landscape plan is not required, but brought to the attention of the members that there are no street trees on site. He recommends that as a Special Use, the Planning Commission require the applicant to provide three street trees as a condition to site plan approval.

Mr. Branigan expressed support of the Special Use and Preliminary Site Plan application and recommends the Planning Commission approve the application with conditions that the single class size is limited to 35 students, that tournaments are held only on weekends, and that three street trees are provided along Oliver Street.

Mr. Schultz noted that it might be to the property owner's advantage to seek and receive the required variances for the legal nonconformities.

It was calculated that the class size could be increased to 45 students to correlate to the number of parking spaces provided.

Mr. Edmunds addressed the shared access road on site and the sign displayed for overflow parking.

Mr. Savidant said City staff would look into the matter to assure that the sign meets City sign ordinance requirements.

Mr. Savidant announced the Planning Department received a letter from H & S Inspection Service of 422 Oliver Drive, a copy of which was distributed to members prior to the beginning of tonight's meeting. The letter, supportive of the Special Use request, addresses concerns with the operation of the club.

Mary Bednar, civil engineer, fencer and coach at Renaissance Fencing Club, was present to represent the petitioner.

Robert Snyder of 408 Oliver, Troy, was also present.

Ms. Bednar addressed the shared parking agreement for overflow parking and class size. She expressed concern with the placement and survival of three street trees, noting the planting area is limited in size. Mr. Bednar also indicated that a sign permit application for the overflow parking sign is in process.

The placement of the three streets trees was briefly discussed. It was noted there is no requirement to plant the trees in a straight line; they could be staggered. The Planning Department will assist the petitioner with the placement of the street trees.

Mr. Snyder said he is not opposed to planting the trees. He just wanted to plant them in the appropriate manner. Mr. Snyder briefly addressed the hardships property owners are facing in the current economy.

#### PUBLIC HEARING OPENED

No one was present to speak.

#### PUBLIC HEARING CLOSED

#### **Resolution # PC-2010-07-050**

Moved by: Sanzica

Seconded by: Vleck

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval, as requested for the proposed indoor commercial recreation use, located north of Maple, west of Livernois (408 Oliver), in Section 28, within the M-1 zoning district, be granted, subject to the following conditions:

1. No more than 45 students shall be permitted in a single class.
2. Tournaments shall be held only on weekends.
3. Three (3) street trees shall be provided along Oliver Street.

Yes: All present (9)

#### **MOTION CARRIED**

8. A REMOVAL OF CONDITION OF PRELIMINARY SITE PLAN REVIEW (File Number SP 960) – Proposed Vehma International Improvements, Northwest corner of Stephenson and Rankin (1055 Stephenson), Section 35, Currently Zoned M-1 (Light Industrial) District

Chair Hutson addressed the item to reconsider the condition placed on Preliminary Site Plan approval for Vehma International Improvements at 1055 Stephenson Highway.

Mr. Strat said he supports the reconsideration of the condition placed on Preliminary Site Plan approval for Vehma. It was his assumption when the item was before the Board for approval that the petitioner was in agreement to the condition.

Chair Hutson noted the initial Preliminary Site Plan met all requirements of the Zoning Ordinance and the parent company did not agree with the condition placed on the approval. Chair Hutson said it would be a disservice to the City to lose a big development to another community because of a condition to place a berm.

Mr. Schultz said he supports the Resolution in front of the Board tonight. He said the paperwork in front of the Board this evening makes it look like the Planning Commission did something nefarious, noting that is not the case. He asked that the record reflect that the petitioner agreed to the berm at the request of the Planning Commission, and it was not demanded of them.

**Resolution # PC-2010-07-051**

Moved by: Schultz

Seconded by: Strat

**WHEREAS**, The Troy Planning Commission performs an essential function for the economic vitality of the City of Troy through its review and approval of preliminary site plans for significant new projects and in-fill projects; and

**WHEREAS**, The Troy Planning Commission, after being presented with a preliminary site plan application from Vehma, granted preliminary site plan approval for a project located at 1055 Stephenson Highway, which is reported to generate 365 new jobs in the City of Troy and significant tax revenue; and

**WHEREAS**, This preliminary site plan approval, approved on June 22, 2010, was conditioned on the construction of a berm adjacent to Stephenson Highway, which although not required by Troy's ordinance, was proposed to screen vehicles from the roadway; and

**WHEREAS**, The developer has requested removal of this condition of the preliminary site plan approval, and has indicated that the imposition of this condition may subsequently impede this significant economic development project.

**NOW THEREFORE, BE IT RESOLVED**, That the Planning Commission hereby REMOVES the requirement for the construction of a berm along Stephenson Highway, which was a condition of the Preliminary Site Plan Approval granted on June 22, 2010 for the proposed Vehma International Improvements.

***BE IT FURTHER RESOLVED***, That the Planning Commission hereby RATIFIES the Preliminary Site Plan Approval for the proposed Vehma International Improvements, located at 1055 Stephenson Highway, on the Northwest corner of Stephenson and Rankin in Section 35, which is within the M-1 zoning district, pursuant to Section 03.30.03 of the Zoning Ordinance.

Yes: All present (9)

**MOTION CARRIED**

8. B TROY/BIRMINGHAM TRANSIT CENTER

Mr. Edmunds said his major concern with the Transit Center Preliminary Site Plan is the lack of elevators, although he commended the staff to show the elevators as an alternate plan. Mr. Edmunds addressed the site plan in relation to the bid process and grant funding, and offered the following Resolution for consideration.

**Resolution # PC-2010-07-**

Moved by: Edmunds

Seconded by:

RESOLVED, That the Planning Commission approves the Preliminary Site Plan review of the Intermodal Transit Center, subject to the following conditions:

1. The plan incorporates two elevators to improve accessibility, as a required and not an alternate bid package component.
2. Staff has requested to revise the site plan components so as to not exceed the grant funding approved for the project.

There was discussion on the following.

- Elevators; not as alternate plan.
- Project costs/expenditures.
- Federal grant funding.
- Safety concerns.
- Zoning Ordinance requirements met.
- Identify concerns, specifically lack of elevators, to City Council.

Mr. Savidant reminded the Planning Commission that its role in the Preliminary Site Plan approval process is to make a recommendation to City Council. He indicated that expenditures for the project is a policy decision by City Council. Mr. Savidant explained the Preliminary Site Plan approval process as a joint venture.

There was no support for the motion on the floor.

**OTHER BUSINESS**

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

There was no one present who wished to speak.

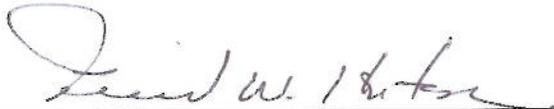
10. **PLANNING COMMISSION COMMENTS**

Mr. Strat welcomed Allan Motzny.

Mr. Schultz acknowledged the sadness of the tragic death of Saif Jameel and extended sincere condolences to the family.

The Regular Meeting of the Planning Commission adjourned at 9:06 p.m.

Respectfully submitted,



Michael W. Hutson, Chair



Kathy L. Czarnecki, Recording Secretary