



CITY COUNCIL ACTION REPORT

DATE: September 26, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services
Mark F. Miller, Planning Director

SUBJECT: Site Plan Review – LTU Solar Decathlon House at Troy Community Center – South of Troy Center Drive, West of Livernois (3179 Livernois), Section 21 – Zoned C-F (Community Facilities) District (File Number SP 943)

Background:

- The applicant, Troy Chamber of Commerce, proposes to relocate a solar house on the Troy Community Center property. The solar house was designed and constructed by students from Lawrence Technological University (LTU) and is the school's entry in the National Solar Decathlon Competition, that has 20 schools competing to build the best solar powered house. In October the house will be on display at the National Mall in Washington, D.C. Following the competition, the roughly 800-square foot structure will be transported to and permanently sited on the Community Center property as an educational exhibit.
- Section 18.80.00(B) gives the City Council the authority for final site plan approval for all site plans for development of public property within the C-F district, following a recommendation from the Planning Commission.
- The Planning Commission recommended approval of the site plan at the September 25, 2007 Special/Study meeting.

Financial Considerations:

- There are no financial considerations for this item.

Legal Considerations:

- City Council has the authority to act on this application.

Policy Considerations:

- Approval of the site plan application would be consistent with City Council Goal I (Enhance the livability and safety of the community), III (Retain and attract investment while encouraging redevelopment) and V (Maintain relevance of public infrastructure to meet changing public needs).

Options:

- City Council can approve or deny the site plan.

Attachments:

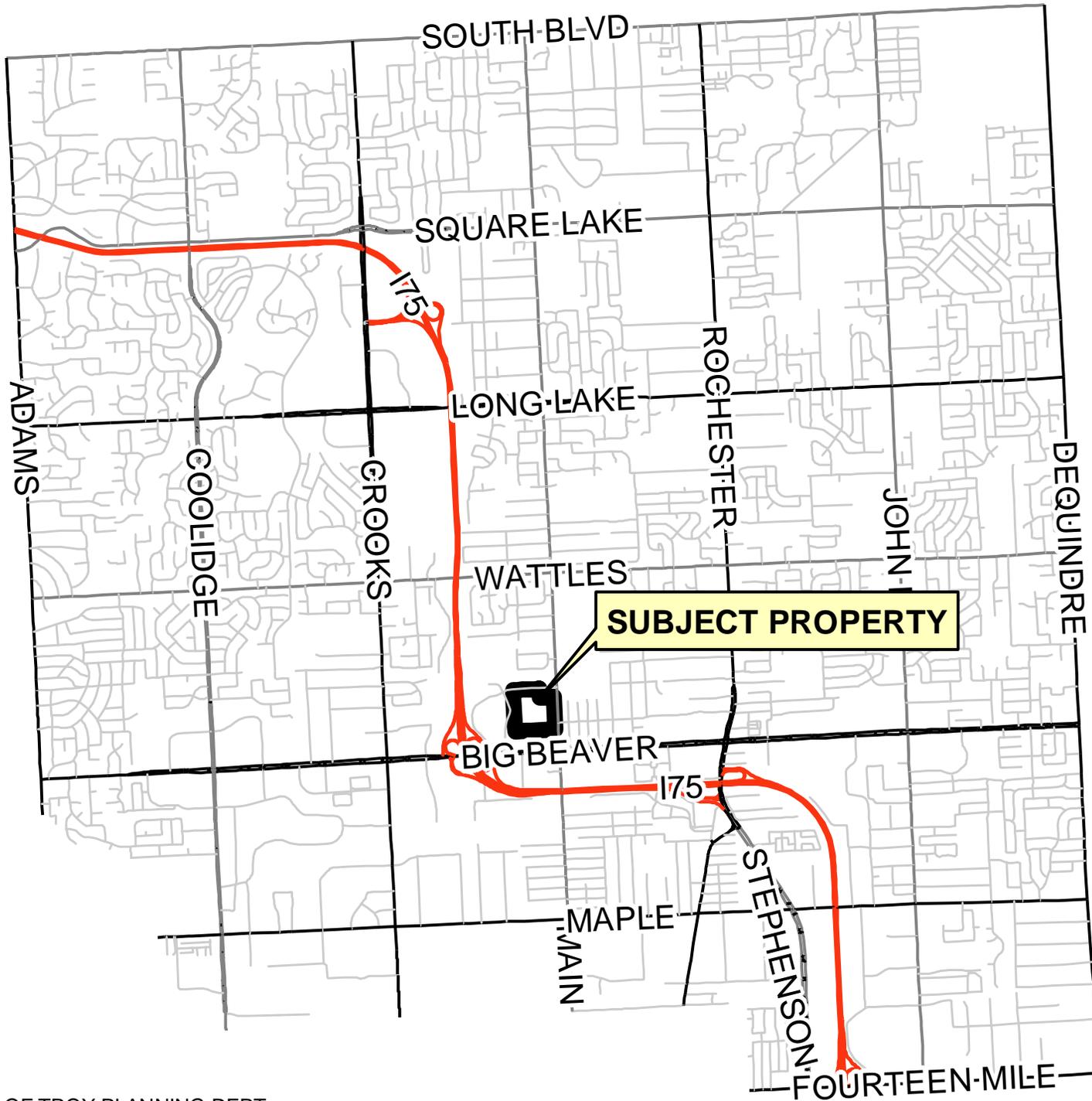
1. Maps.
2. Minutes from the September 25, 2007 Planning Commission Special/Study meeting.
3. Site plan for LTU Solar Decathlon House.

Prepared by RBS/MFM

cc: Applicant
File /SP 943

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CITY OF TROY



SITE PLAN REVIEW
LTU SOLAR DECATHLON HOUSE
W SIDE LIVERNOIS, S OF TOWN CENTER
SEC. 21 (SP-943)

TOWN CENTER

GMIC CENTER

SUBJECT PARCEL

LIVERNOIS

LOUIS

HARTLAND



SITE PLAN REVIEW
LTU SOLAR DECATHLON HOUSE
W SIDE LIVERNOIS, S OF TOWN CENTER
SEC. 21 (SP-943)

O-1

TOWN CENTER

R-1E

CIVIC CENTER

SUBJECT PARCEL

C-F

LIVERNOIS

LOUIS

HARTLAND



OSC

3

SITE PLAN

8. SITE PLAN REVIEW (SP 943) – Proposed LTU Solar Decathlon House at Troy Community Center, West side of Livernois, South side of Troy Center (3179 Livernois), Section 21, Zoned C-F (Community Facilities) District

Mr. Miller presented a summary of the Planning Department report on the proposed site plan, and reported it is the recommendation of City Management to approve the site plan as submitted. Mr. Miller acknowledged representatives from the City, the Chamber of Commerce and Lawrence Technological University (LTU) in the audience.

Brian Murphy, Assistant City Manager/Economic Development Services, introduced the proposed solar house as a great opportunity for the City. He addressed its ultimate use, and its attraction and promotion of green development to residential and business communities. Mr. Murphy thanked all involved to bring the project to the City of Troy.

The petitioner, Michelle Hodges of the Chamber of Commerce, asked support from the Commission to approve the site plan. She said the project is a success story for all involved and addressed the importance of green development. Ms. Hodges talked about the passion she personally witnessed from the LTU students who worked on the project. She thanked everyone involved with the project.

Philip Plowright, Assistant Professor, College of Architecture and Design, Lawrence Technological University, 21000 W. Ten Mile Road, Southfield, spoke highly of the LTU students who developed the solar house as an exhibit to alternative energy for the average homeowner. He identified features of the house, specifically the AC/DC electrical system. Mr. Plowright addressed a two-year study, funded by DTE, which would record data from the house and post statistics on a webpage.

Joseph Veryser, Associate Dean, College of Architecture and Design, Lawrence Technological University, 21000 W. Ten Mile Road, Southfield, addressed the opportunity for green development to go beyond the solar house, and the educational curve the solar house would bring to the community.

John Eckstein of John Tagle Associates, Inc., 5455 Corporate Drive, Troy, addressed the solar house foundation.

Discussed were:

- Uses; educational laboratory, meeting space, children summer camps.
- Exterior signage.
- Informational brochures.
- LEED membership (City).

- Zoning Ordinance compliance.
- Parks and Recreation Department in charge of operation.
- Sustainable material used in the house.
- Future use; easily disassembled.
- Solar Decathlon 2007 competition.
- Public-private partnership.
- Assistance by LTU students with exhibits.
- Fundraising campaigns.

Resolution # PC-2007-09-150

Moved by: Tagle

Seconded by: Strat

RESOLVED, All site plans for the development of public property within the C-F District are subject to the review and recommendation of the Planning Commission and to final review and approval or denial by City Council, as per Section 18.80.00(B) of the City of Troy Zoning Ordinance.

NOW THEREFORE BE IT RESOLVED, That the Planning Commission recommends that Preliminary Site Plan Approval for the proposed Solar House at the Troy Community Center, located south of Troy Center Drive, west of Livernois, located in Section 21, on approximately 33 acres in area, within the C-F zoning district, be granted.

Yes: All present (8)

Absent: Troshynski

MOTION CARRIED

LTU Solar House Site Plans
are included with agenda packets
and available for public viewing at the
City Clerk's Office and the Troy Public Library