

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:31 p.m. on January 8, 2008, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Michael W. Hutson  
Robert Schultz  
Thomas Strat  
John J. Tagle  
Mark J. Vleck (arrived 7:38 p.m.)  
Wayne Wright

Absent:

Lawrence Littman  
Kathleen Troshynski

Also Present:

Mark F. Miller, Planning Director  
R. Brent Savidant, Principal Planner  
Christopher Forsyth, Assistant City Attorney  
Kathy Czarnecki, Recording Secretary

Chair Schultz announced that Mr. Vleck is expected to arrive shortly, and the Resolution to excuse absent members would be acted upon later in the meeting.

2. APPROVAL OF AGENDA

**Resolution # PC-2008-01-001**

Moved by: Wright  
Seconded by: Tagle

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

Yes: Hutson, Schultz, Strat, Tagle, Wright  
Absent: Littman, Troshynski, Vleck (arrived 7:38 p.m.)

**MOTION CARRIED**

3. MINUTES

**Resolution # PC-2008-01-002**

Moved by: Wright  
Seconded by: Strat

**RESOLVED**, To approve the minutes of the December 11, 2007 Regular meeting as printed.

Yes: Hutson, Schultz, Strat, Tagle, Wright  
Absent: Littman, Troshynski, Vleck (arrived 7:38 p.m.)

**MOTION CARRIED**

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

**SPECIAL USE REQUESTS**

5. PUBLIC HEARING SPECIAL USE REQUEST (SU 355) – Proposed A & M Auto and Truck Repair (and Outdoor Storage of Vehicles), West side of Austin, North of Maple (2075 Austin), Section 26 – Zoned M-1 (Light Industrial) District

Mr. Hutson asked to be recused. He disclosed a business relationship with the petitioner.

Mr. Forsyth recommended to table the item until Mr. Vleck is present so there would be a sufficient number of members present for discussion and a vote.

**Resolution # PC-2008-01-003**

Moved by: Wright  
Seconded by: Strat

**RESOLVED**, To table Agenda item #5 until Mark Vleck arrives.

Yes: Hutson, Schultz, Strat, Tagle, Wright  
Absent: Littman, Troshynski, Vleck (arrived 7:38 p.m.)

**MOTION CARRIED**

[See page 4.]

6. PUBLIC HEARING – SPECIAL USE REQUEST (SU 126-B) – Proposed Home Field Sports (Indoor Commercial Recreation and Retail), North side of Maple, West of John R (1785 E. Maple), Section 26 – Zoned M-1 (Light Industrial) District

Mr. Strat said he has no financial interest in the item, but declared he knows the project architect on a social and personal basis.

Mr. Forsyth stated that would not constitute a true conflict of interest.

[Mr. Vleck arrived at 7:38 p.m.]

Mr. Savidant presented a summary of the Planning Department report on the proposed special use. Mr. Savidant specifically addressed the two letters provided by the petitioner as relates to parking spaces and dumpster screening. It is the recommendation of City Management to approve the application with the condition that a parking and cross access agreement shall be prepared prior to Final Site

Plan approval. Mr. Savidant said the Planning Commission has the authority to waive the dumpster screening requirement.

There was general discussion of the recommended condition to provide a cross access agreement.

Corey Silverstein, attorney, of 30150 Telegraph Road, Bingham Farms, was present to represent the petitioner.

The petitioner, Vince Bazarewski of Home Field Sports, LLC, 2887 Chippewa, Troy, was present.

Mr. Strat asked the petitioner to address the size and species of the trees that are proposed for the greenbelt, and if he would be willing to place an additional two trees on the greenbelt. Mr. Strat said he is delighted to see the structure utilized.

Mr. Silverstein said they want the site to be visually appealing to the residents. He indicated willingness to discuss with the landscape architect the possibility of adding additional trees and the additional cost factor to the petitioner.

Mr. Miller stated the Zoning Ordinance requires trees in a landscaped greenbelt to be at least 10 feet in height or a minimum of 2-inch caliber at the time of planting.

#### PUBLIC HEARING OPENED

Lee Ricelli of 6416 Southpointe Drive, Troy, was present. Mr. Ricelli spoke favorably of the proposed special use. His daughter plays softball with the petitioner's daughter, and they utilize indoor facilities in nearby communities to train teams. Mr. Ricelli respectfully asked that no further impositions are placed on the petitioner and that the project go forward in a timely manner.

Robert Allen of 4099 Morehead Drive, Troy, was present. Mr. Allen spoke favorably of the proposed special use. He addressed the excellent opportunity for the City to welcome a much-needed facility.

John Zemmer of 1680 Three Lakes, Troy, was present. Mr. Zemmer spoke favorably of the proposed special use. He said the facility would allow a place to practice and train softball teams year round.

#### PUBLIC HEARING CLOSED

**Resolution # PC-2008-01-004**

Moved by: Vleck  
 Seconded by: Wright

**RESOLVED**, That the Planning Commission hereby approves a reduction in the total number of required parking spaces to fifty (50) when a total of one hundred thirty three (133) spaces are required on the site based on the off-street parking space requirements for indoor commercial recreation uses, as per Article XL. This reduction meets the standards of Article 40.20.12.

**BE IT FINALLY RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 28.30.09 of the Zoning Ordinance, as requested for the proposed indoor commercial recreation facility, located on the north side of Maple, west of John R, in Section 26, within the M-1 zoning district, is hereby granted, subject to the following conditions:

1. A shared parking and cross access agreement shall be prepared prior to Final Site Plan Approval.
2. The Planning Commission has determined that the dumpster is obscured from view from any abutting public street and therefore waives the dumpster screening requirement, as per Section 39.70.09.

Yes: All present (6)  
 Absent: Littman, Troshynski

**MOTION CARRIED**

Mr. Miller clarified the reasoning for requiring a cross access agreement and not a cross access easement.

5. **PUBLIC HEARING SPECIAL USE REQUEST (SU 355)** – Proposed A & M Auto and Truck Repair (and Outdoor Storage of Vehicles), West side of Austin, North of Maple (2075 Austin), Section 26 – Zoned M-1 (Light Industrial) District

Mr. Hutson asked to be recused. He disclosed a business relationship with the petitioner.

[Mr. Hutson exited the meeting.]

Mr. Savidant presented a summary of the Planning Department report on the proposed special use, and reported it is the recommendation of City Management to approve the application with the conditions that 8 greenbelt trees are provided along I-75 and the dumpsters are screened per the requirements of the Zoning Ordinance.

The petitioner, Mario Valente of 999 Rochester Road, Troy, was present. Mr. Valente said they would like to use the facility for the repair and storage of

commercial and recreational vehicles as well as some auto repair. He indicated the facility would have standard operating hours from Monday through Saturday. Mr. Valente addressed the screening from I-75 as relates to the grade difference and the layout of service bays.

#### PUBLIC HEARING OPENED

No one was present to speak.

#### PUBLIC HEARING CLOSED

There was brief discussion on:

- Parallel parking spaces on the east side of Austin.
- Required screening of the dumpster visible from I-75.

#### **Resolution # PC-2008-01-005**

Moved by: Vleck

Seconded by: Strat

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Sections 28.30.07 and 28.30.04 of the Zoning Ordinance, as requested for the proposed Truck Repair and Outdoor Storage Facility, located on the west side of Austin, north of Maple, in Section 26, within the M-1 zoning district, is hereby granted, subject to the following conditions:

1. Provide eight (8) greenbelt trees along I-75, as required by Section 39.70.02.
2. Dumpster screening shall not be required, as per Section 39.70.09.

Yes: Schultz, Strat, Tagle, Vleck, Wright

Absent: Littman, Troshynski

#### **MOTION CARRIED**

[Mr. Hutson returned to meeting.]

### **SITE CONDOMINIUM SITE PLAN**

7. **SITE CONDOMINIUM SITE PLAN REVIEW** – Bryceland Site Condominium, 9 units/lots proposed, East side of Evanswood, North of Square Lake, Section 1, Zoned R-1D (One Family Residential) District

Mr. Miller presented a summary of the Planning Department report on the proposed site condominium revised submittal, and summarized the differences between the two proposed alternative plans. Mr. Miller reported it is the recommendation of City Management to approve the preliminary site plan application version with a 60-foot wide right of way terminating at the southern property line to allow future

connectivity. He noted it is the preference of the petitioner to go forward with the cul-de-sac version.

Mr. Strat disclosed a business relationship with the civil engineer for this project, but indicated there is no financial interest in the project.

Mr. Forsyth stated that would not constitute a true conflict of interest.

Mr. Savidant announced that written communication and photographs received from Cathy Carolan of 6322 Evanswood, Troy, were distributed to Planning Commission members prior to the beginning of tonight's meeting.

Mr. Miller indicated that all property owners adjacent to the subject site were notified of the Public Hearing. Mr. Miller also noted that City Council has final authority to permit the private road.

Carol Thurber of Fazal Khan & Associates, 43279 Schoenherr Road, Sterling Heights, was present to represent the petitioner. Ms. Thurber said there was a meeting with residents and specifically the homeowner to the north to discuss the potential of moving the road to the south end of the property. Mr. Carolan, the homeowner to the north, agreed to run the road on the north side of the property because it offers him the opportunity to divide his parcel in the future. Ms. Thurber indicated that is why no alternate plan showing the road to the south was submitted, as requested. She noted the plan indicates their intent to apply for a sidewalk waiver. Ms. Thurber asked for a favorable recommendation on the layout with the cul-de-sac.

There was discussion on:

- Private road rights.
- Communication from Cathy Carolan, homeowner to the north.
- Dialogue/communication between developer and residents.
- Stormwater control / impact.
- Submittal plans showing alternate road layouts.

Ms. Thurber addressed in detail the proposed retention pond. She indicated that the site plans were provided to the developer with the understanding they would be given to the Carolan's.

Chair Schultz opened the floor for public comment.

Mike Carolan of 6322 Evanswood, Troy, was present. Mr. Carolan, the homeowner to the north of the proposed site condominium project, indicated he did not receive the plans from the developer, but visited City Hall to view the recent submittal. He brought attention to the photographs of existing standing water. Mr. Carolan addressed the potential to provide sewer leads, the utilization of the retention pond in the future, a change in the proposed landscaping, his desire to not have a sidewalk and the type of fencing.

Discussion followed on:

- Potential for sewer leads and receptiveness of developer to provide them.
- Retention pond and its accommodation of future water.
- Landscape revisions to replace arborvitae with junipers.
- Creativity and/or enhancement of the retention pond.

Chair Schultz closed the floor for public comment.

**Resolution # PC-2008-01- [motion withdrawn]**

Moved by: Vleck  
Seconded by: Wright

**RESOLVED**, That the Planning Commission recommends to City Council, that the Preliminary Site Condominium Plan (Section 34.30.00 Unplatted One-Family Residential Development), as requested for Brycewood Site Condominium, including 9 units, including a 28-foot wide road located within a 60-foot wide public right-of-way, terminating into a stub at the southern property line, located on the east side of Evanswood, north of Square Lake Road, Section 1, within the R-1D zoning district, be granted.

FURTHERMORE, the following **design recommendations** are provided to City Management:

1. Sewer leads and retention access shall be given to potential developable lots to the north.
2. A sidewalk waiver be granted abutting the property to the north.
3. Negotiate with the property owner to the north for alternative screening with the possibility of including a screen fence.

**Discussion on the motion on the floor.**

Mr. Hutson said he is not in favor of the motion because (1) a cul-de-sac provides for a water feature and (2) a stub street would prohibit creativity for future development of the acreage to the south.

Mr. Vleck requested to revise the motion on the floor to recommend the cul-de-sac version.

Mr. Wright withdrew his second.

Mr. Vleck withdrew the resolution on the floor.

**Resolution # PC-2008-01-006**

Moved by: Vleck  
 Seconded by: Hutson

**RESOLVED**, That the Planning Commission recommends to City Council, that the Preliminary Site Condominium Plan (Section 34.30.00 Unplatted One-Family Residential Development), as requested for Brycewood Site Condominium, including 9 units, including a 28-foot wide road within a 40-foot wide private street easement, terminating in a cul-de-sac, located on the east side of Evanswood, north of Square Lake Road, Section 1, within the R-1D zoning district, be granted.

FURTHERMORE, the following **design recommendations** are provided to City Management:

1. Sewer leads and retention access shall be given to potential developable lots to the north.
2. A sidewalk waiver be granted abutting the property to the north.
3. The petitioner shall negotiate with the property owner to the north for alternative screening with the possibility of including a screen fence.

Yes: Hutson, Schultz, Strat, Tagle, Vleck  
 No: Wright  
 Absent: Littman, Troshynski

**MOTION CARRIED**

**OTHER BUSINESS**

8. **AMENDMENT OF PLANNING COMMISSION BY-LAWS**

There was discussion on amending the Planning Commission By-laws to include election guidelines. Mr. Miller reviewed a format prepared by the City Clerk's office that is similar to election guidelines followed by the City Council. Of particular discussion was clarification on a "majority" vote.

Upon review of Zoning Ordinance Section 02.10.03, Voting Requirements of the Planning Commission, Mr. Forsyth advised members that election of officers would require a majority vote of the whole body [five votes].

It was further determined that any reference to Election of Officers shall include Board of Zoning Appeals (BZA) Representatives.

**Resolution # PC-2008-01-007**

Moved by: Wright

Seconded by: Strat

**RESOLVED**, That the Planning Commission hereby amends the Planning Commission By-laws by inserting Section 4, as amended, pertaining to the Election of Officers and BZA Representatives, to Article III – Election of Officers and BZA Representatives, as printed in the Planning Department memo dated January 4, 2008.

Yes: All present (6)

Absent: Littman, Troshynski

**MOTION CARRIED**9. **ELECTION OF OFFICERS**

Chair Schultz asked for nominations from the floor for positions of Chair, Vice Chair, BZA Representative and BZA Alternate.

Mr. Strat nominated Mr. Schultz for Chair.

Hearing no further nominations, Chair Schultz declared the nominations for the position of Chair closed.

Mr. Wright nominated Mr. Vleck for Vice Chair.

Hearing no further nominations, Chair Schultz declared the nominations for the position of Vice Chair closed.

Mr. Hutson nominated Mr. Wright for BZA Representative.

Hearing no further nominations, Chair Schultz declared the nominations for the position of BZA Representative closed.

Mr. Tagle nominated Mr. Hutson for BZA Alternate.

Mr. Hutson declined the position.

Mr. Wright nominated Mr. Strat for BZA Alternate.

Hearing no further nominations, Chair Schultz declared the nominations for the position of BZA Alternate closed.

**Resolution # PC-2008-01-008**

Moved by: Tagle  
Seconded by: Hutson

**RESOLVED**, That Mr. Schultz and Mr. Vleck be nominated to serve as Chair and Vice Chair of the Planning Commission, respectively, for 2008, and

**RESOLVED**, that nominations be closed and that these officers be elected, as indicated, and

**RESOLVED**, That Mr. Wright and Mr. Strat be recommended to the City Council as the Planning Commission's Board of Zoning Appeals representative and alternate, respectively, for 2008, and

**BE IT FINALLY RESOLVED**, that nominations be closed and that these officers be recommended to serve, as indicated.

Yes: All present (6)  
Absent: Littman, Troshynski

**MOTION CARRIED**10. **PUBLIC COMMENTS** – Items on Current Agenda

There was no one present who wished to speak.

11. **PLANNING COMMISSION COMMENTS**

The Chair and members expressed a sincere welcome to Mr. Forsyth.

Congratulations were extended to the newly elected officers.

Mr. Vleck thanked members for their confidence and trust in him to serve as Vice Chair.

Mr. Strat commended the Planning Department on the photographs and comprehensive reports provided for tonight's agenda items.

Mr. Wright thanked members for their renewed confidence in him to serve on the Board of Zoning Appeals.

Mr. Hutson commended the Planning Department for the photographs and detailed reports provided for tonight's agenda items.

Mr. Miller addressed (1) the use of photographs in lieu of elevations for the reuse of industrial buildings; (2) the January 22<sup>nd</sup> study meeting to discuss the draft Master Plan; (3) the target date of February 25 for the Master Plan public workshop; and (4) the January 16<sup>th</sup> Downtown Development Association (DDA) workshop at the Columbia Center to discuss strategy for Big Beaver Road Corridor funds.

There was general discussion on the public workshop for the Master Plan.

Mr. Strat questioned the status of screening parking from the road.

Mr. Miller said a Zoning Ordinance text amendment would be necessary.

Mr. Forsyth thanked everyone for the nice reception. He said he is looking forward to working with everyone, and that his predecessor, Sue Lancaster, left big shoes to fill.

**Resolution # PC-2008-01-009**

Moved by: Wright

Seconded by: Vleck

**RESOLVED**, That Members Littman and Troshynski are excused from attendance at this meeting for personal reasons.

Yes: All (6)

Absent: Littman, Troshynski

**MOTION CARRIED**

Chair Schultz said he hopes he was elected as Chair again because of the good job he has done and not because no one wanted the position. He addressed the wider aspect of uses going into existing buildings along the Maple Road corridor.

The Regular Meeting of the Planning Commission adjourned at 8:57 p.m.

Respectfully submitted,

  
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Robert M. Schultz, Chair

  
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Kathy L. Czarnecki, Recording Secretary