

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on March 11, 2008, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Mark Maxwell
 Robert Schultz
 Thomas Strat
 John J. Tagle
 Kathleen Troshynski
 Wayne Wright (arrived 7:38 p.m.)

Absent:

Michael W. Hutson
 Mark J. Vleck

Also Present:

R. Brent Savidant, Principal Planner
 Christopher Forsyth, Assistant City Attorney
 Ron Figlan, Staff Planner
 Kathy Czarnecki, Recording Secretary

Resolution # PC-2008-03-029

Moved by: Troshynski
 Seconded by: Maxwell

RESOLVED, That Members Hutson, Vleck and Wright are excused from attendance at this meeting for personal reasons.

Yes: All present (5)
 Absent: Hutson, Vleck, Wright (arrived 7:38 p.m.)

MOTION CARRIED

Chair Schultz announced that five (5) affirmative votes are required for approval and recommending actions. He indicated a petitioner could request postponement of an item prior to the deliberation of the item.

2. APPROVAL OF AGENDA

Resolution # PC-2008-03-030

Moved by: Strat
 Seconded by: Tagle

RESOLVED, To approve the Agenda as submitted.

Yes: All present (5)
 Absent: Hutson, Vleck, Wright (arrived 7:38 p.m.)

MOTION CARRIED

3. MINUTES

Resolution # PC-2008-03-031

Moved by: Troshynski
Seconded by: Maxwell

RESOLVED, To approve the minutes of the March 4, 2008 Special/Study meeting as presented.

Yes: All present (5)
Absent: Hutson, Vleck, Wright (arrived 7:38 p.m.)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

POSTPONED ITEM

5. SITE PLAN REVIEW (SP 946) – Proposed Rite Aid Pharmacy, Northeast corner of Long Lake and Rochester Road, Section 11, B-2 (Community Business) and H-S (Highway Service) Districts

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

Mr. Savidant 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.

Mark Belmont of Atwell-Hicks, 30575 Bainbridge Road, Solon, Ohio, and John Hennessey of Hennessey Engineers, Inc., 2674 W. Jefferson, Trenton, Michigan, were present to represent the petitioner.

Mr. Belmont addressed the parking spaces, cross access easement and the green features of the proposed site plan.

Mr. Maxwell asked if it would be detrimental to require a right turn only at the northwest exit of the parcel.

Mr. Tagle agreed the access could pose a safety issue and said the cross access easement might exacerbate the situation.

Mr. Belmont replied that Rite Aid would like full access of the exit to eliminate potential stacking of cars on the site. He said the item would have to be revisited by the corporate office if a right turn only sign is required.

Mr. Hennessey noted that the access would eventually be a right turn only at the completion of the Rochester Road improvement in the future.

A short discussion continued. It was agreed to request the City Traffic Engineer to revisit the exit onto Rochester Road for turning abilities.

Chair Schultz addressed the proposed landscaping and asked the petitioner to consider providing an additional three (3) trees.

Mr. Belmont said they would be willing to provide two (2) trees on the north and one (1) tree on the east.

Chair Schultz asked if there are currently cross access easements in place with the adjacent properties.

Mr. Figlan replied that no cross access easements are currently in place.

Chair Schultz questioned the installation of the cross access easement.

Mr. Savidant said it is a practice to require installation of a cross access easement at the time of ongoing construction.

There was a brief discussion on the proposed lighting. It was agreed to request appropriate City departments to revisit the proposed lighting to ensure appropriate shielding and compliance with City standards.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

Chair Schultz closed the floor for public comment.

Resolution # PC-2008-03-032

Moved by: Tagle

Seconded by: Strat

WHEREAS, The Planning Commission hereby approves a reduction in the total number of required parking spaces to forty nine (49) when a total of fifty six (56) spaces are required on the site based on the off-street parking space requirements for retail uses, as per Article XL. This reduction meets the standards of Article 40.20.12.

BE IT FINALLY RESOLVED, That the proposed Rite Aid Pharmacy, located on the northeast corner of Long Lake and Rochester Road, Section 11, approximately 59,829 square feet, within the B-2 and H-S zoning districts, be granted, subject to the following conditions:

1. That the City Traffic Engineer review turning maneuvers for the left turn lane exiting from the northwest corner of the property onto Rochester Road; and
2. That lighting levels be reviewed by the Engineering Department along all perimeter property lines; and
3. That an additional three (3) trees are provided to the north and east landscape buffers.

Yes: All present (6)
Absent: Hutson, Vleck

MOTION CARRIED

SPECIAL USE REQUEST

6. PUBLIC HEARING – SPECIAL USE REQUEST (SU 356) – Proposed Staybridge Hotel, Northeast corner of Maple and Research Drive (1553 E. Maple), Section 26, Zoned B-3 (General Business) District

Mr. Savidant presented a summary of the Planning Department report on the proposed special use request and site plan application. He reported it is the recommendation of City Management to approve the special use request and proposed site plan with the condition that a cross access easement on the property is provided and a joint access drive from Maple Road is provided by the neighboring property owner.

At the request of Mr. Tagle, Mr. Savidant provided an explanation on the City's recommendation to provide a joint access drive from Maple Road.

The petitioner, Hatem Hannawa of 5600 E. Nine Mile Road, Warren, and the property owner, Masoud Sesi of 2392 Hornbeam Drive, Sterling Heights, were present.

Mr. Hannawa briefly addressed the existing conditions and proposed site plan. A color rendering of the proposed hotel was displayed.

There was discussion on the differences in construction materials between the building elevations provided in the site plan submittal and the visual color rendering displayed. The site plan submittal drawings show all four floors as brick. The color rendering shows three floors as brick and the top floor as EFIS (exterior finish insulation system).

Mr. Hannawa said they are proposing brick on the first three floors and EFIS on the fourth floor to break up the materials, but noted that the corporate office mandates brick only on the first floor.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Discussion continued on the building materials.

Resolution # PC-2008-03-033

Moved by: Maxwell

Seconded by: Wright

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 22.30.03 of the Zoning Ordinance, as requested for the proposed hotel, located on the northeast corner of Maple and Research Drive, in Section 26, within the B-3 zoning district, is hereby granted, subject to the following conditions:

1. Provide a cross access easement on the subject property and have the neighboring property owner provide a joint access drive to the subject property from Maple Road, prior to Final Site Plan Approval.
2. That the elevations as depicted on the site plan submittal be approved, and not the rendering presented this evening.

Yes: Maxwell, Schultz, Troshynski, Wright

No: Strat, Tagle

Absent: Hutson, Vleck

MOTION FAILED

Mr. Strat said he likes the rendering and concurs with the petitioner in terms of the design elements. Mr. Strat said two different materials would enhance the design of the hotel. He indicated EFIS is comparable to brick in cost and quality.

Mr. Tagle agreed the rendering is nice, and the building does not look like a lesser product with the EFIS. Mr. Tagle said he would expect the building to look like the rendering in terms of colors and where the EFIS starts and stops on the dormers.

Chair Schultz asked if any member would like to reconsider the item before moving ahead with the next agenda item.

Messrs. Strat and Tagle confirmed that aesthetics is the basis for their preference of the rendering elevation.

Resolution # PC-2008-03-034

Moved by: Strat
 Seconded by: Tagle

RESOLVED, To reconsider the item.

Yes: All present (6)
 Absent: Hutson, Vleck

MOTION CARRIED**Resolution # PC-2008-03-035**

Moved by: Tagle
 Seconded by: Strat

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 22.30.03 of the Zoning Ordinance, as requested for the proposed hotel, located on the northeast corner of Maple and Research Drive, in Section 26, within the B-3 zoning district, is hereby granted, subject to the following conditions:

1. Provide a cross access easement on the subject property and have the neighboring property owner provide a joint access drive to the subject property from Maple Road, prior to Final Site Plan Approval.
2. That the rendered elevations presented to the Commission tonight are acceptable and included as part of the site plan documentation submitted to the Planning Department this evening; and further that the building colors shall match the rendering submitted to the Planning Department this evening.

Discussion on the motion on the floor.

Ms. Troshynski addressed the quality of the material as emphasized by Messrs. Strat and Tagle.

Yes: All present (6)
 Absent: Hutson, Vleck

MOTION CARRIED**REZONING REQUEST**

7. **PUBLIC HEARING – REZONING APPLICATION (Z 730)** – Troy Museum and Historic Village Expansion, North side of Wattles, West of Livernois (109 Lange and 100 W. Wattles), Section 16, From R-1B (One Family Residential) to C-F (Community Facilities) District

Mr. Savidant presented a summary of the Planning Department report on the proposed rezoning application, and reported City Management recommends approval of the rezoning request. Mr. Savidant served as the petitioner on behalf of the City.

PUBLIC HEARING OPENED

John Lavender of 5849 Patterson Drive, Troy, was present. Mr. Lavender is a member of the Troy Historic Society and serves as co-chair of the Heritage Campaign Committee. Mr. Lavender offered to answer any questions the members might have.

PUBLIC HEARING CLOSED

Resolution # PC-2008-03-036

Moved by: Troshynski
Seconded by: Wright

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1B to C-F rezoning request, located on the north side of Wattles, west of Livernois, within Section 16, being approximately 0.925 acres in size, be granted.

Yes: All present (6)
Absent: Hutson, Vleck

MOTION CARRIED

SITE PLAN REVIEW

8. **SITE PLAN REVIEW (SP 947)** – Proposed Spa Renaissance, North side of Big Beaver, between Louis and Troy, Section 22, O-1 (Low Rise Office) District

Mr. Savidant presented a summary of the Planning Department report on the proposed site plan, and referenced a detailed summary provided by the petitioner in relation to the anticipated uses of the facility. Mr. Savidant reported that City Management recommends approval of the site plan as submitted, with the condition to redesign the two parking spaces and trash/loading area on the south side of the western entry drive to provide a 10-foot greenbelt on the east side of Louis. He indicated the redesign would have no impact on the site as relates to City standards.

Mr. Savidant noted the City's Landscape Architect commended the petitioner on one of the nicest landscape plans he has reviewed in the City of Troy.

The petitioners, William Stefani and Jeffrey Williams of 21000 Twelve Mile Road, St. Clair Shores, were present.

Victor Saroki, project architect, of Victor Saroki & Associates Architects, 430 N. Woodward Avenue, Birmingham, was present. Mr. Saroki introduced members of the project team who were in attendance. He addressed the proposed site plan as relates to the Big Beaver Corridor Study, occupancy uses, reduction of parking spaces, building materials, reflecting pond, and the private and discreet practice of plastic surgery. Mr. Saroki said they would accommodate the required 10-foot greenbelt on Louis. Renderings of various elevations were displayed.

Members Troshynski, Tagle, Strat and Schultz complimented the petitioner on the excellence of the proposed site plan.

Mr. Tagle shared some concerns on the proposed reduction in parking spaces. He asked the petitioner to address the occupancy of the building and the use of the conference room.

Chair Schultz and Mr. Strat shared concerns with the parking reduction also.

Dr. Stefani addressed the projected occupancy of the facility in relation to the parking. He indicated the conference room would be used as a consultation room for patients and family as well as occasional educational seminars. Dr. Stefani said a busy day might be 25 people spread out through a 7 to 8 hour day.

Chair Schultz asked if the petitioner would consider placing four (4) additional trees across the north property line to shield the residents.

Mr. Saroki replied he would discuss the additional trees with the landscape architect and petitioners.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

Chair Schultz closed the floor for public comment.

Resolution # PC-2008-03-037

Moved by: Tagle

Seconded by: Strat

RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces to fifty three (53) when a total of seventy one (71) spaces are required on the site based on the off-street parking space requirements for office and retail uses, as per Article XL. This reduction meets the standards of Article 40.20.12.

BE IT FINALLY RESOLVED, That the proposed Spa Renaissance, located on the north side of Big Beaver, between Louis and Troy, Section 22, approximately 1.03 acres, within the O-1 zoning district, be granted, subject to the following conditions:

1. Redesign the two parking spaces and trash/loading area on the south side of the western entry drive so that a 10-foot greenbelt on the east side of Louis can be provided.
2. Consideration be given for an additional four (4) trees along the north property line.

Yes: All present (6)
 Absent: Hutson, Vleck

MOTION CARRIED

ZONING ORDINANCE TEXT AMENDMENT

9. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 233) – Article 03.00.00, Digital Submission Requirements

Mr. Savidant provided a brief review of the proposed zoning ordinance text amendment relating to digital submission requirements.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2008-03-038

Moved by: Maxwell
 Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends to the City Council that Article III, APPLICATIONS AND PROCEDURES, pertaining to digital submission requirements, be amended as printed on the proposed Zoning Ordinance Text Amendment, Planning Commission Public Hearing Draft.

Yes: All present (6)
 Absent: Hutson, 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**

Several members addressed the excellent quality of the site plan submittal for Spa Renaissance (SP 947).

The Regular Meeting of the Planning Commission adjourned at 8:49 p.m.

Respectfully submitted,



Robert M. Schultz, Chair



Kathy L. Czarnecki, Recording Secretary

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