

Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 14, 2013 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Philip Sanzica
Robert Schultz
Thomas Strat
John J. Tagle

Absent:

Gordon Schepke

Also Present:

R. Brent Savidant, Planning Director
Lori Grigg Bluhm, City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2013-05-034

Moved by: Schultz
Seconded by: Kempen

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Schepke

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-05-035

Moved by: Edmunds
Seconded by: Strat

RESOLVED, To approve the minutes of the April 23, 2013 Special/Study meeting as published.

Yes: All present (8)
Absent: Schepke

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

POSTPONED ITEMS

5. SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 401) – Proposed Midwest Industrial Metals Inc., 2222 Stephenson Highway, Section 26, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Savident advised the Board that revised plans were received but not in time for review by the Planning Consultant and staff. It is recommended to postpone the item to the June 11, 2013 Regular meeting. Mr. Savident noted for the record the public comment received on this item was provided to the Board.

Resolution # PC-2013-05-036

Moved by: Schultz

Seconded by: Strat

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Midwest Industrial Metals Inc., 2222 Stephenson Highway, Section 26, currently zoned IB (Integrated Industrial and Business) district, be postponed to June 11, 2013. Such postponement shall provide the applicant time to prepare and submit a property survey and plans for appropriate screening along the northern property line.

Yes: All present (8)

Absent: Schepke

MOTION CARRIED

Mr. Savidant said anyone interested in seeing the revised plans can contact the Planning Department.

6. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 404) – Proposed United Ventures II LLC, West of John R, North of Maple (1861 Birchwood), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reviewed the history and proposed use of the site. He addressed concerns relating to the operation, logistics and circulation of the site as well as parking and landscaping. He stated that based on the findings of the City's Traffic Engineer and the Traffic Consultant, it is recommended that the applicant resubmit plans that would reduce the proposed number of vehicles to be stored on site.

The petitioner, John Wernis, and project engineer, Nathan Robinson of Horizon Engineering, were present. They asked the Board's consideration for approval this evening and addressed the following:

- Number of stored vehicles on site.
- Employee parking.
- Synchronized, organized work structure.
- Existing facilities currently in operation on smaller sites.
- Landscaping requirements.
- Subject site currently in operation with six vehicles.
- Improvements on subject site.

The Board discussed:

- Temporary approval with review at a specified date.
- Approval conditioned on no off-street parking.

Ms. Bluhm advised the Board that their focus should be on the property itself and its proposed use. She stated that the proposal should be self-contained and advised against placing a condition on approval relating to off-street parking.

Mr. Carlisle advised the petitioner that he is obligated to comply with the Zoning Ordinance regulations relating to landscaping.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2013-05-037

Moved by: Sanzica

Seconded by: Hutson

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed United Ventures II LLC, west of John R, north of Maple (1861 Birchwood), Section 26, currently zoned IB (Integrated Industrial and Business) district, be postponed to June 11, 2013. Such postponement shall provide the applicant time to resubmit a site plan, and other associated plans, which reduce the proposed number of vehicles to be stored on site. Reducing the number of vehicles will reduce the number of employee off-street parking spaces and provide better site circulation.

Yes: All present (8)

Absent: Schepke

MOTION CARRIED

SPECIAL USE REQUESTS AND PRELIMINARY SITE PLAN REVIEWS

7. **PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 407)** – Proposed 1-800 Mini Storage, East side of Rochester, South of Wattles (3846 Rochester), Section 23, Currently Zoned GB (General Business) District

Mr. Carlisle stated the proposed use of a mini storage is a less intense use that could be permitted by right in the General Business zoning district. He reported the proposed development meets all area, width, height and setback requirements. Mr. Carlisle addressed the steps taken by the petitioner to mitigate the impact to adjacent residential parcels to the east. He stated the petitioner has also offered to preserve the existing tree buffer and supplement it with additional evergreens. Mr. Carlisle recommended postponing the item to allow time for the petitioner to resubmit an accurate site plan that shows the additional landscaping and revised maneuverability radius on the driveway.

Mr. Savidant noted for the record the public comment, inclusive of a signed petition, received on this item was provided to the Board.

The petitioner and project architect, Joseph Guido, was present. Mr. Guido said they would comply with all the Planning Consultant’s suggestions. He stated ownership of the proposed facility is the same owner of the existing storage facility located on Maple and Coolidge. Mr. Guido said the nature of the business is less intense than office or restaurant, and estimates the facility would generate approximately 20 vehicular trips daily.

There was discussion on:

- Height of building; potential to eliminate stories and/or “stepping down”.
- Shadow effect on residential.
- Existing trees/landscaping to buffer residential.
- Truck maneuverability.

PUBLIC HEARING OPENED

The following persons spoke in *opposition*, citing concerns relating to building height, not a good fit for neighborhood, traffic, shadow effect, noise and truck maneuverability.

Robert Flaig	1219 Judy
Kim Flaig	1219 Judy
Krishna Chellemella	3787 Hawthorne
Dave Hummi	3803 Hawthorne
Haruko Terada	836 DeEtta
Mark Dziadosz	3819 Hawthorne

George Perl, client of the existing storage facility in Troy, spoke in favor of the proposed use and spoke highly of the existing facility. He confirmed he has no financial interest in the proposed development.

PUBLIC HEARING CLOSED

Discussion followed on:

- Diagram to portray height of trees to preclude visibility from residential.
- Shadow effect on residential; accuracy of shadow effect report.
- Petitioner's compromise to mitigate effect on residential.
- Diagram to show impact / context of 5 story building from street side.
- Submittal requirements: reports, graphics, tree preservation, tree inventory.
- Sale/purchase agreement on property.

Resolution # PC-2013-05-038

Moved by: Schultz

Seconded by: Hutson

RESOLVED, To postpone Special Use Approval and Preliminary Site Plan Approval for the proposed 1-800 Mini Storage, east side of Rochester, south of Wattles (3846 Rochester), Section 23, currently zoned GB (General Business) district to the June 11, 2013 Regular meeting or until such time as the petitioner has supplied necessary information to the Planning Department and Planning Consultant with adequate time for review.

FURTHER RESOLVED, That the petitioner could request a Special meeting if they choose.

Yes: Edmunds, Hutson, Kempen, Krent, Sanzica, Schultz, Tagle

No: Strat

Absent: Schepke

MOTION CARRIED

8. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 406) – Proposed McDonald's Restaurant, West side of Dequindre, South of Big Beaver (36895 Dequindre), Section 25, Currently Zoned NN "B" (Neighborhood Node "B")

Mr. Carlisle reported on the significant changes required for the proposed conversion of the existing McDonald's drive-through, as relates to the newly adopted Zoning Ordinance. Mr. Carlisle said after discussing the outstanding site plan items with the petitioner, it was mutually agreed to postpone the item to provide time to resubmit a revised site plan.

The petitioner and project architect, Frank Martin, was present. Mr. Martin said most of the outstanding items as noted in the Planning Consultant's report would be addressed with the resubmission. He noted of most concern is the requirement for the additional door at the front of the building, and shared the corporate restaurant standard building layout. Mr. Martin addressed the drive-through business, permanent outdoor seating with decorative fencing, landscaping and lighting.

There was discussion on:

- Photometric plan; reduced lighting during evening hours.
- Front entry door on the east side.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2013-05-039

Moved by: Hutson

Seconded by: Schultz

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed McDonald's Restaurant improvements, west side of Dequindre, south of Big Beaver (36895 Dequindre), Section 25, currently Zoned NN "B" (Neighborhood Node "B"), be postponed to the June 11, 2013 Regular meeting.

Yes: All present (8)

Absent: Schepke

MOTION CARRIED

OTHER BUSINESS

11. PUBLIC COMMENTS – For Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENTS

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 9:21 p.m.

Respectfully submitted,

John J. Tagle, Chair

Kathy L. Czarnecki, Recording Secretary

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