

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on February 10, 2009, in the Council Chambers 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 7:36 p.m.)

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2009-02-013

Moved by: Edmunds
Seconded by: Tagle

RESOLVED, To approve the Agenda as submitted.

Yes: All present (8)
Absent: Vleck (arrived 7:36 p.m.)

MOTION CARRIED

3. MINUTES

Resolution # PC-2009-02-014

Moved by: Strat
Seconded by: Edmunds

RESOLVED, To approve the minutes of the February 3, 2009 Special/Study Meeting as submitted.

Yes: All present (8)
Absent: Vleck (arrived 7:36 p.m.)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. PRESENTATION OF SERVICE COMMENDATION – Bill Cowger, Acacia Photography

Mr. Cowger was not present to accept the commendation. Chair Schultz read the commendation.

[Mr. Vleck arrived at 7:36 p.m.]

SPECIAL USE REQUESTS

6. PUBLIC HEARING – SPECIAL USE REQUEST (SU 364) – Pet Suite Retreat, Commercial Kennel, East side of Bellingham, North of Brinston (2300 Bellingham), Section 2, M-1 (Light Industrial) District

The petitioner distributed revised site plans to the Planning Commission prior to the beginning of tonight's meeting.

Mr. Savidant presented a summary of the Planning Department report on the proposed special use and preliminary site plan. He addressed compatibility issues relating to adjacent land uses, and reported the Planning Commission must find that the proposed use is compatible with adjacent land uses.

Mr. Miller informed the Planning Commission that the revised plans distributed this evening have not been reviewed by the Planning Department.

There was a brief discussion on existing surrounding land uses.

The petitioner, Dino Giulietti of Ron Jona & Associates, 29000 Inkster Road, Southfield, was present. Mr. Giulietti briefly addressed the proposed use and site plan design. He said the existing surrounding land uses are light industrial and it appears that all business is conducted within the confines of the buildings. Mr. Giulietti confirmed he is a registered architect.

There was a brief discussion relating to the proposed screening material and dog run locations.

Karen Knopper of 26245 Michigan Avenue, Inkster, was present. Ms. Knopper operates the Pet Suite Retreat in Inkster. She addressed the following and stated she was proud to say there have been no complaints registered against the Inkster facility.

- Capacity of dogs.
- Hours of operation.
- Outside play areas and play times.
- Clean-up and disposal of dog waste.
- Drop-off/pick-up times.
- Dog run locations.
- Screening.
- Existing surrounding land uses.

Discussion continued on:

- Parking.
- Storm water detention; catch basins, run-off of dog waste.
- Entrance to facility; safety concern.
- Screening; type and color.

The Planning Commission asked the petitioner to provide a cross section of the synthetic lawn and a more detailed description of the screening inclusive of colors. Further, the Planning Commission would like the Engineering Department to review more in depth the storm water detention and grading on the site.

PUBLIC HEARING OPENED

No one was present to speak.

The Public Hearing remains open.

Resolution # PC-2009-02-015

Moved by: Strat
Seconded by: Vleck

RESOLVED, To postpone the item to the February 24, 2009 Special/Study meeting.

Yes: All present (9)

MOTION CARRIED

7. PUBLIC HEARING – SPECIAL USE REQUEST (SU 365) – Animal Advocates Veterinary Hospital, North side of Long Lake Road, East of Rochester Road (1047-1055 E. Long Lake Road), Section 11, B-3 (General Business) District

Mr. Savidant presented a summary of the Planning Department report on the proposed special use and preliminary site plan. Mr. Savidant advised members that sealed color copies of the office floor design were distributed prior to the beginning of tonight's meeting. He reported City Management recommends approval of the special use request and preliminary site plan. Mr. Savidant further noted City Management would like to see additional landscaping provided on the site, with the understanding that this would require the deletion of off-street parking spaces.

After a brief discussion, it was determined that the parking and sidewalk are located on the property, not in the right-of-way. Discussion continued on parking at an angle to create green space and the effect of the condemnation on the property.

John Hennessey of Hennessey Engineers, Inc., 13500 Reeck Road, Southgate, was present to represent the petitioner. Mr. Hennessey addressed the site relative to size, parking, landscaping, cross access easements and access drives.

Discussion continued on:

- Elimination of parking spaces 1 and 7 for green space.
- Planting greenbelt/street trees in proximity of signage.
- Curb cuts.
- Parking breakdown/parking needs provided by petitioner.
- Functionality of cross access easements.
- Improvements to exterior of building.
- Discussion with property owner to the east relative to cross access easement.

PUBLIC HEARING OPENED

John Weted, property owner to the east of the subject property, was present and represented the owner of Long Lake Plaza. Mr. Weted addressed the need for a cross access easement and the intent to provide additional landscaping to the Long Lake Plaza site. He said a shared parking agreement with the proposed veterinary use would be feasible.

Mr. Forsyth stated that a shared parking agreement should be drafted should any parking arrangement go forward.

PUBLIC HEARING CLOSED

Resolution # PC-2009-02-016

Moved by: Sanzica
 Seconded by: Strat

RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces to seventeen (17) when a total of twenty two (22) spaces are required on the site based on the off-street parking space requirements for commercial kennels, 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 22.30.04 of the Zoning Ordinance, as requested for the proposed Animal Advocates Veterinary Hospital, located on the north side of Long Lake Road, east of Rochester Road, in Section 11, within the B-3 zoning district, be granted, subject to the following conditions:

1. Parking spaces in the front be provided as landscaped area.
2. Street trees will be provided.
3. Approve landscaping changes administratively.

Yes: All present (9)

MOTION CARRIED

ZONING ORDINANCE TEXT AMENDMENTS

8. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 234) – Article 28.30.07, Automobile Repair and Service Facilities in the Light Industrial District

Mr. Miller gave a brief summary of the proposed zoning ordinance text amendment. He indicated a representative of the Building Department gave a thumbs-up relative to the intent and enforceability of the proposed amendment.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2009-02-017

Moved by: Vleck
 Seconded by: Maxwell

RESOLVED, That the Planning Commission hereby recommends to the City Council that Article 28, M-1 LIGHT INDUSTRIAL DISTRICT, pertaining to

automobile repair and service facilities, be amended as printed on the proposed Zoning Ordinance Text Amendment.

Yes: All present (9)

MOTION CARRIED

9. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 235)
Article 03.00.00, Submittal Requirements for Site Plan Review/Approval and Special Use Approval Application Submissions

Mr. Miller briefly summarized the proposed zoning ordinance text amendment. He stated a revised draft version was distributed this evening that reflects a very minor revision in Section 03.43.04.

Mr. Vleck commented favorably on the proposed text amendment.

There was a brief discussion on the procedure of site plan review and approval with the implementation of the new text amendment.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2009-02-018

Moved by: Sanzica
Seconded by: Hutson

RESOLVED, That the Planning Commission hereby recommends to the City Council that Article 3, APPLICATIONS AND PROCEDURES, pertaining to submittal requirements for Site Plan Review/Approval and Special Use Approval Application submissions, be amended as printed on the proposed Zoning Ordinance Text Amendment.

Yes: All present (9)

MOTION CARRIED

OTHER BUSINESS

10. AMERICAN PLANNING ASSOCIATION – 2009 National Planning Conference in Minneapolis, Minnesota, April 25-29, 2009

Mr. Miller briefly summarized the budget allowance that accommodates Planning Commission attendance at the national conference.

Mr. Edmunds expressed an interest in attending, as well as Chair Schultz and Mr. Strat.

Action will be taken at the February 24, 2009 Special/Study meeting.

11. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENTS

Mr. Vleck addressed his absence at previous meetings.

Mr. Maxwell addressed the clearing of snow from residential and commercial sidewalks.

Mr. Miller announced Zak Branigan of Carlisle/Wortman Associates, Inc. would be in attendance at the March 3, 2009 Special/Study meeting.

The Regular Meeting of the Planning Commission adjourned at 9:25 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

Kathy L. Czarnecki, Recording Secretary