

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on July 28, 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 (arrived 7:37 p.m.)
 John J. Tagle
 Lon M. Ullmann

Absent:

Mark J. Vleck

Also Present:

Mark F. Miller, Planning Director
 Christopher Forsyth, Assistant City Attorney
 Kathy Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2009-07-062

Moved by: Tagle
 Seconded by: Sanzica

RESOLVED, To approve the Agenda as prepared.

Yes: Edmunds, Hutson, Maxwell, Sanzica, Schultz, Tagle, Ullmann
 Absent: Strat (arrived 7:37 p.m.), Vleck

MOTION CARRIED

3. MINUTES – June 23, 2009 Special/Study Minutes

Resolution # PC-2009-07-063

Moved by: Edmunds
 Seconded by: Tagle

RESOLVED, To approve the minutes of the June 23, 2009 Special/Study meeting as prepared.

Yes: Edmunds, Hutson, Maxwell, Sanzica, Schultz, Tagle, Ullmann
 Absent: Strat (arrived 7:37 p.m.), Vleck

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 (File Number SU 372) – Maple Commerce Center, North side of Maple, East of Crooks, between Northwood and Barrett (940 and 950 W. Maple), Section 28, M-1 (Light Industrial) District

Mr. Miller presented a summary of the Planning Department report on the proposed Special Use and Preliminary Site Plan application. He reported it is the recommendation of City Management to approve the Special Use Approval application and Preliminary Site Plan with the condition that the floor plan shall not indicate office as a principal use in the building.

[Mr. Strat arrived 7:37 p.m.]

Chair Schultz confirmed the Special Use Approval would relate to only the martial arts school (Tenant #1). He noted the designation of greenbelt trees on the preliminary site plan should be located on the subject property.

Daniel Biber, project architect, Daniel Biber Associates, 10135 Lincoln, Huntington Woods, was present to represent the petitioner/owner. Mr. Biber indicated the site plan would be revised to properly situate the greenbelt trees.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2009-07-064

Moved by: Hutson
Seconded by: Maxwell

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for Tenant #1, pursuant to Section 28.30.09 of the Zoning Ordinance, as requested for the proposed Maple Commerce Center indoor commercial recreation use, located on the north side of Maple, east of Crooks, in Section 28, within the M-1 zoning district, be granted, subject to the following conditions:

1. The floor plan shall not indicate office as a principal use.
2. That the site plan shall be amended to relocate greenbelt trees within the subject property.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

6. PUBLIC HEARING – SPECIAL USE REQUEST (File Number SU 373) – Planet Fitness Oakland Plaza, North side of 14 Mile and east side of John R (288 John R), Section 36, B-2 (Community Business) District

Mr. Miller presented a summary of the Planning Department report on the proposed Special Use and Preliminary Site Plan application. He reported it is the recommendation of City Management to approve the Special Use Approval application and Preliminary Site Plan as submitted.

Chair Schultz confirmed the Special Use Approval would relate to only Planet Fitness (Tenant Space 19).

Daniel Biber, project architect, Daniel Biber Associates, 10135 Lincoln, Huntington Woods, was present to represent the petitioner. Mr. Biber addressed the information presented to the Planning Commission relating to parking calculations and average member usage times per hour/per day. He indicated the petitioner is confident that 120 parking spaces are adequate. Mr. Biber said an estimated total membership of 4,000 to 5,000 members is expected.

Mr. Maxwell questioned the accuracy of the numbers provided for member usage and parking calculations in relation to the projected total membership. Mr. Maxwell said the numbers appear to be on the light side.

After a brief discussion, it was noted total membership count does not necessarily reflect accurately the number of actual users.

Mr. Biber said the landlord and tenant analyzed the site extensively to assure it met their respective needs.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Mr. Miller addressed the City procedure utilized to grant Lifetime Fitness a parking variance. He noted City staff has become more educated on parking standards and now work with a petitioner to demonstrate in a scientific manner appropriate parking needs.

Mr. Miller stated the proposed parking reduction is for the overall Oakland Plaza site based on the proposed tenant use. Should circumstances, conditions or retail use change in the future, the parking reduction would no longer be valid and parking would be re-calculated.

Mr. Forsyth concurred with the statement.

Resolution # PC-2009-07-065

Moved by: Tagle
Seconded by: Strat

RESOLVED, The Planning Commission hereby approves a reduction in the number of required parking spaces for Tenant Space 19 on the Oakland Plaza site to 933 when a total of 1,073 spaces are required based on the off-street parking space requirements for all uses on the property, as per Article XL. This 140-space reduction is justified through shared parking on the Oakland Plaza site plus use characteristics of Planet Fitness, as outlined in the Parking Calculations report prepared by Daniel Biber Associates and augmented by additional information. The parking reduction request meets the standards of Article 40.20.12.

BE IT FINALLY RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for Tenant Space 19, pursuant to Section 21.30.03 of the Zoning Ordinance, as requested for the proposed Planet Fitness indoor commercial recreation use, located in Oakland Plaza on the north side of 14 Mile and east side of John R, in Section 36, within the B-2 zoning district, be granted.

Yes: Edmunds, Hutson, Sanzica, Schultz, Strat, Tagle, Ullmann
No: Maxwell
Absent: Vleck

MOTION CARRIED

Mr. Maxwell said his concern is the figures and documentation submitted on member usage and parking calculations appear to be light, and could cause parking problems especially during the winter months. Mr. Maxwell said he has no objection to Planet Fitness and wished the tenant well.

SITE PLAN APPROVALS

7. **PRELIMINARY SITE PLAN APPLICATION (File Number SP 679-C)** – Troy Museum and Historic Village Expansion, North side of Wattles, West of Livernois (60 W. Wattles, 100 W. Wattles, 109 Lange), Section 16, C-F (Community Facilities) District

Mr. Miller presented a summary of the Planning Department report on the proposed Troy Museum and Historic Village Expansion preliminary site plan application. He explained that the City Council is the authoritative body for site plan approval of

sites located in the C-F (Community Facilities) district. He addressed the proposed parking reduction and noted that the City Council would be the authoritative body for approval. Mr. Miller reported the Planning Department recommends approval of the preliminary site plan as submitted, with a condition to provide an 8-foot sidewalk along the north side of Wattles and west side of Livernois.

Eugene Hopkins of HopkinsBurns Design, 4709 N. Delhi Road, Ann Arbor, and Ryan Poduin of JJR, LLC, 110 Miller Avenue, Ann Arbor, were present.

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.

Mr. Strat commended the good planning and architectural design efforts on the project.

Resolution # PC-2009-07-066

Moved by: Sanzica
Seconded by: Hutson

RESOLVED, That the Planning Commission hereby recommends to the City Council that a reduction in the number of required parking spaces on the Troy Museum and Historic Village site to 120 when a total of 202 spaces are required based on the off-street parking space requirements for the facility, as per Article XL. This 82-space reduction is justified based on careful programming and the use of shuttle parking off-site for large events, as outlined in the Parking Needs Statement dated June 2, 2009. The parking reduction request meets the standards of Article 40.20.12.

BE IT FINALLY RESOLVED, That the Planning Commission hereby recommends to City Council that Preliminary Site Plan Approval, pursuant to Section 18.20.02 of the Zoning Ordinance, as requested for the proposed Troy Museum and Historic Village Expansion, located on the north side of Wattles, west of Livernois, in Section 16, within the C-F zoning district, be granted, subject to the following condition:

1. The applicant provide an 8-foot wide sidewalk on the north side of Wattles and west side of Livernois, as per Section 39.70.03.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

8. PRELIMINARY SITE PLAN APPROVAL (File Number SP 952) – Proposed St. Mark Coptic Church Sunday School Classes, West side of Livernois, South of Wattles (3603 Livernois), Section 21, Zoned R-1B (One Family Residential) District

Mr. Miller presented a summary of the Planning Department report on the proposed Preliminary Site Plan application, and reported it is the recommendation of City Management to postpone the item until such time that the applicant submits a complete application to the Planning Department.

The petitioner, Fr. Maximus Habib, 3603 Livernois Road, was present. Fr. Habib briefly summarized the intent of the church to provide modules for Sunday school classes.

Chair Schultz provided a brief explanation of the Zoning Ordinance requirements and Preliminary Site Plan application process.

Resolution # PC-2009-07-067

Moved by: Edmunds
 Seconded by: Tagle

WHEREAS, A report was prepared by Carlisle/Wortman Associates, Inc. indicating that the application for Preliminary Site Plan Approval is not complete at this time.

RESOLVED, That the Planning Commission hereby postpones this item until such time that a complete application is received and reviewed by the Planning Department.

Yes: All present (8)
 Absent: Vleck

MOTION CARRIED

CONDITIONAL REZONING REQUEST

9. CONDITIONAL REZONING REQUEST (File Number CR 004) – Proposed Wattles Office Complex (formerly Z 732), South side of Wattles Road, East side of Rochester Road, Section 23, From R-1C (One Family Residential) District to O-1 (Office Building) District

Mr. Miller introduced the item as a study item only and noted no action would be taken this evening. Mr. Miller addressed the report prepared by Carlisle/Wortman Associates and the intent of Neighborhood Node G of the City’s newly adopted Master Plan.

Simone Mauro of Genna Mauro & Associates (GMA), 48657 Hayes, Shelby Township, was present to represent the petitioner. Mr. Mauro expressed appreciation for the report prepared by Carlisle/Wortman Associates (CWA). He

asked for suggestions and indicated willingness to work with the City and CWA on a final product.

Discussion followed.

Messrs. Strat and Edmunds voiced concern with development of a two-story building.

Direction given to the petitioner:

- Follow intent of CWA report.
- Develop a destination of interest.
- Bring activity to exterior of building.
- Create vitality and interaction between office and neighborhood.

OTHER BUSINESS

10. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENTS

Mr. Sanzica commended the site plan for the Troy Museum and Historic Village.

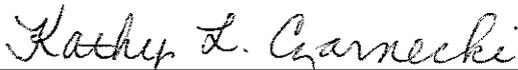
A brief discussion followed on the proposed Birmingham/Troy Transit Center.

The Regular Meeting of the Planning Commission adjourned at 8:56 p.m.

Respectfully submitted,



Robert M. Schultz, Chair



Kathy L. Czarnecki, Recording Secretary