

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on February 9, 2010, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Mark Maxwell
Philip Sanzica
Robert Schultz
John J. Tagle

Absent:

Thomas Strat
Lon M. Ullmann
Mark J. Vleck

Also Present:

R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Kathy Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Mr. Savidant asked to revise the agenda to reflect that Agenda item #8 is not a Public Hearing and further, that there are no minutes to approve under Agenda item #3.

Resolution # PC-2010-02-007

Moved by: Schultz
Seconded by: Maxwell

RESOLVED, To approve the Agenda as revised.

Yes: All present (6)

MOTION CARRIED

3. MINUTES

No action taken.

4. PUBLIC COMMENTS – Items not on the Agenda

Trish Corinotis, 41822 Alberta, Sterling Heights, was present. Ms. Corinotis addressed Fit Inc., an existing one-on-one training facility located in an industrial building near 15 Mile and Rochester Road. At the time a sign permit application was filed, it was discovered that the training facility was not granted a Special Use Approval, as required by the Zoning Ordinance. Ms. Corinotis indicated the Special

Use application fee poses a burden and asked for guidance in clearing up the matter.

Mr. Savidant related a previous telephone conversation with Ms. Corinotis on the matter. He indicated the use is allowable, but by Special Use Approval only, because of a recent change in the Zoning Ordinance to allow indoor recreation facilities in the M-1 (Light Industrial) zoning district. Mr. Savidant said it appears that a misunderstanding occurred when the City Fire Department gave its approval for occupancy based on the building meeting applicable fire codes. Mr. Savidant indicated there are no applications on file for Special Use Approval or applicable building permits.

Chair Hutson informed Ms. Corinotis that the Planning Commission has no power to waive application fees.

Mr. Savidant said he would be happy to meet with Ms. Corinotis and assist her with the City procedure.

There was discussion on the following:

- Application fee schedule.
- Special Use Approval requirements in the M-1 (Light Industrial) zoning district – future Study Session item.
- Permit process of Fire Department.
- Due diligence responsibility of property owner/landlord.

PUBLIC HEARING

5. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 239) – Amendment to Articles 4, 28 and 40, Used Automobile Sales in M-1 (Light Industrial) District

Chair Hutson recused himself from discussion and vote on this item.

[Chair Hutson exited meeting. Vice Chair Maxwell chaired the meeting.]

Mr. Savidant briefly reviewed the proposed amendment. He said the proposed text amendment would permit three new types of used automobile sales establishments in the M-1 (Light Industrial) zoning district.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2010-02-008

Moved by: Edmunds

Seconded by: Tagle

RESOLVED, That the Planning Commission hereby recommends to the City Council that Articles 4, 28, and 40 of Chapter 39 of the Code of the City of Troy, be amended as printed on the proposed Zoning Ordinance Text Amendment.

Yes: All present (5)

MOTION CARRIED

[Chair Hutson returned to chair the meeting.]

POSTPONED ITEMS

6. **PRELIMINARY SITE PLAN REVIEW (File Number SP 956)** – Proposed “Our” Credit Union, Northwest corner of Rochester and Lovell, Section 3, Currently Zoned O-1 (Office Building) District

Mr. Savidant introduced the item. He indicated the application was considered by the Planning Commission at their December Regular meeting, and was granted a waiver from the screen wall requirement at the January Board of Zoning Appeals (BZA) meeting.

Mr. Branigan reviewed recent revisions to the Site Plan and cited the following deficiencies that must be addressed:

- Rearrange the dumpster pad and enclosure to allow a truck to have safer, more efficient access to the dumpster within.
- Correct typographical labeling error for the seven parking spaces along the east façade.
- Provide details for ADA ramps along perimeter sidewalks and barrier-free parking space.
- Remove *Sassafras Albidum* and finalize landscape details.

Mr. Branigan offered the following recommendations:

- Consider banking parking spaces to no more than the required number of spaces required by the Zoning Ordinance.
- Eliminate the divided commercial entrance off Rochester Road.
- Consider using masonry building materials in lieu of E.I.F.S. components.

Mr. Branigan said it is recommended to approve the Preliminary Site Plan conditioned upon the four outstanding required items as noted in the Consultant report, and upon any final determinations made with the applicant with regard to the recommendations as noted in the Consultant report.

There was discussion on review comments provided by the City's Traffic Engineer in relation to a deceleration lane, entry/exit drive and sidewalks. Mr. Savidant suggested design recommendations relating to the off-site improvements could be incorporated in the Resolution.

The petitioner, Bill Mosher of Apex Engineering, 560 Whims Lane, Shelby Township, was present. Jason Covalle of George Covalle Architect and Associates, 2266 Springport Road, Jackson, was also present.

Mr. Mosher said the applicant wants the divided entrance and has no problem relocating the dumpster pad. Mr. Mosher apologized for the typographical error in relation to the number of parking spaces.

Chair Hutson opened the floor for public comment.

There was no one present who wished to speak.

Chair Hutson closed the floor for public comment.

Mr. Covalle addressed the building architecture. He said the majority of the building would be masonry, and the E.I.F.S. components would draw attention to the building. He noted the E.I.F.S. components are protected with stone. Mr. Covalle also displayed visual building materials and colors.

It was brought to the petitioner's attention that five (5) affirmative votes are required for Preliminary Site Plan approval, and a request to postpone the item to a later meeting would be entertained should the applicant desire.

Mr. Mosher declined.

Resolution # PC-2010-02-009

Moved by: Sanzica

Seconded by: Schultz

RESOLVED, That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed credit union, located on the northwest corner of Rochester and Lovell, in Section 3, within the O-1 zoning district, be granted, subject to the following conditions:

1. Rearrange the proposed dumpster pad and enclosure to allow a truck to have safer, more efficient access to the dumpster.
2. Correct the typographical labeling error for the seven spaces along the east façade.
3. Remove the proposed prohibited species *Sassafras Albidum* and replace it with a conforming species.
4. Address issues identified by the Traffic Engineer, as related to deceleration lane, entry/exit drive and sidewalks prior to Final Site Plan Approval.

Yes: All present (6)

MOTION CARRIED

Mr. Sanzica complimented the petitioner on a very well executed site plan and welcomed the credit union to Troy.

7. PRELIMINARY SITE PLAN REVIEW (File Number SP 955) – Proposed Axle Tech, 1400 Rochester Road, East side of Rochester and South of Maple, Section 34, Currently Zoned M-1 (Light Industrial) District

Mr. Savidant introduced the item. He indicated the application was considered by the Planning Commission at their December Regular meeting, and was granted a number of variances at the January Board of Zoning Appeals (BZA) meeting.

Mr. Branigan reviewed the variances granted by the BZA. The variances relate to setbacks, lot coverage, landscaping and parking. Mr. Branigan cited the following deficiencies that must be addressed on the site plan:

- Reduce site access from Rochester Road to two drives, with the removal of the existing two north drives and construction of a new drive at the site's extreme north boundary.
- Provide an 8-foot wide sidewalk along Rochester Road.
- Provide additional greenbelt.

Mr. Branigan said it is recommended to approve the Preliminary Site Plan, conditioned on the applicant meeting the outstanding elements as noted in the Consultant report.

Mr. Savidant distributed to the members a color rendering of the building provided by the petitioner this evening.

Mr. Branigan noted that the petitioner is prepared to address the proposed stormwater management.

Mr. Tagle asked for an explanation on the variance granted by the BZA relating to the reduction in landscaping.

Mr. Branigan read the applicable portion of the BZA meeting minutes and resolution.

Kevin Biddison of Biddison Architecture and Design, 4327 Delemere Court, Royal Oak, was present. Ron Bostick was also present to represent the owner's interest.

Mr. Biddison addressed the proposed stormwater management in detail. Basically underground detention would be provided for the new parking lot areas. Mr. Biddison addressed the setbacks, entrance area, and access drives. He indicated the tenant intends to bring both office and warehouse uses to the new facility, and would like a drop-off area as well as the existing curb cut in that location. Mr. Biddison indicated the trucking on site is designated to the back area.

There was a thorough discussion on the proposed landscape plan. Several members said they would like to see the site enhanced with additional landscaping.

Mr. Savidant suggested that the northerly existing drive could be eliminated and the area landscaped to provide more green space along the frontage.

Mr. Biddison said the southerly drive would be the drive mostly used. He indicated a willingness to address with City staff the concerns associated with the landscaping and access drives.

Chair Hutson stated that the site plan must demonstrate specific landscape details and access drives prior to Preliminary Site Plan approval.

Mr. Biddison said he could only give generalities at this time.

It was discussed briefly whether site plan details could be reached this evening, or if it would be better for the petitioner to come back to a future meeting with a revised site plan.

Resolution # PC-2010-02-010

Moved by: Schultz

Seconded by: Tagle

RESOLVED, To postpone the item for two weeks to our Study Session at the end of this month to allow the petitioner to come back with a revised landscape site plan regarding the driveway curb cuts and the actual landscaping on the site along Rochester Road.

Yes: All present (6)

MOTION CARRIED

ZONING ORDINANCE TEXT AMENDMENT

8. **ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 242) – Agricultural Uses in R-1A through R-1E (One Family Residential) Districts**

Mr. Savidant introduced proposed draft language relating to agricultural uses in residential districts. He noted the attorney’s office played an instrumental role in drafting the proposed language.

The proposed Zoning Ordinance Text Amendment would provide regulations applicable to buildings used for agriculture, as follows:

- Definition of “agricultural building”.
- Regulate accessory buildings used for agricultural purposes the same as other accessory buildings.
- Allow agriculture on a single parcel of five or more acres only.
- Require site plan approval for agricultural buildings.

Mr. Savidant announced that a Public Hearing is scheduled on the March 9, 2010 Regular meeting.

OTHER BUSINESS

9. **PUBLIC COMMENTS** – Items on Current Agenda

There was no one present who wished to speak.

10. **PLANNING COMMISSION COMMENTS**

Mr. Sanzica commented favorably on the transit center being the recipient of grant money and a project of which both cities can be very proud.

Mr. Schultz asked if the transit center development team might consider putting in elevators at each end of the tunnel, should there be enough funding to cover the expense.

Mr. Savidant said the City is waiting to hear how much funding is available. He could not answer that question at this time.

The Regular Meeting of the Planning Commission adjourned at 8:43 p.m.

Respectfully submitted,

Michael W. Hutson, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2010 PC Minutes\Draft\02-09-10 Regular Meeting_Draft.doc