The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on February 23, 2010 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Robert M. Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann
Mark J. Vleck

Absent:
Mark Maxwell
Philip Sanzica

Also Present:
R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Adrienne Milner, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2010-02-011
Moved by: Schultz
Seconded by: Vleck

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Maxwell, Sanzica

MOTION CARRIED

3. MINUTES

Resolution # PC-2010-02-012
Moved by: Edmunds
Seconded by: Strat

RESOLVED, To approve the minutes of the January 26, 2010 Special/Study meeting and February 9, 2010 Regular meeting as prepared.

Yes: All present (7)
Absent: Maxwell, Sanzica

MOTION CARRIED

4. PUBLIC COMMENT

There was no one present who wished to speak.

POSTPONED ITEMS

5. 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. Branigan presented a summary on the revised landscape plan for the proposed Axle Tech project. He addressed the provision of additional landscaping and the significant changes made to the existing access and greenbelt area. Mr. Branigan addressed an issue with existing utilities that might be located beneath proposed street trees, and asked the petitioner to correct site plan notations with respect to the two closed driveways. Mr. Branigan recommended that the Planning Commission approve the preliminary site plan, noting those two conditions.

Mr. Savidant pointed out that the revised site plans distributed to the members prior to the beginning of tonight's meeting reflect all appropriate revisions as relates to the landscaping and street access.

Mr. Ullmann addressed the proposed stormwater management on site with respect to the Clean Water Act and the City's obligation to follow all state and federal regulations. Mr. Ullmann voiced opposition to the existing underground parking lot detention. He encouraged City administration to address underground stormwater management in the future.

Mr. Savidant confirmed the site plan meets all engineering standards with respect to stormwater management. Mr. Savidant said the petitioner is required only to provide stormwater management for the addition, and not the existing portion.

Mr. Savidant confirmed that the Planning Department does not have a Registered Landscape Architect on staff.

Kevin Biddison of Biddison Architecture and Design, 4327 Delemere Court, Royal Oak, was present. Mr. Biddison briefly addressed the proposed landscaping and access drives.

Resolution # PC-2010-02-013
Moved by: Tagle
Seconded by: Schultz

RESOLVED, That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed Axle Tech Addition, located on the east side of Rochester, south of Maple, in Section 34, within the M-1 zoning district, be granted, subject to the following conditions:

1. Revisions approved on the Landscape Plan shall be made consistent on all other relevant drawings in the Site Plan Application, prior to submitting for Final Site Plan Approval.

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

MOTION CARRIED

Mr. Ullmann voted no because the Resolution did not contain language to assure all pertinent stormwater management regulations were met. Mr. Ullmann would like the City to address the regulations on stormwater management in the future.

6. PRELIMINARY SITE PLAN APPROVAL (File Number SP 954) – Proposed AT&T Wireless Facility at Troy Lanes, South Side of Square Lake Road, West of John R (1950 E. Square Lake), Section 11, Zoned B-2

Mr. Branigan presented a summary of the revised preliminary site plan application for the proposed AT&T Wireless Facility at Troy Lanes. He addressed the variances granted by the Board of Zoning Appeals (BZA) and the revised location of the proposed tower. Mr. Branigan recommended that the Planning Commission approve the proposed wireless tower, and make a final determination on the design of the tower (monopine or monopole).

Wally Haley of Haley Law Firm, 8065 Grand River, Brighton, was present to represent the petitioner. Mr. Haley said either tower design alternative is acceptable to AT&T and other prospective carriers. He circulated a picture and addressed the aesthetics and vegetation of a monopine pole. Mr. Haley also addressed the placement of future carriers on the pole, and the maximum amount of carriers per pole. He suggested that approval be granted subject to future carriers providing foliage when co-locating.

Resolution # PC-2010-02-214
Moved by: Ullmann
Seconded by: Edmunds

RESOLVED, That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed AT&T Wireless Facility, located on the south side of Square Lake Road, west of John R, in Section 11, within the B-2 zoning district, be granted, subject to the following conditions:

1. That the applicant shall construct a monopine as per Sheet ANT-1.
2. That any co-locators added to the monopine would be obscured by vegetation.

Yes: All present (7)
Absent: Maxwell, Sanzica

MOTION CARRIED

POTENTIAL REZONING APPLICATION

7. POTENTIAL REZONING APPLICATION – 966 Livernois, East side of Livernois, South of Maple, Section 34, Presently Zoned M-1 (Light Industrial) District, Proposed Zoning B-3 (General Business) District

Mr. Savidant reviewed the site and surrounding uses of the potential rezoning application. The applicant intends to use the building for the Clawson-Troy Elks Club. Mr. Savidant indicated that either B-3 or B-2 zoning would be appropriate for the proposed use.

There was discussion on the following:
- Relation of the rezoning to the Master Plan.
- Character of Main Street, Clawson.
- Parking concerns.
- Building occupancy; assembly use.

Larry Schutz, real estate broker, of 2075 W. Big Beaver, Troy, was present.

Fred Wittbrodt of 2722 Dashwood, Troy, was also present to represent the Clawson-Troy Elks Club.

Mr. Schutz addressed the following:
- Parking.
- Building size and occupancy.
- Environmental concerns.
- Potential to acquire adjacent property for parking.
- Potential for shared parking.
- Surrounding uses.

Mr. Wittbrodt addressed the following:
- Intent of Clawson-Troy Elks Club.
- Club activities; i.e., bingo, fundraising, meeting hall, bar service.
- Days and times of building occupancy.
- Membership size.

Mr. Branigan addressed how the proposed rezoning/use might correlate to the Master Plan designation of 21st Century Industry.

Mr. Savidant said he addressed concerns with parking and strongly advised the petitioner of potential parking ramifications.

Mr. Savidant asked members to focus on how the potential zoning might fit into the City's Master Plan. He said the potential rezoning might be a little "on the edge", as relates to the Master Plan and the eclectic mix of uses on the Clawson side.

Conditional rezoning was briefly discussed.

STUDY ITEMS

8. COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236) – Discussion with Representatives from Carlisle/Wortman Associates, Inc.

Mr. Branigan introduced Article 13, Landscaping, as a baseline of landscaping requirements. He indicated specificity would be given for areas such as form based codes.

Items discussed:
- Potential of a variance request.
- Prohibitive plant list.
- Design innovation.
- Off site improvements; i.e., right of way.
- Parks and Recreation guidelines.
- Consistent measurement; DBH (diameter at breast height).
- Irrigation.
- Parking lot; i.e., curbed and guttered.

Mr. Branigan encouraged members to look around at other communities and give more thought to the landscaping requirements.

9. DOWNTOWN DEVELOPMENT AUTHORITY DESIGN GUIDELINES – Discussion with Representatives from Carlisle/Wortman Associates, Inc.

Mr. Branigan presented a PowerPoint presentation on general design guidelines and said the design package would be similar to a pattern book. He indicated there would be more specificity with respect to right of way and private property.

The PowerPoint presentation highlighted:
- Landmarks and focal points.
- Gateway treatments.
- Signage.
- Amenities for public streets and spaces.
- Amenities for private property.

Chair Hutson requested a recess at 9:20 p.m.

The meeting reconvened at 9:25 p.m.

Additional PowerPoint views were presented by Mr. Branigan on:
- Entrance drive.
- Parking lot interior.
- Detention, bioretention.
- Service area.
- Pedestrian/vehicular hardscape material.

OTHER BUSINESS

10. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENT

Favorable comments were expressed on the use of laptops and digital meeting agendas.

Mr. Vleck said snow removal should be addressed with landscaping requirements and design guidelines.

Mr. Savidant encouraged members to report any Zoning Ordinance or site plan violations to the Planning Department.

Mr. Forsyth will look into the potential of performance bonds as a mechanism to track site plan violations.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:53 p.m.

Respectfully submitted,

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Michael W. Hutson, Chair

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Kathy L. Czarnecki, Recording Secretary

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