The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on May 25, 2010 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

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

Absent:
Philip Sanzica
Mark J. Vleck

Also Present:
R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Wanda Norman, Planning Department Intern
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2010-05-032
Moved by: Schultz
Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2010-05-033
Moved by: Tagle
Seconded by: Schultz

RESOLVED, To approve the minutes of the May 11, 2010 Regular meeting as prepared.

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

MOTION CARRIED

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Edmunds gave a report on the May 18, 2010 Board of Zoning Appeals (BZA) meeting.

Mr. Edmunds addressed the inconsistency in the Zoning Ordinance as relates to fire suppression systems in residential districts.

Mr. Savidant said requirements relating to fire suppression systems should not be included in the Zoning Ordinance because they are building code and fire code issues, and the matter would be addressed with the re-write of the Zoning Ordinance.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority meeting in May.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported the following two items are scheduled to go before City Council on June 7, 2010 (Announcement of Public Hearing) and June 21, 2010 (Public Hearings).

- Troy Sports Center Properties (File Number Z 737) – Rezoning Application
- Big Beaver Tavern Outdoor Seating (File Number SU 379) – Special Use Request

SPECIAL USE REQUEST

8. SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 375) – Proposed Pro Car Wash East, East side of Rochester, South of Wattles, Section 23, Currently Zoned H-S (Highway Service) District

Mr. Savidant reported the item went before the May 18, 2010 Board of Zoning Appeals (BZA) meeting and was granted a variance for the landscaping.

Mr. Branigan gave an overview of the Planning Consultant report. He addressed the building design layout, site circulation and parking. Mr. Branigan recommended

that the Planning Commission approve the proposed project, conditioned on the applicant addressing some issues noted in the Planning Consultant report; i.e., elevation of the canopy (height and design), access from the adjacent parking lot to the north, and site design issues relating to parking, loading and site access and circulation.

There was discussion on the following:

- Validity of parking spaces shown on site plan.
- Calculation of stacking spaces.

Robert Waldron of 3688 Rochester Road, Troy, was present to represent Martha Waldron and the business, Pro Car Wash. Mr. Waldron addressed speed of a carwash operation in determining the number of stacking spaces. He said the property owner to the north is not comfortable with a cross access easement agreement. Lastly, Mr. Waldron stated they are using the existing canopy at the new location.

Mr. Branigan said he would not recommend approval of the site plan with the access to the north, as noted on the site plan, without a cross access easement agreement. Mr. Branigan said he is not comfortable with the proposed driveway because the next owner might not redevelop the site. He said it is like a pressure valve on the circulation to the south, and he would prefer no ingress at that location.

Mr. Savidant said the Planning Commission can require a petitioner to have a cross access easement, but the petitioner has no control with other property owners. He said it is unfair to put the burden on the petitioner to convince a neighbor to agree to a cross access easement. Mr. Savidant said the Planning Consultant has brought up a good point, but it is City policy to get a cross access easement from the applicant.

Mr. Waldron said he is in agreement with a cross access easement.

Mr. Branigan said he would not hold up the City standard procedure but noted he has serious reservations in going forward with approval of the site plan without a cross access easement agreement with both property owners.

There were brief comments on the cross access easement as relates to:

- Potential liability issues.
- Location; impedes traffic circulation to some extent.
- Legal agreement process.

Resolution # PC-2010-05-034
Moved by: Edmunds
Seconded by: Schultz

WHEREAS, That Special Use Approval and Preliminary Site Plan Approval for the proposed Pro Car Wash East automobile wash/service station/convenience store, located on the east side of Rochester, south of Wattles, Section 23, within the H-S zoning district, be granted, subject to the following condition:

1. The applicant granting a cross access agreement to the property to the north.

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

MOTION CARRIED

OTHER BUSINESS

9. 54 E. SQUARE LAKE ROAD – Potential Café in Historic Structure, South Side of Square Lake, East of Livernois, Section 10, Currently Zoned B-1 (Local Business) District

Mr. Savidant introduced Connie Kelemen who has an interest in utilizing the historic structure at 54 E. Square Lake Road as an old world European style café. Mr. Savidant addressed the site as relates to the following:
- Chapter 13, Historic Preservation.
- Zoning Ordinance.
- Existing and adjacent zoning districts.
- Master Plan.
- Outdoor seating.
- Existing gravel parking lot.
- Existing landscaping.
- Historic District Commission review and support.

Connie Kelemen of 1767 Three Lakes, Troy, addressed her vision to locate a German café in Troy. Ms. Kelemen said the site is a perfect location for the café of her vision, where she would serve refreshments such as coffee and dessert. She distributed photographs and a sample of the crushed gravel parking lot material.

There was discussion on:
- Walkability of the location.
- Gravel parking lot; i.e., snow removal, relation to outdoor seating.
- Existing landscaping.

The Planning Commission expressed unanimous support of the proposed project.

Mr. Savidant asked Ms. Kelemen to contact him and he would walk her through the site plan approval process.

10. POTENTIAL REZONING – East side of Rochester, South Side of Shallowdale (4398 and 4518 Rochester Road), Section 14, Approximately 4 acres in size, presently zoned R-1C (One Family Residential), R-1T (One Family Attached Residential) and E-P (Environmental Protection)

Mr. Savidant addressed a potential rezoning of the four-acre parcel as relates to:
- Zoning classifications of parcel.
- History of hodgepodge zoning.
- Zoning of surrounding areas.
- Master Plan.
- Proposed use as credit union.
- Building on two acres only; balance of property as open space, buffer for residential.

Timothy Affolder of Kingsley Commercial Real Estate, 2100 Executive Hills, Auburn Hills, was present to represent the developer.

Tom Alter, President of Genisys Credit Union of 363 W. Big Beaver, was also present.

Mr. Affolder said Genisys Credit Union intends to build a 5,000 square foot building with one drive-up ATM and two drive-up teller lanes. He indicated the portion zoned E-P would remain as E-P, with some proposed improvements. Mr. Affolder said any landscaping that might have to be removed would be replaced. Mr. Affolder said the two existing Genisys locations in Troy would be combined to this one location. He distributed photographs of existing Genisys Credit Unions.

Mr. Savidant addressed the relationship of the property to residential, which he noted could be challenging in the rezoning process. He discussed the potential development of a showplace credit union with a low impact design and green features. Mr. Savidant commented that the petitioner is cognizant of the City's procedure for conditional rezonings.

Mr. Branigan briefly addressed the site with respect to the Master Plan.

Discussion followed on
- Pedestrian access.
- Neighborly environment.
- Walkability.
- Sustainability.
- Stormwater management.
- Low impact development techniques.
- Potential liability issues relating to "shared" areas.
- Visibility of parked cars.

The consensus of the Planning Commission was favorable.

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

Mr. Branigan presented an overview of Chapter 11 - Environmental Standards: Natural Features Preservation and Renewable Energy Facilities. He addressed:

- Regulatory Flexibility for Natural Features Preservation.
- Stormwater Management.
- Wind Energy Conversion Systems.
- Solar Structures.

Mr. Branigan noted comments by Planning Commission members on vegetative water features, wetlands regulations and preservation, stormwater management and green development incentives.

It was the consensus of the Planning Commission to be more restrictive on Wind Energy Conversation Systems in residential areas.

Mr. Branigan noted there are no proposed revisions to the Solar Structure section.

12. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

13. PLANNING COMMISSION COMMENT

Mr. Savidant said he would provide updated materials on the Troy/Birmingham Transit Center soon.

Mr. Branigan briefly addressed current construction going on in the City.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:26 p.m.

Respectfully submitted,

_____

Michael W. Hutson, Chair

_____

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2010 PC Minutes\Draft\05-25-10 Special Study Meeting_Draft.doc