The Regular Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on August 10, 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
Thomas Strat
John J. Tagle
Lon M. Ullmann

Absent:
Mark J. Vleck

Also Present:
R. Brent Savidant, Acting Planning Director
Allan Motzny, 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-2010-08-054
Moved by: Schultz
Seconded by: Edmunds

RESOLVED, To approve the Agenda, as prepared.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

3. MINUTES

Resolution # PC-2010-08-055
Moved by: Tagle
Seconded by: Sanzica

RESOLVED, To approve the minutes of the July 13, 2010 Regular meeting as prepared.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEWS

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 862 A) – Proposed Weston Downs, Southeast Corner of Wattles and Finch Road, Section 21, Currently Zoned R-1T (One Family Attached Residential) District

Mr. Branigan presented a summary of the preliminary site plan application. He addressed the required setbacks with respect to the proposed change in site layout. Mr. Branigan indicated no action is required at tonight's meeting because the petitioner must apply for and potentially receive a variance from the Board of Zoning Appeals.

The petitioner, Joe Maniaci of Mondrian Properties, 50215 Schoenherr, Shelby Township, was present. Mr. Maniaci said the intent of the proposed change in site layout is to better market the remaining units. He said the proposal is a viable option within the Master Deed and site alterations are allowed with the approval of the City. Mr. Maniaci said the density would remain the same, and the reduction of each unit footprint would create additional open space. Mr. Maniaci briefly addressed the ownership of a detached site condominium.

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 068 A) – Proposed Bethany Villa Housing Association, West of John R Road and South of E. Big Beaver (1680 Jackson), Section 26, Currently Zoned RM-1 (Multiple Family Residential) District

Mr. Branigan presented a summary of the proposed Preliminary Site Plan application. He addressed the required setbacks between buildings in an RM-1 zoning district, and the formula established by Section 31.30.00.C. Mr. Branigan is confident the proposed community building location exceeds the minimum setback requirement.

Mr. Branigan further addressed parking with respect to a possible parking reduction and/or shared parking with the adjacent church.

Michael Houseman, construction manager, of Wolverine North America, 4045 Barden, Grand Rapids, was present. Mr. Houseman said the purpose of the community building is to house the offices of the housing association, as well as provide a facility for crafts, Meals on Wheels and similar functions. He addressed the potential to reduce parking on site and/or reach a shared parking agreement with the adjacent church. Mr. Houseman indicated the association board is agreeable to working with the City on a parking reduction.

Mr. Savidant said the Planning Department is comfortable in going forward with the preliminary site plan as submitted, noting a parking reduction, landbanking of parking and/or a shared parking agreement with the church could be approved administratively at the time of final site plan submission.

Mr. Edmunds said the open space is wonderful, and a community building would be an asset. He would be amenable to shared parking.

Resolution # PC-2010-08-056
Moved by: Schultz
Seconded by: Maxwell

RESOLVED, That Preliminary Site Plan Approval for the proposed Bethany Villa Housing Association Community Building, located West of John R Road and South of E. Big Beaver, Section 26, within the RM-1 zoning district, be granted, subject to the following conditions:

1. Parking reductions to Zoning Ordinance required levels and/or landbanking of parking may be granted administratively by staff.
2. If additional permanent parking reductions are requested, such action shall be brought back to the Planning Commission.

Discussion on the motion on the floor.

Mr. Savidant asked for clarification on the motion. It is understood that the petitioner would landbank up to 50 spaces. Should the petitioner not construct any parking spaces and a shared parking arrangement is agreed to by the church located to the north, the landbanked parking will remain until such time that the spaces are needed. Further, should the petitioner decide to eliminate and not landbank the parking spaces, the petitioner must come back to the Planning Commission.

There was discussion on the provision of handicapped parking spaces.
- Motion amenable to allow handicapped spaces on site.
- Petitioner to create handicapped spaces as well as employee spaces on site.

Vote on the motion on the floor.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

SPECIAL USE REQUEST

8. **PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 382)** – Proposed The Barkshire, North of Maple, West of Crooks (1501 Temple City Drive), Section 29, Currently Zoned M-1 (Light Industrial) District

Mr. Branigan presented a summary of the Planning Consultant report on the proposed Preliminary Site Plan application. The outstanding items Mr. Branigan addressed were:

- Corrections to site data on site plan sheets.
- Removal of five (5) parallel parking spaces to the east.
- Alternative parking proposal; reduction of parking.
- Fencing details.

Mr. Branigan expressed support of the application conditioned on acceptable solutions to the deficiencies noted, and the applicant submitting a revised set of plans reflecting the elimination of the five (5) parallel parking spaces and proposed parking solution.

Planning Commission members discussed the following:

- Five (5) parallel parking spaces on the east.
- Noise concerns; communications received by Planning Department.
- Surrounding tenants/uses.

Mark Farlow of Victor Saroki & Associates, 430 N. Old Woodward, Birmingham, was present.

Also present were Rita Dunker, property owner, and Steven Sorensen of Professional Engineering Associates, 2430 Rochester Court, Troy.

Mr. Farlow indicated they met with City staff to discuss the proposed plan. He said Ms. Dunker, as a good neighbor, made contact with those who voiced concerns in writing to the Planning Department. Mr. Farlow addressed noise concerns, fencing material, the design layout (geothermal technology, floor plan, play areas, kennels), and daily operations of the facility.

Ms. Dunker discussed her management experience with this type of facility.

Mr. Sorensen indicated it was understood from their discussions with the City's Engineering Department that they are supportive of the proposed pet waste elimination method.

Items discussed at length were:

- Fencing material (opaque).
- Insulation (interior and exterior walls, windows, doors, sound continuation).
- Artificial turf; aggregate base.
- Pet waste elimination.
  - Solid and liquid.
  - Storm sewer or sanitary sewer.
  - Resolution relating to Special Use Approval for kennel at 2300 Bellingham.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Members Ullmann and Sanzica said they could not support the application as proposed because of their concerns with the proposed pet waste elimination method.

Mr. Farlow said the proposed parking spaces along the east façade would be designated for employee parking. He is agreeable to providing a paved walkway to service the spaces to the front entrance. Mr. Farlow said the lane is shared with the property owner to the east, and is one-way directional only. Mr. Farlow said he would work with the City on an appropriate parking solution.

Mr. Motzny clarified that the matter of storm sewer or sanitary sewer for pet waste elimination is an Engineering Department determination usually. But he noted the Planning Commission has the latitude with a Special Use application to impose conditions on an approval or postpone the item to seek further information and/or guidance from the Engineering Department.

Mr. Branigan asked to make the record clear that his written review does not expressly support approval of the Special Use application until such time that items noted in the report are addressed.

It was agreed that City staff and the Planning Consultant would meet with the petitioner to discuss alternative solutions for the treatment of pet waste and screen wall materials.

Resolution # PC-2010-08-057
Moved by: Schultz
Seconded by: Hutson

RESOLVED, To postpone action on this item until such time that:

1. The petitioner, staff, and consultants review and revise liquid waste management systems and screen wall materials to improve the

environmental impact of the project and to provide adequate privacy and wellbeing to the neighboring property owners; and

2. The applicant has agreed to add four (4) additional parking spaces to the main parking lot and eliminate the five (5) spaces to the east of the building.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

OTHER BUSINESS

8. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENTS

There was a brief discussion on:

- Transit Center.
  - September 8 Joint Meeting with Birmingham.
  - Potential to meet prior to scheduled Joint Meeting.
  - Legal clarification on site plan approval (Michigan Zoning Enabling Act).
- Zoning Ordinance Rewrite.
  - Potential to schedule additional meetings in effort to meet goals/objectives.
  - Update on progress made by Planning Consultant and Planning Department.

The Regular Meeting of the Planning Commission adjourned at 9:07 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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