The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on August 24, 2010 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Mark Maxwell
Philip Sanzica
Robert M. Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann
Mark J. Vleck (arrived 7:45 p.m.)

Also Present:
R. Brent Savidant, Acting Planning Director
Allan Motzny, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2010-08-058
Moved by: Schultz
Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Vleck (arrived 7:45 p.m.)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2010-08-059
Moved by: Sanzica
Seconded by: Schultz

RESOLVED, To approve the minutes of the August 10, 2010 Regular meeting as prepared.

Yes: All present (8)
Absent: Vleck (arrived 7:45 p.m.)

MOTION CARRIED

4. PUBLIC COMMENTS

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Edmunds reported on the July 20, 2010 Board of Zoning Appeals (BZA) meeting.

Items addressed:
- Renewal, Boys & Girls Club, 3670 John R, granted.
- Variance, 2397 Vermont Drive, granted.
- Variance, 6163 Livernois, granted.
- Variance, 4938 Adams Pointe Court, granted.
- Variance, 2891 Iowa, granted.
- Variance, Detroit Meeting Rooms, 3586 Adams Road, denied.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported on the August 18, 2010 Downtown Development Authority (DDA) meeting.

Items discussed:
- Big Beaver Design Guidelines, presented by Planning Consultant.
- Role of DDA with respect to current economic climate.

7. PLANNING AND ZONING REPORT

Mr. Savidant made the following meeting announcements:

- September 8, 2010 Joint Meeting with Birmingham, 7:00 p.m., Birmingham Department of Public Services.
  - 'Revised' Transit Center Preliminary Site Plan Review / Approval.
  - Site Plan available for public view in Planning Department; hard copies to be distributed to Planning Commission members next week.
- October 4, 2010 Joint Meeting with Troy City Council, immediately following Regular City Council Meeting (7:30 p.m.), Troy City Hall, Lower Level Conference Room.
  - Economic development initiatives.
  - Current business climate, including how it relates to the re-write of the Zoning Ordinance.

PRELIMINARY SITE PLAN REVIEW

8. 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 revised Planning Consultant report, dated August 18, 2010. He noted the key differences between the previous plan and the recently submitted revised plan are the elimination of the five (5) parking spaces along the east façade and the addition of four (4) parking spaces in the main parking lot. Mr. Branigan noted the petitioner is requesting a parking reduction of eleven (11) spaces.

Mr. Branigan further addressed the revisions proposed with respect to liquid waste management and voiced support of the changes. He said the petitioner addressed all deficiencies noted in the original Planning Consultant report.

[Mark Vleck arrived 7:45 p.m.]

Mark Farlow of Victor Saroki & Associates, 430 N. Old Woodward, Birmingham, was present. Mr. Farlow said they met with City staff members and they are confident the revised site plan demonstrates marked improvements as relates to the parking and liquid waste management.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Mr. Ullmann said the liquid waste management proposed does not adequately address the concerns expressed by the Planning Commission. He addressed the treatment of soil and the City's high water table and clay soil. Mr. Ullmann said the two issues are nutrients and the potential for pathogens. Mr. Ullmann also addressed a concern with the bacteria buildup on the proposed Astroturf. He expressed support of the proposal but would like to see liquid waste management handled in a more appropriate manner.

Mr. Savidant briefly compared a recently approved site plan application for Pet Suite Retreat with respect to liquid waste management. He noted that a significant amount of the waste is contained and served by the sanitary sewer by providing a covered area for the dogs prior to their release to the outdoors.

Steven Sorensen of Professional Engineering Associates, 2430 Rochester Court, Troy, was present. Mr. Sorenson addressed in detail the proposed liquid waste management, and covered the following:

- Comparison to recently approved site application for Pet Suite Retreat.
- Creation of a large septic field.
- Sand and aggregate storage for infiltration.
- Sump pump to capture layers under Astroturf; alleviate water saturation.
- Soil borings to be determined in future.
- Control of potential contamination of ground water.
- Runoff water to gravel area.

Mr. Ullmann addressed concerns with the potential to contaminate ground or surface water. He requested that the Resolution take into consideration biological concerns to eliminate contamination of ground or surface water.

Mr. Savidant confirmed that the petitioner met with the City's engineering staff and arrived at the workable solution presented on the revised site plan. He assured Planning Commission members that the Engineering Department would have the opportunity to address and correct any potential concerns at the time of Final Site Plan approval.

Mr. Sanzica expressed concerns with the volume of water in the storage area. He stated that soils must be determined and studied further for appropriate action, which could be done by the City's Engineering Department at the time of Final Site Plan approval.

Mr. Savidant suggested that the Resolution can be inclusive of engineering design considerations or conditions on approval.

Mr. Sorensen said the petitioner is agreeable to providing a relief area for the dogs, similar to Pet Suite Retreat, if that is the desire of the Planning Commission.

Resolution # PC-2010-08-
Moved by: Tagle
Seconded by: Strat

WHEREAS, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed commercial kennel to 14 when a total of 25 spaces are required on the site based on off-street parking space requirements, as per Article XL. This 11-space reduction is justified through a comparison of parking spaces provided for similar uses in the area, as outlined in the Parking Analysis prepared by PEA. Furthermore, this reduction will allow for additional pervious surface throughout the site.

THEREFORE BE IT RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed The Barkshire commercial kennel, located north of Maple, west of Crooks on 1501 Temple City Drive, Section 29, within the M-1 zoning district, be granted.

Discussion on the motion on the floor.

Mr. Vleck offered the following amendment to the motion on the floor.

Resolution # PC-2010-08-060
Moved by: Vleck
Seconded by: Strat

RESOLVED, To amend the motion on the floor to condition approval on the underground aggregate area (the drainage) will be connected to the sanitary sewer system.

Discussion on the amendment on the floor.

Mr. Sanzica said he would like to see no stormwater connected to the sanitary sewer and runoff directed away from the relief area. He suggested developing a separate stormwater system for the remainder of the site because it is illegal to drain stormwater into the sanitary storm system.

Mr. Vleck proposed to revise the amendment on the floor to include that no runoff will be directed into the aggregate infiltration area.

Mr. Strat did not support the revision to the amendment on the floor. He indicated it is the role of the City Engineering Department to address these concerns.

Vote on the amendment on the floor, as originally offered.

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

MOTION (AMENDMENT) FAILED

Mr. Vleck offered the following amendment to the motion on the floor.

Resolution # PC-2010-08-061
Moved by: Vleck
Seconded by: Ullmann

RESOLVED, To amend the motion on the floor to condition approval on the underground aggregate areas (main areas that will be used for the evacuation centers) will be connected to the sanitary sewer system and with the design recommendation that no additional runoff will be directed to the aggregate infiltration areas.

Vote on the amendment on the floor.

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

MOTION (AMENDMENT) CARRIED

Vote on the motion on the floor, as amended.

Resolution # PC-2010-08-062
Moved by: Tagle
Seconded by: Strat

WHEREAS, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed commercial kennel to 14 when a total of 25 spaces are required on the site based on off-street parking space requirements, as per Article XL. This 11-space reduction is justified through a comparison of parking spaces provided for similar uses in the area, as outlined in the Parking Analysis prepared by PEA. Furthermore, this reduction will allow for additional pervious surface throughout the site.

THEREFORE BE IT RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed The Barkshire commercial kennel, located north of Maple, west of Crooks on 1501 Temple City Drive, Section 29, within the M-1 zoning district, be granted, subject to the following condition:

1. That the underground aggregate areas (main areas that will be used for the evacuation centers) will be connected to the sanitary sewer system; and

2. With the design recommendation that no additional runoff will be directed to the aggregate infiltration areas.

Yes: All present (9)

MOTION CARRIED

STUDY ITEM

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

Mr. Branigan gave an overall review of the draft language for Article 20 - Form-Based Districts, addressing:

- Section 20.01 General Purpose and Intent
- Section 20.02 Applicability and Organization
- Section 20.03 Big Beaver District

Planning Commission members were encouraged to forward comments to the Planning Department for discussion at future meetings.

Topics discussed briefly were:

- User-friendly structure (categorized by use groups).
- Section 20.04 Maple Road District.
- Section 20.05 Neighborhood Nodes District.
- Use variances, in relation to Board of Zoning Appeals.
- Timetable of completion.

OTHER BUSINESS

10. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENTS

Mr. Ullmann addressed stormwater management for proposed dog kennels.

Mr. Savidant read Section 501 (5) of the Zoning Enabling Act, to address an earlier discussion on site plan approval.

Mr. Motzny addressed authority guidelines given to various Planning Commissions with respect to site plan approval.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:20 p.m.

Respectfully submitted,

Michael W. Hutson, Chair

Kathy L. Czarnecki, Recording Secretary

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