The Regular Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on May 10, 2011, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

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

Absent:
Philip Sanzica

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-2011-05-024
Moved by: Schultz
Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2011-05-025
Moved by: Edmunds
Seconded by: Schultz

RESOLVED, To approve the minutes of the April 26, 2011 Special/Study meeting as published.

Yes: All present (8)
Absent: Sanzica

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 343 D) – Proposed Site Improvements, North Side of Big Beaver, West of Crooks (1500 W. Big Beaver), Section 20, Zoned O-1 (Low Rise Office) District

Resolution # PC-2011-05-026
Moved by: Schultz
Seconded by: Strat

WHEREAS, The applicant submitted the Preliminary Site Plan Approval application prior to the adoption of the comprehensively rewritten Zoning Ordinance, therefore the now-repealed Zoning Ordinance provisions shall apply.

THEREFORE BE IT RESOLVED, That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed site improvements for 1500 W. Big Beaver, located on the north side of Big Beaver and west of Crooks, in Section 20, within the O-1 zoning district, be granted, subject to the following conditions:

1. The establishment of a cross access easement in the northwest corner of the property to the property to the north and all necessary documentation as required by the City.
2. No existing trees shall be removed from within the Big Beaver right of way.
3. If either of these conditions is not agreed to, this item shall be returned to Planning Commission.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 968) – Proposed Suburban Cadillac Buick, North of Maple, West of Crooks (1810 Maplelawn), Section 29, Zoned M-1 (Light Industrial) District

Resolution # PC-2011-05-027
Moved by: Maxwell
Seconded by: Schultz

WHEREAS, The applicant submitted the Preliminary Site Plan Approval application prior to adoption of the comprehensively rewritten Zoning Ordinance, therefore the now-repealed Zoning Ordinance provisions shall apply.

THEREFORE BE IT RESOLVED, That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed site improvements for Suburban Cadillac Buick, located north of Maple, west of Crooks, at 1810 Maplelawn, in Section 29, within the M-1 zoning district, be granted, subject to the following conditions:

1. A detailed square footage calculation provided to the Planning Consultant.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

SPECIAL USE REQUEST

7. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 387) – Proposed Maple Plaza Renovations (McDonald's Restaurant with Drive-Thru Facility), Northwest Corner of Maple and Livernois (72 W. Maple), Section 28, Zoned B-2 (Community Business) District

PUBLIC HEARING OPENED

Louis Marcucci, 93 Forthton, Troy, spoke in opposition.

For the record, there are three written communications on file.

PUBLIC HEARING CLOSED

Resolution # PC-2011-05-028
Moved by: Tagle
Seconded by: Schultz

WHEREAS, The applicant submitted the Preliminary Site Plan Approval application prior to the adoption of the comprehensively rewritten Zoning Ordinance, therefore the now-repealed Zoning Ordinance provisions shall apply.

RESOLVED, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed Maple Plaza Renovations, including a McDonald's Restaurant with Drive-Thru Facility, to 110 when a total of 154 spaces are required on the site based on off-street parking space requirements, as per Article XL. This 44-space reduction is justified through a parking analysis in a report prepared by Carlisle/Wortman Associates, Inc.

BE IT FURTHER RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Maple Plaza Renovations, including a McDonald's Restaurant with Drive-Thru Facility, located at the northwest corner of Maple and Livernois, Section 28, within the B-2 zoning district, be granted, subject to the following conditions:

1. All parking lot lighting shall be shielded to prevent spillage onto adjacent property owners.
2. A note shall be applied to the drawing indicating "eating in vehicles shall be prohibited".
3. All parking stalls perpendicular to sidewalks shall be reduced to a depth of 17 feet to increase the sidewalk width to 7 feet, and the landscape area adjacent to the south right of way shall be increased by 2 feet and the parking stalls reduced by 17 feet.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

STUDY ITEMS

8. POTENTIAL REZONING AND DEVELOPMENT PROJECT – East Side of Stephenson, North of Fourteen Mile (455 Stephenson), Section 35, Currently Zoned RC (Research Center) District

9. POTENTIAL DEVELOPMENT PROJECT – Potential Tim Horton's Restaurant, Northwest Corner of Square Lake and Dequindre (43003 Dequindre), Section 1, Currently Zoned NN (Neighborhood Node) District

OTHER BUSINESS

10. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENTS

The Regular Meeting of the Planning Commission adjourned at 9:28 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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