

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on May 24, 2011 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Tom Krent
Mark Maxwell (arrived 7:33 p.m.)
Philip Sanzica
Robert M. Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2011-05-029

Moved by: Schultz
Seconded by: Edmunds

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Maxwell (arrived 7:33 p.m.)

MOTION CARRIED

(Mr. Maxwell arrived 7:33 p.m.)

3. APPROVAL OF MINUTES

Resolution # PC-2011-05-030

Moved by: Tagle
Seconded by: Schultz

RESOLVED, To approve the minutes of the May 10, 2011 Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Strat gave a summary of the May 17, 2011 Board of Zoning Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

There was no DDA meeting in May.

7. PLANNING AND ZONING REPORT

Mr. Savidant gave a report on current planning and zoning matters.

PRELIMINARY SITE PLAN REVIEW

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 186 A) – Proposed Sunset Plaza CVS Pharmacy Drive-Through, Northeast Corner of Long Lake and Livernois (125 E. Long Lake), Section 10, Currently Zoned Neighborhood Node M District (Controlled by Consent Judgment)

Resolution #2011-05-031

Moved by: Schultz

Seconded by: Tagle

RESOLVED, To table the item to allow the petitioner to provide revised drawings of the drive-through facility, landscaped island and handicapped parking spaces removed, and also to provide dwarf trees in the landscaped island rather than shrubs to screen the appearance of vehicles.

Yes: All present (9)

MOTION CARRIED

STUDY ITEM

9. POTENTIAL REVISION – PRELIMINARY SITE PLAN APPROVAL (File Number SP 921) – Briggs Park Condominium, East side of Rochester, North side of Lamb, Section 14, Currently Zoned RT (One Family Attached Residential), EP (Environmental Protection) and R-1C (One Family Residential) Districts

Members expressed favorable support of the proposed development concept.

OTHER ITEMS

10. **PUBLIC COMMENT** – Items on Current Agenda

There was no one present who wished to speak.

11. **PLANNING COMMISSION COMMENT**

There was general Planning Commission discussion.

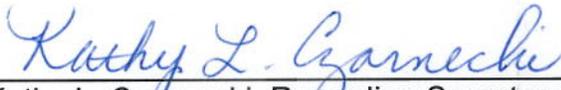
ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 8:50 p.m.

Respectfully submitted,



Michael W. Hutson, Chair



Kathy L. Czarnecki, Recording Secretary