

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on June 14, 2011, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Tom Krent
Philip Sanzica
Robert Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann

Absent:

Mark Maxwell

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-2011-06-032

Moved by: Schultz
Seconded by: Tagle

RESOLVED, To approve the Agenda as printed.

Yes: All present (8)
Absent: Maxwell

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2011-06-033

Moved by: Sanzica
Seconded by: Edmunds

RESOLVED, To approve the minutes of the May 24, 2011 Special/Study meeting as published.

Yes: All present (8)
Absent: Maxwell

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

POSTPONED ITEM

5. 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 # PC-2011-06-034

Moved by: Schultz
 Seconded by: Edmunds

RESOLVED, That the Planning Commission hereby recommends that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Sunset Plaza CVS Pharmacy Drive-Through, located on the Northeast Corner of Long Lake and Livernois (125 E. Long Lake), in Section 10, within the Neighborhood Node Form-Based Zoning District, controlled by Consent Judgment be granted, subject to the following conditions:

1. Relocate existing watermain and provide a new easement and abandon existing easement.
2. Arborvitae shall be replaced with a more street hardy species to be administratively approved by Planning Department.
3. That both landscaped islands shall be irrigated.

Resolution # PC-2011-06-035

Moved by: Krent
 Seconded by: Strat

RESOLVED, To amend motion on the floor to add the following condition:

Extend the width of the island near the drive-through to the end of the existing 17-foot parking spaces, basically adding 1 or 2 feet to the south of that southern edge of the island by the drive-through, to delineate for the driver coming through to direct vehicle away from handicapped spaces.

Vote on amendment on the floor.

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

MOTION CARRIED

Vote on the original motion as amended.

Resolution # PC-2011-06-034 (as amended)

Moved by: Schultz
Seconded by: Edmunds

RESOLVED, That the Planning Commission hereby recommends that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Sunset Plaza CVS Pharmacy Drive-Through, located on the Northeast Corner of Long Lake and Livernois (125 E. Long Lake), in Section 10, within the Neighborhood Node Form-Based Zoning District, controlled by Consent Judgment be granted, subject to the following conditions:

1. Relocate existing watermain and provide a new easement and abandon existing easement.
2. Arborvitae shall be replaced with a more street hardy species to be administratively approved by Planning Department.
3. That both landscaped islands shall be irrigated.
4. Extend the width of the island near the drive-through to the end of the existing 17-foot parking spaces, basically adding 1 or 2 feet to the south of that southern edge of the island by the drive-through, to delineate for the driver coming through to direct vehicle away from handicapped spaces.

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

MOTION CARRIED

SPECIAL USE REQUESTS

6. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 388) – Proposed Adult Foster Care Home, North Side of Square Lake, East of Beach (2420 W Square Lake), Section 6, Currently Zoned R-1A (One Family Residential) District

PUBLIC HEARING OPENED

David Bardlow, 2460 W. Square Lake, support.
John Weisgerber, 2475 Charnwood, oppose.
Larry English, 6140 Beach Road, oppose.

PUBLIC HEARING CLOSED

Resolution # PC-2011-06-036

Moved by: Edmunds

Seconded by: Strat

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Adult Foster Care Small Group Home, located on the north side of Square Lake and east of Beach Road, at 2420 W. Square Lake, Section 6, within the R-1A zoning district, be granted, subject to the following:

1. The maximum number of adult foster care residents shall be 9.
2. Sheet 1 shall be corrected as per the recommendation of the report prepared by CWA.
3. An opaque screen fence or landscaping shall be provided to obscure the trash storage area on the east façade.

Yes: All present (8)

Absent: Maxwell

MOTION CARRIED

7. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 389) – Proposed Trainers Academy LLC, North Side of Maple, East of Crooks (950 W Maple), Section 28, Currently Zoned MR (Maple Road) District

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Chair Hutson requested a recess at 8:53 p.m.

The meeting reconvened at 9:02 p.m.

Resolution # PC-2011-06-037

Moved by: Schultz

Seconded by: Sanzica

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Trainer’s Academy LLC, located on the north side of Maple, east of Crooks, at 950 W. Maple, Section 28, within the MR zoning district, be granted, subject to the following:

1. Add a 3-foot landscape hedge to screen the parking area from Maple Road.
2. Add not less than 329.3 square feet of landscape area to mitigate for the outdoor relief area.
3. Add 7 greenbelt trees within the existing greenbelt.
4. Add landscape screening to the outdoor enclosure to buffer the appearance of the proposed fence from the east.

Yes: All present (8)
Absent: Maxwell

MOTION CARRIED

OTHER BUSINESS

8. SUSTAINABLE DEVELOPMENT PROCESS

Mr. Branigan briefly presented and distributed copies of the Sustainable Development Project Process and Regulations draft dated June 14, 2011.

9. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENTS

There was general Planning Commission discussion.

The Regular Meeting of the Planning Commission adjourned at 9:34 p.m.

Respectfully submitted,

Michael W. Hutson, Chair

Kathy L. Czarnecki, Recording Secretary