

Chair Hutson called the Regular Meeting of the Troy City Planning Commission to order at 7:30 p.m. on July 12, 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-2011-07-041**

Moved by: Schultz  
Seconded by: Edmunds

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)  
Absent: Sanzica

**MOTION CARRIED**

3. APPROVAL OF MINUTES

Mr. Maxwell requested that the PowerPoint presentation on Public Libraries is attached and made a part of the original minutes.

**Resolution # PC-2011-07-042**

Moved by: Edmunds  
Seconded by: Krent

**RESOLVED**, To approve the minutes of the June 28, 2011 Special/Study meeting as revised.

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.

**SPECIAL USE REQUEST**

5. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 188 A) – Proposed First Romanian Baptist Church Building Addition, East Side of John R, North of Big Beaver (3244 John R), Section 24, Currently Zoned R-1D (One Family Residential) District

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

**Resolution # PC-2011-07-043**

Moved by: Schultz  
Seconded by: Edmunds

**RESOLVED**, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed First Romanian Baptist Church Building Addition, to 98 when a total of 129 spaces are required on the site based on off-street parking space requirements. This 31-space reduction is justified provided the worship facility and social hall are used exclusively of one another at all times.

**BE IT FURTHER RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed First Romanian Baptist Church Building Addition, located on the east side of John R Road, north of Big Beaver, at 3244 John R, Section 24, within the R-1D zoning district, be granted, subject to the following:

1. Add a sidewalk and safe pedestrian crossing between John R and the main entrance of the building.
2. Add a bicycle rack accommodating a minimum of two (2) bicycles.
3. Provide large deciduous trees every 30 feet along the east property line.
4. Eliminate one (1) additional parking space in the event that adding a sidewalk necessitates that.

Yes: All present (8)  
Absent: Sanzica

**MOTION CARRIED**

**STUDY ITEM**

- 6. POTENTIAL REZONING AND PRELIMINARY SITE PLAN REVISION (File Number SP 924) – 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, Potential Rezoning to R-1 E (One Family Residential)

**OTHER BUSINESS**

- 7. SUSTAINABLE DEVELOPMENT PROCESS
- 8. PUBLIC COMMENTS – Items on Current Agenda  
There was no one present who wished to speak.
- 9. PLANNING COMMISSION COMMENTS  
There was general Planning Commission discussion.

The Regular Meeting of the Planning Commission adjourned at 8:40 p.m.

Respectfully submitted,

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Michael W. Hutson, Chair

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Kathy L. Czarnecki, Recording Secretary