

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, 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

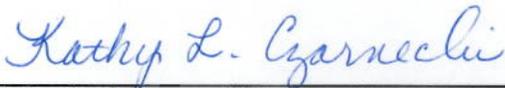
- 7. SUSTAINABLE DEVELOPMENT PROCESS
- 8. PUBLIC COMMENTS – Items on Current Agenda
There was no one present who wished to speak.
- 9. PLANNING COMMISSION COMMENTS
There was general Planning Commission discussion.

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

Respectfully submitted,



Michael W. Hutson, Chair



Kathy L. Czarnecki, Recording Secretary