The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on July 26, 2011 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Tom Krent
Philip Sanzica (arrived 7:32 p.m.)
Robert M. Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann

Absent:
Mark Maxwell

Also Present:
R. Brent Savidant, Planning Director
Susan Lancaster, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Kathy Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2011-07-044
Moved by: Edmunds
Seconded by: Ullmann

RESOLVED, To approve the Agenda as prepared.

Yes: Edmunds, Hutson, Krent, Schultz, Strat, Tagle, Ullmann
Absent: Maxwell, Sanzica (arrived 7:32 p.m.)

MOTION CARRIED

3. APPROVAL OF MINUTES

[Mr. Sanzica arrived 7:32 p.m.]

Resolution # PC-2011-07-045
Moved by: Schultz
Seconded by: Tagle

RESOLVED, To approve the minutes of the July 12, 2011 Regular meeting as prepared with a correction to the title of R. Brent Savidant.

Yes: Edmunds, Hutson, Krent, Schultz, Strat, Tagle, Ullmann
Abstain: Sanzica
Absent: Maxwell

MOTION CARRIED

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Strat gave a summary of the July 19, 2011 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

There was no DDA meeting in July.

7. PLANNING AND ZONING REPORT

Mr. Savidant gave a report on current planning and zoning matters. Mr. Savidant requested to reschedule discussion on Agenda item #10, Sustainable Development Checklist.

SPECIAL USE REQUEST

8. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 117 D) – Proposed St. Mark Coptic Orthodox Church Expansion Sunday School Classes, West Side of Livernois, South of Wattles (3603 Livernois), Section 21, Currently Zoned R-1B (One Family Residential) District

PUBLIC HEARING OPENED

Gerald Kupel of 3641 Livernois; clarification on location of temporary buildings.
Mark VanValkenburg of 12 Kirk Lane; opposed.
Thomas Gill of 53 Kirk Lane; opposed.

Chair Hutson stated the Public Hearing would continue to remain open and notification of a meeting scheduled in the future for this item would be provided, noting the City would not be constrained by any legal requirements of such notification.

Resolution #2011-07-046
Moved by: Schultz
Seconded by: Strat

To postpone the Special Use Request and Preliminary Site Plan Approval and the Public Hearing on this item until such time that the required documentation is provided and there is adequate time for review by the Planning Director and Planning Consultant.

Yes: All present (8)
Absent: Maxwell

MOTION CARRIED

SITE PLAN REVIEW

9. PRELIMINARY SITE PLAN REVIEW (File Number SP 970) – Proposed Granite City Food & Brewery Restaurant, South Side of Big Beaver Road, East of Troy Center Drive, Section 28, Currently Zoned BB (Big Beaver Form Based Code) District

Resolution #2011-07-047
Moved by: Schultz
Seconded by: Edmunds

RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the proposed Granite City Food & Brewery to 142 when a total of 149 spaces are required on the site based on the off-street parking space requirements for restaurants. This 7-space reduction meets the standards of Section 13.06; and,

BE IT FURTHER RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the entire PNC office building parent site, including the tower, annex and proposed restaurant, to 1,607, when a total of 2,122 spaces are required on the site based on the off-street parking space requirements for office, medical office, restaurant and retail uses. This 515 space reduction meets the standards of Section 13.06.

BE IT FINALLY RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 5 of the Zoning Ordinance, as requested for the proposed Granite City Food & Brewery Restaurant, located on the south side of Big Beaver Road, east of Troy Center Drive, in Section 28, within the BB (Big Beaver Form Based) zoning district, is hereby granted, subject to the following conditions:

1. Correct the east boundary labels and setback lines to reflect its condition as a side yard.
2. Demonstrate that the first floor is 14 feet or taller in height.
3. Relocate the proposed 30 inch wall and hedgerow so that the hedgerow is on the north side of the wall, along the required building line.
4. Add a bike rack with capacity of at least two bicycles.
5. Add one street tree.
6. Show the location of existing cross access easements on abutting properties and the location of proposed cross access easements or joint drive easements on the subject property.
7. Provide full dimensions for the preliminary floor plans.

8. Provide lighting plans indicating proposed photometrics, height of light fixtures, proposed light fixtures, and proposed methods of shielding, prior to Final Site Plan Approval.

Yes: All present (8)
Absent: Maxwell

MOTION CARRIED

STUDY ITEM

10. SUSTAINABLE DEVELOPMENT CHECKLIST

OTHER ITEMS

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

There was general Planning Commission discussion.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 8:45 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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