Chair Hutson called the Regular Meeting of the Troy City Planning Commission to order at 7:30 p.m. on January 10, 2012 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Tom Krent
Mark Maxwell
Philip Sanzica
Robert 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 L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2012-01-001
Moved by: Sanzica
Seconded by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2012-01-002
Moved by: Strat
Seconded by: Maxwell

RESOLVED, To approve the minutes of the December 13, 2011 Regular meeting as printed.

Yes: All present (9)

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 392) – Proposed Vehicle Repair Facility, Action Collision Inc., West of Dequindre, North of 14 Mile (2722 Elliott), Section 36, Currently Zoned IB (Integrated Industrial and Business) District

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2012-01-003
Moved by: Sanzica
Seconded by: Maxwell

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Vehicle Repair Facility, Action Collision Inc., West of Dequindre, North of 14 Mile (2722 Elliott), Section 36, within the IB (Integrated Industrial and Business) District, be granted, subject to the following:

1. Show all required and proposed dimensions on final site plan.
2. Clarify number of service bays, the presence of any tow trucks, and condition any approval on the limitation of the site to no more than 10 bays.
3. Show overhead doors.
4. Provide a bike rack with capacity of at least two bicycles must be added to the site plan.
5. Add two deciduous street trees.
6. Provide landscaped area calculations.
7. Provide four additional trees at the perimeter of the parking lot to meet minimum parking lot landscaping requirements.
8. Provide detailed landscaping calculations showing how all requirements of Section 13.02 are being met.
9. Clarify that the use will not have retail aside from that which is normally required to support the repair use.
10. No vehicles may be parked other than in compliant striped spaces.

Yes: All present (9)

MOTION CARRIED

SITE CONDOMINIUM DEVELOPMENT

6. PRELIMINARY SITE PLAN REVIEW – Proposed Tuscany Estates Site Condominium, 11 units/lots, West side of Dequindre, North of Winter Drive, Section 24, Currently Zoned R-1C (One Family Residential) District

Resolution # PC-2012-01-004
Moved by: Ullmann
Seconded by: Schultz

RESOLVED, To postpone the item until all requirements as listed by staff are met and the application has been resubmitted.

Yes: All present (9)

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEW

7. PRELIMINARY SITE PLAN REVIEW (File Number SP 971) – Proposed Warrior Park Baseball Field, South side of Equity between 1735 and 1515 Equity, Section 32, Currently Zoned IB (Integrated Industrial and Business) District – Controlled by Consent Judgment

Resolution # PC-2012-01-005
Moved by: Edmunds
Seconded by: Schultz

RESOLVED, The Planning Commission hereby recommends to City Council, that Preliminary Site Plan Approval for the proposed Warrior Park Baseball Field, located on the south side of Equity between 1735 and 1515 Equity, in Section 32, Currently Zoned IB (Integrated Industrial and Business) District, but controlled by Consent Judgment be granted, subject to the following:

1. Provide written justification for the proposed number of spaces.
2. Add a bike rack with capacity of at least two bicycles.
3. Comply with Section 13.02.C.2.b, Section 13.02.C.2.d, and Section 13.02.C.3.b of the landscape requirements; this includes providing landscape islands or justifying their removal; providing parking lot landscape island trees in islands or, if waived, at the perimeter, and providing a screen for the parking lot along its north side.
4. Show all setbacks.
5. Provide a lighting plan indicating proposed photometrics, height of light fixtures, proposed light fixtures, and proposed methods of shielding, if lighting is proposed.
6. Provide samples, swatches, or manufacturer's specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences.

Yes: All present (9)

MOTION CARRIED

OTHER BUSINESS

8. POTENTIAL CONDITIONAL REZONING – Proposed Culver's Restaurant (with Drive-Through), 4889 Rochester Road, West side of Rochester Road, South of Long Lake, Section 15, From NN (Neighborhood Node) to CB (Community Business) District

This item was withdrawn at the request of the petitioner.

9. ELECTION OF OFFICERS FOR 2012

Mr. Edmunds nominated Mark Maxwell as Chair and John Tagle as Vice Chair.

Hearing no further nominations, Chair Hutson declared the nominations for the positions of Chair and Vice Chair closed.

Roll Call vote on the nomination
Yes: All present (9)

Mr. Sanzica nominated Thomas Strat as Zoning Board of Appeals representative.

Hearing no further nominations, Chair Hutson declared the nominations for the position of Zoning Board of Appeals representative closed.

Roll Call vote on the nomination
Yes: All present (9)

10. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENTS

There was general Planning Commission discussion.

The Regular Meeting of the Planning Commission adjourned at 8:55 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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