Chair Maxwell called the Regular Meeting of the Troy City Planning Commission to order at 7:30 p.m. on February 14, 2012 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

Absent:
Philip Sanzica
Lon M. Ullmann

Also Present:
R. Brent Savidant, Planning Director
Susan Lancaster, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Paul Evans, Zoning and Compliance Specialist

2. APPROVAL OF AGENDA

Resolution # PC-2012-02-006
Moved by: Schultz
Seconded by: Edmunds

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Sanzica, Ullmann

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2012-02-007
Moved by: Hutson
Seconded by: Schultz

RESOLVED, To approve the minutes of the January 10, 2011 Regular meeting as printed.

Yes: All present (7)
Absent: Sanzica, Ullmann

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

REZONING REQUEST

5. PUBLIC HEARING – REZONING APPLICATION (File Number Z 739) – Proposed Professional/Medical Building, South side of Colebrook, West of Rochester Road between Big Beaver and Wattles (970 Colebrook), Section 22, From R-1C (One Family Residential) District to CB (Community Business) District

Zak Branigan summarized the rezoning report.

There was general discussion of this item.

Artur Kokaj, 17106 Addington Drive, Commerce Township, MI, representing the applicant, discussed the project with the Planning Commission.

The conditional rezoning process was discussed with the applicant.

PUBLIC HEARING OPENED

Dennis Bushon, 3515 Rochester Road, encouraged the applicant to combine the subject parcel with the abutting parcel to the east, located on the corner of Colebrook and Rochester Road.

PUBLIC HEARING CLOSED

Mr. Schultz stated the rezoning had the potential to be detrimental to the residential neighborhood to the east.

Chair Maxwell agreed with Mr. Schultz and added that he had concern with the potential negative impacts on the elementary school located in the neighborhood. He stated he would support a rezoning if the subject parcel were to be combined with the property fronting on Rochester Road.

Resolution # PC-2012-02-008
Moved by: Schultz
Seconded by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1C to CB rezoning request, located west of Rochester on the south side of Colebrook, within Section 22, being approximately 10,500 square feet in size, be denied.

Yes: All present (7)
Absent: Sanzica, Ullmann

MOTION CARRIED

OTHER BUSINESS

6. REVISIONS TO CHAPTER 85 – SIGNS

Mr. Savidant presented a draft document, which proposed minimal revisions to bring Chapter 85 Signs into compliance with the Zoning Ordinance.

General discussion followed. No action was taken.

7. PLANNING COMMISSION 2011 ANNUAL REPORT

Mr. Savidant presented the Planning Commission 2011 Annual Report.

There was general discussion on this item

Resolution # PC-2012-02-009
Moved by: Schultz
Seconded by: Tagle

RESOLVED, That the 2011 Annual Report be forwarded to City Council and placed on the City's website.

Yes: All present (7)
Absent: Sanzica, Ullmann

8. PUBLIC COMMENTS – For Items on Current Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENTS

There was general discussion.

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

Respectfully submitted,

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Mark Maxwell, Chair

_____
R. Brent Savidant, Planning Director