

PLANNING COMMISSION 2011 ANNUAL REPORT

The Michigan Planning Enabling Act requires that municipal planning commissions prepare an annual written report to the legislative body concerning operations and the status of planning activities undertaken during the calendar year. In accordance, the following information has been compiled:

PLANNING COMMISSION

The Planning Commission consisted of Michael W. Hutson (Chair), Mark Maxwell (Vice Chair), Donald Edmunds, Philip Sanzica, Robert Schultz, Thomas Strat, John J. Tagle, Lon M. Ullmann, Mark J. Vleck (through March) and Tom Krent (appointed April 4, 2011).

Thomas Strat was Zoning Board of Appeals (ZBA) Representative and Philip Sanzica was ZBA Alternate.

The Planning Commission held nineteen (19) meetings during the year, comprised of eleven (11) Regular meetings and eight (8) Special/Study meetings.

Thomas Strat and Michael Hutson were appointed to the Sustainable Design Review Committee by the City Manager.

MASTER PLAN

The City of Troy Master Plan was updated and adopted by the Planning Commission in October, 2008. In accordance with the Michigan Planning Enabling Act, the Planning Commission will re-evaluate the plan and determine if an update is needed again prior to October 2013.

BIG BEAVER DESIGN GUIDELINES

The Big Beaver Design Guidelines were approved by the Planning Commission on March 22, 2011.

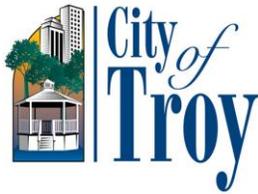
ZONING ORDINANCE ADOPTION

The Planning Commission prepared the comprehensively updated Zoning Ordinance, which was adopted by City Council on April 18, 2011.

ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2011:

Amendment	Description	PC Action
Z 738	Holiday Inn Express Hotel & Suites, East side of Stephenson Hwy, North of 14 Mile (466 Stephenson Highway), Section 35, From RC (Research Center) District to OM (Office Mixed Use) District	Recommended approval on 06/28/11



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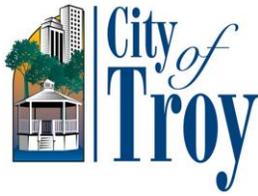
SUSTAINABLE DEVELOPMENT CHECKLIST

The Planning Commission recommended approval of the Sustainable Development Checklist on September 13, 2011.

SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2011:

Project	Description	PC Action
SU 385	Additions to St. Joseph Chaldean Catholic Church, 2442 E. Big Beaver, South side of Big Beaver, East of John R, Section 25	Public hearing held 01/11/11; No action taken
Oak Forest South Site Condominium	Oak Forest South Site Condominium, 25 units/lots, South of Square Lake Road, East Side of Willow Grove, Section 11	Recommended approval on 02/08/11
SP 965	Alpha Dental Center, 405 E. Maple Road, Northeast Corner of Maple and Kirkton, Section 27	Prelim Site Plan Approved 03/08/11
SU 386	The Capital Grille Outdoor Seating Area, Somerset Collection, North side of Big Beaver, East of Coolidge, Section 20	Recommended approval on 03/22/11
SP 967	Gaucha Brazilian Steakhouse, 3635 Rochester Road, West side of Rochester between Troywood and Colebrook, Section 22	Prelim Site Plan Approved 04/26/11
SP 343 D	Site Improvements, North side of Big Beaver, West of Crooks (1500 W. Big Beaver), Section 20	Prelim Site Plan Approved 05/10/11
SP 968	Suburban Cadillac Buick, North of Maple, West of Crooks (1810 Mapelawn), Section 29	Prelim Site Plan Approved 05/10/11
SU 387	McDonald's Restaurant with Drive-Through Facility, Northwest Corner of Maple and Livernois (72 W. Maple), Section 28	Special Use Approval and Prelim Site Plan Approved 05/10/11
SP 186 A	Sunset Plaza CVS Pharmacy Drive-Through, Northeast Corner of Long Lake and Livernois (125 E. Long Lake), Section 10	Recommended approval on 06/14/11
SU 388	Adult Foster Care Home, North side of Square Lake, East of Beach (2420 W Square Lake), Section 6	Special Use Approval and Prelim Site Plan Approved 06/14/11
SU 389	Trainers Academy LLC, North side of Maple, East of Crooks (950 W Maple), Section 28	Special Use Approval and Prelim Site Plan Approved 06/14/11
SU 188 A	First Romanian Baptist Church Building Addition, East side of John R, North of Big Beaver (3244 John R), Section 24	Special Use Approval and Prelim Site Plan Approved 07/12/11
SU 117 D	St. Mark Coptic Orthodox Church Expansion Sunday School Classes, West side of Livernois, South of Wattles (3603 Livernois), Section 21	Postponed on 07/26/11; application pending



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Project	Description	PC Action
SP 970	Granite City Food & Brewery Restaurant, South side of Big Beaver Road, East of Troy Center Drive, Section 28	Prelim Site Plan Approved 07/26/11
SU 390	Holiday Inn Express Hotel & Suites, East side of Stephenson Highway, North of 14 Mile (466 Stephenson Highway), Section 35	Special Use Approval and Prelim Site Plan Approved 08/09/11
SU 391	Kroger Retail Fuel Center D-464, Southwest Corner of South Boulevard and Crooks (2105 W. South Boulevard), Section 5	Recommended approval on 08/09/11
SU 388 A	Expansion of an existing Adult Foster Care Small Group Home, From 9 to 10 residents, North side of Square Lake, East of Beach (2420 W. Square Lake), Section 6	Special Use Approval 09/13/11

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