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

1. ROLL CALL

Present:
Donald Edmunds
Tom Krent
Mark Maxwell
Philip Sanzica
Gordon Schepke
Robert Schultz
John J. Tagle

Absent:
Michael W. Hutson
Thomas Strat

Also Present:
R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2012-04-020
Moved by: Schultz
Seconded by: Sanzica

RESOLVED, To approve the Agenda as printed.

Yes: All present (7)
Absent: Hutson, Strat

MOTION CARRIED

3. APPROVAL OF MINUTES

It was noted that the March 27, 2012 Special/Study meeting minutes should reflect the meeting was called to order at 7:00 p.m., not 7:30 p.m.

Resolution # PC-2012-04-021
Moved by: Edmunds
Seconded by: Schepke

RESOLVED, To approve the minutes of the March 27, 2012 Special/Study meeting as revised and the March 27, 2012 Special meeting as published.

Yes: All present (7)
Absent: Hutson, Strat

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

SITE CONDOMINIUM DEVELOPMENT

5. 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

Mr. Carlisle briefly reported on the item and recommended approval contingent on the two conditions as noted in his report.

There was discussion on the proposed trees designated on the site plan. The petitioner, Fazal Khan of Fazal Khan & Associates, said he would consult with the City's horticulturist for a better tree variety and recommendation.

Chair Maxwell opened the floor for public comment.

Mary Ann Bernardi, 384 Lawson Court, Troy, addressed trees throughout the City.

Chair Maxwell closed the floor for public comment.

Mr. Savidant said the Planning Department would take a look at the City's list of recommended trees and make appropriate revisions.

Resolution # PC-2012-04-022
Moved by: Schultz
Seconded by: Krent

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Tuscany Estates Site Condominium, 11 units/lots, west side of Dequindre, north of Winter Drive, Section 24, within the R-1C (One Family Residential) District, be granted, subject to the following:

1. Revise plans to indicate a street light be provided per City standards, as opposed to a traffic signal; and
2. Consider potential guardrail alternatives or landscaping to screen.

Yes: All present (7)
Absent: Hutson, Strat

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEW

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 973) – Proposed Old Dominion Freight Line, South side of Big Beaver, West of Bellingham (1310 E Big Beaver), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle briefly reported on the item and recommended approval contingent on the conditions as noted in his report.

Mr. Savidant expressed his pleasure in Old Dominion Freight Line's interest in improving a 'tired' site within the City.

The petitioner, David Hunter of PEA, was present. Also present was Scott Freeman of D. F. Chase, Inc., project manager of the construction crew.

Mr. Freeman addressed parking. He said the company would begin with approximately 96 employees and it anticipates an expansion with the potential of employing an additional 20+ employees. Mr. Freeman commented briefly on what he knows about the global freight company.

Resolution # PC-2012-04-023
Moved by: Schultz
Seconded by: Sanzica

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for Old Dominion Freight Line, south side of Big Beaver, west of Bellingham (1310 E Big Beaver), Section 26, within the IB (Integrated Industrial and Business) district, be granted, subject to the following:

1. Confirm that the installation of the stormwater basin will maintain the necessary landscape screen as required by Section 13.02.B.
2. Planning Commission found the request for 14 additional parking spaces to be justified and therefore granted.
3. Submit pole heights, building lighting heights, and lighting cut sheets from the manufacturer.
4. Show existing flood plain and proposed changes to flood plain on final site plan.
5. Obtain all necessary permits from Oakland County Water Resources Commissioner, Michigan Department of Environmental Quality, and the City of Troy prior to final site plan approval.

Yes: All present (7)
Absent: Hutson, Strat

MOTION CARRIED

OTHER BUSINESS

7. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENTS

There was general Planning Commission discussion. Chair Maxwell and Mr. Savidant covered topics for discussion at the next study session.

The Regular meeting of the Planning Commission adjourned at 8:20 p.m.

Respectfully submitted,

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Mark Maxwell, Chair

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Kathy L. Czarnecki, Recording Secretary

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