

Chair Maxwell called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 8, 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  
Gordon Schepke  
Robert Schultz  
Thomas Strat  
John J. Tagle

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-2012-05-026**

Moved by: Edmunds  
Seconded by: Schultz

RESOLVED, To approve the Agenda as published.

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2012-05-027**

Moved by: Tagle  
Seconded by: Hutson

**RESOLVED**, To approve the minutes of the April 24, 2012 Special/Study meeting as submitted.

Yes: All present (9)

**MOTION CARRIED**

4. PUBLIC COMMENTS – Items not on the Agenda

Linda Kajma of 2196 Niagara Drive, Troy, addressed comments made by Gordon Schepke at the May 7, 2012 City Council meeting.

Mr. Motzny stated censuring a Board member is the purview of the Mayor and City Council, and the Planning Commission has no authority for cause of removal of a Board member.

Chair Maxwell said, after reviewing the tape from the City Council meeting, it is his personal opinion that Mr. Schepke did not say anything slanderous and is entitled to his opinion.

**SITE CONDOMINIUM DEVELOPMENT**

5. PRELIMINARY SITE PLAN REVIEW – Proposed Cedar Pines Estates No. 2 Site Condominium, 10 units/lots, East Side of Crooks Road, South of South Boulevard, Section 4, Currently Zoned R-1B (One Family Residential) District

Mr. Carlisle gave a brief review on the proposed development. Mr. Carlisle stated the plan meets all requirements of the Zoning Ordinance and recommends approval contingent on the four conditions as noted in his report.

There was general discussion on the proposed curb cuts, tree preservation and stormwater treatment.

**Resolution # PC-2012-05-028**

Moved by: Hutson  
 Seconded by: Schultz

**RESOLVED**, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Cedar Pines Estates No. 2 Site Condominium, 10 units/lots, east side of Crooks, south of South Boulevard, Section 4, within the R-1B (One Family Residential) District, be granted, subject to the following:

1. Approval by the Planning Department of the maximum proposed height, proposed lot coverage, and minimum floor area per unit as part of final site plan approval.
2. Reduce the width of both the curb cut and drive-aisle to a width agreeable with the engineering department.
3. Obtain all required permits identified by the City engineering department; and
4. State what trees, if any, outside of the area surveyed and outside of the 48-foot wide wooded buffer area will remain.

Yes: All present (9)

**MOTION CARRIED**

**OTHER BUSINESS**

6. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 243) – Drive-Throughs for Financial Institutions within the Big Beaver Zoning District

There was general discussion on the proposed text amendment.

**Resolution # PC-2012-05-029**

Moved by: Hutson

Seconded by: Schultz

**RESOLVED**, That the Planning Commission schedule a Public Hearing on the next available meeting date and bring back the item for discussion and a recommendation to City Council.

Yes: All present (9)

**MOTION CARRIED**

7. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

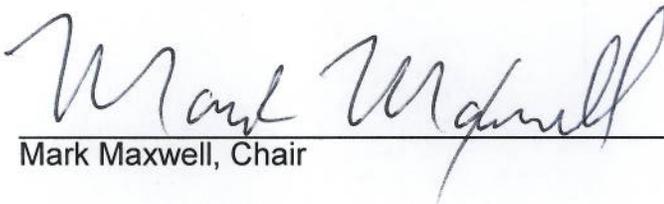
8. PLANNING COMMISSION COMMENTS

There was general Planning Commission discussion.

Chair Maxwell discussed the May 22, 2012 Special/Study meeting agenda.

The Regular meeting of the Planning Commission adjourned at 8:00 p.m.

Respectfully submitted,

  
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Mark Maxwell, Chair

  
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Kathy L. Czarnecki, Recording Secretary