Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 26, 2012 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Tom Krent
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

Absent:
Philip Sanzica

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

2. APPROVAL OF AGENDA

Resolution # PC-2012-06-038
Moved by: Edmunds
Seconded by: Schultz

RESOLVED, To approve the agenda as published.

Yes: All present (7)
Absent: Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2012-06-039
Moved by: Krent
Seconded by: Strat

RESOLVED, To approve the minutes of the June 12, 2012 Regular meeting as submitted.

Yes: All present (7)
Absent: Sanzica

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Strat reported on the June 19, 2012 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority meeting in June.

7. PLANNING AND ZONING REPORT

Mr. Savidant gave a brief report on potential development projects.

SITE CONDOMINIUM DEVELOPMENT

8. PRELIMINARY SITE PLAN REVIEW – Proposed Beachview Estates Site Condominium, 8 units/lots, West side of Beach Road, 1000' South of Long Lake, Section 18, Currently Zoned R-1A (One Family Residential) District

Mr. Carlisle gave a report on the proposed site condominium development and stated the proposed development meets all Zoning Ordinance requirements. Mr. Carlisle recommended approval contingent on the applicant satisfying the requirements as noted in his report, dated June 21, 2012.

Mr. Savidant announced correspondence was received by Ali Bazoun of 4855 Beach, of which the Board members received a copy in their agenda packet.

Chair Tagle opened the floor for public comment.

Kathy Kolbe, 4699 White Oaks Court, Troy; addressed public notification of meeting, natural beauty of site, proposed sidewalk, elevations and construction traffic.

Ali Bazoun, 4855 Beach Road, Troy; addressed house representation on site plan and asked petitioner to consider landscape buffer for his property.

Paul Bringer of Dawda, Mann, Mulcahy & Sadler, PLC, 39533 Woodward Avenue, Bloomfield Hills; represents John Abbott of 4751 Beach Road and submitted correspondence dated June 26, 2012.

Chair Tagle closed the floor for public comment.

The petitioner, Joe Maniaci of Mondrian Properties, and Jeremy Carnahan, project civil engineer of Professional Engineering Associates, were present.

There was discussion on:
- Preservation of trees/aesthetics of site.
- Stormwater detention; drainage; grading.
- Cluster development option as alternative.
- Creative development.
- Abutting residential property to south and north.
- Potential for sidewalk waiver.
- Elimination of berm.
- Detention basin maintenance.

Resolution # PC-2012-06-040
Moved by: Hutson
Seconded by: Krent

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Beachview Estates Site Condominium, 8 units/lots, West side of Beach Road, South of Long Lake, Section 18, within the R-1A (One Family Residential) District, be granted, subject to the following:

1. Obtain all appropriate wetland permits MDEQ, Oakland County Soil Erosion, Oakland County Water Resources Commissioner, City of Troy, and any other appropriate body prior to final site plan approval.
2. Selectively clear only those trees necessary and attempt to preserve as many significant trees as possible.
3. Show the proposed twenty (20) Norway Spruce allocated along the southern property line on the Landscape Plan.

Discussion on the motion on the floor.

Resolution # PC-2012-06-041
Moved by: Edmunds
Seconded by: Schepke

RESOLVED, To amend the Resolution to postpone the item for two weeks for the developer to come back with an alternate plan that takes into consideration comments made at tonight's meeting.

Vote on the substitute motion on the floor.

Yes: Edmunds, Krent, Schepke, Schultz, Strat, Tagle
No: Hutson
Absent: Sanzica

MOTION CARRIED

Mr. Hutson said he opposes a postponement because the site plan meets all Zoning Ordinance requirements.

REZONING REQUEST

9. REZONING APPLICATION (File Number Z 740) – Proposed Charter One Bank Branch, 125 Stephenson Highway and 1250 W. 14 Mile Road, Section 35, From O (Office) to IB (Integrated Industrial and Business) District

Mr. Savidant gave a brief review of the proposed rezoning application postponed by the Board for an informal discussion.

The petitioner, Jason Horton and Daniel Stern of Lormax Stern Development Company, were present.

It was determined the petitioner would prepare a list of uses allowable within the IB zoning district that they project to be viable and residentially friendly.

Members of the Board were encouraged to review in detail the allowable uses within the IB zoning district in preparation to reach an agreement with the petitioner on potential uses.

Chair Tagle requested a recess at 8:35 p.m.

The meeting reconvened at 8:40 p.m.

CONDITIONAL REZONING

10. CONDITIONAL REZONING APPLICATION (File Number CR 006) – Proposed Troy Plaza Development, West side of Crooks, North side of New King (5500 New King), Section 8, From PUD (Planned Unit Development) to OM (Office Mixed Use) and CB (Community Business) Districts

Mr. Savidant announced the petitioner submitted three color renderings shown in the Board's digital presentation this evening but were not available at the time the agenda packet was distributed.

Mr. Carlisle gave a brief report on the proposed conditional rezoning. Mr. Carlisle addressed site planning revisions to assist in creating a more cohesive and integrated site.

The petitioner, Michael Gordon of Moiseev/Gordon Associates, was present. Mr. Gordon addressed the reason for submitting a rezoning application versus a PUD development. He indicated the proposed development would be constructed in phases; first phase, McDonald's restaurant; second phase, two-story office/retail building; third phase, free standing restaurant; and final phase, hotel.

There was general discussion on the following:

- Drive throughs; location, future uses.
- Position of buildings; closer to Crooks.
- Pedestrian traffic; walkability.
- Retention; stormwater management.
- Viability of hotel.
- Elimination of parking; provide additional green space.
- Internal directional signage.
- Outdoor restaurant seating.

Tom Geigich, real estate manager for McDonald's corporate offices, was also present. Mr. Geigich addressed the restaurant customer base, internal directional signage relating to the restaurant entrance and drive through, and outdoor seating.

The Board gave a general nod of approval of the proposed conditional rezoning application.

OTHER BUSINESS

11. PLANNING COMMISSION BYLAWS

Resolution # PC-2012-06-042
Moved by: Schultz
Seconded by: Edmunds

RESOLVED, To amend Article IV, Section 3, of the Planning Commission Bylaws to change the start time of meetings to 7:00 p.m.

Yes: All present (7)
Absent: Sanzica

MOTION CARRIED

12. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

13. PLANNING COMMISSION COMMENT

There was general Planning Commission discussion.

Mr. Carlisle received favorable comments from the Board and staff for his astute presentations and site planning observations.

The Special/Study meeting of the Planning Commission adjourned at 9:20 p.m.

Respectfully submitted,

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John Tagle, Chair

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Kathy L. Czarnecki, Recording Secretary

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