Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on November 12, 2013 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:
Edward Kempen
Philip Sanzica

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

Chair Tagle extended condolences to the Garrett family and called for a moment of silence in memory of Joel and Dale Garrett.

2. APPROVAL OF AGENDA

Resolution # PC-2013-11-085
Moved by: Schultz
Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-11-086
Moved by: Edmunds
Seconded by: Krent

RESOLVED, To approve the minutes of the October 22, 2013 Special/Study meeting as published.

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

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEWS

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 979 A) – Proposed Galleria of Troy Phase II, North side of Big Beaver between Wilshire and I-75, Section 21, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reviewed the revisions to the Preliminary Site Plan application since last reviewed by the Planning Commission at its September 10, 2013 meeting. Mr. Carlisle recommended approval of the Preliminary Site Plan contingent upon the applicant addressing the items identified in his report dated November 5, 2013 as part of Final Site Plan submittal.

James Butler of Professional Engineering Associates was present to represent the applicant.

There was discussion on the justification of a pedestrian crossing connection and how the connection relates to the access points, landscaping and parking.

Chair Tagle opened the floor for public comment. There being no one present who wished to speak, Chair Tagle closed the floor for public comment.

Resolution # PC-2013-11-087
Moved by: Schultz
Seconded by: Edmunds

RESOLVED, That Preliminary Site Plan Approval for the proposed Galleria of Troy Phase II, North side of Big Beaver between Wilshire and I-75, Section 21, currently zoned BB (Big Beaver) district, be granted, subject to the following:

1. Install a pedestrian crossing connection from the sidewalk that runs in front of the Hampton Inn to the Pedestrian Spine, both north and south of the hotel's drop-off area.
2. Confirm that all building lights are fully shielded.

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

MOTION CARRIED

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 989) – Proposed Holiday Inn, Northeast corner of Maple Road and Research Drive, Section 26, Currently Zoned GB (General Business) District

Mr. Carlisle reviewed the Preliminary Site Plan application, specifically addressing access, circulation, lighting and landscaping. Mr. Carlisle recommended approval of the Preliminary Site Plan conditioned on the applicant satisfying the requirements identified in his report dated November 4, 2013, as part of Final Site Plan submittal.

James Butler of Professional Engineering Associates and Scott Bowers of Bowers & Associates Architects were present to represent the applicant.

Mr. Bowers acknowledged the importance of the pedestrian connections and concurred with the recommendation of the Planning Consultant. A colored rendering was displayed revealing the new Holiday Inn 'look'.

Resolution # PC-2013-11-088
Moved by: Schultz
Seconded by: Strat

RESOLVED, That Preliminary Site Plan Approval for the proposed Holiday Inn, Northeast corner of Maple Road and Research Drive, Section 26, currently zoned GB (General Business) district, be granted, subject to the following:

1. Add a bike rack with capacity of at least two bicycles.
2. Incorporate a pedestrian connection from the front entrance out to Maple Road.
3. Incorporate a pedestrian connection from the shared parking lot to the hotel.
4. Confirm that the entrance along the northern elevation permits guest access.
5. Confirm that all light fixtures are shielded or full-cut off.
6. Add landscape calculations to landscape plan.
7. Add one deciduous street tree on Research Drive.
8. Show protective techniques on final landscape plan for those trees identified to be preserved.

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

MOTION CARRIED

7. PRELIMINARY SITE CONDOMINIUM PLAN REVIEW – Proposed Chatwal Estates, 14 units/lots, North side of Wattles, West of Rochester, Section 15, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Condominium application and specifically addressed the site access and circulation and landscaping. Mr. Carlisle recommended approval of the Preliminary Site Condominium plan conditioned on the applicant satisfying the conditions identified in his report dated November 4, 2013, as part of the Final Site Plan submittal.

Fazal Khan, project engineer, and property owner Joseph Maniaci were present. Mr. Khan stated the application was revised from 15 lots to 14 lots, and agreed with the recommendations of the Planning Consultant. He briefly addressed the traffic lanes, landscaping and screening. Mr. Khan shared that Mr. Maniaci contacted homeowners in the area and no concerns were expressed about the proposed development.

Chair Tagle opened the floor for public comment.

Brian Zontini of 4221 Renee asked what impact the detention pond would have on his property and resale value of his home.

There was discussion on:
- Location of the detention pond.
- Detention pond is dry, 1:6 slope, no fencing.
- Engineering Department contact resource for flood insurance.
- Detention pond will be deeded to the City and maintained by the City.

Chair Tagle closed the floor for public comment.

Resolution # PC-2013-11-089
Moved by: Edmunds
Seconded by: Schultz

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Chatwal Estates Site Condominium, 14 units/lots, North side of Wattles, West of Rochester, Section 15, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Install left turn passing lane.
2. Add deceleration lane on Wattles.
3. Connect the internal sidewalk to Wattles Road sidewalk.
4. Offset the internal sidewalk from the back of curb around the cul-de-sac.
5. Provide an access drive to the detention pond.
6. Provide landscape calculations on landscape plan.
7. Provide four (4) additional street trees on Wattles Road and better distribute street trees along Wattles Road.
8. Diversify variety of street trees.
9. Provide the seed mix for the detention facility.
10. Add additional evergreen trees to screen the entire cul-de-sac.
11. Additional screening of detention pond.

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

MOTION CARRIED

OTHER BUSINESS

8. 2014 MEETING SCHEDULE

Resolution # PC-2013-11-090
Moved by: Schultz
Seconded by: Schepke

RESOLVED, To approve the 2014 Meeting Schedule as prepared.

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

MOTION CARRIED

9. PUBLIC COMMENTS – For Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENTS

There were general Planning Commission comments.

Mr. Savidant reported on the following items unanimously approved by City Council at their November 11, 2013 meeting.

- PUD 10-A Kilmer Place
- CR 009 Troy Marriott Hotels

Chair Tagle shared a conversation he had with Mayor Dane Slater regarding the November 26, 2013 Joint City Council and Planning Commission meeting.

The Regular meeting of the Planning Commission adjourned at 7:49 p.m.

Respectfully submitted,

John J. Tagle, Chair

Kathy L. Czarnecki, Recording Secretary

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