



PLANNING COMMISSION 2013 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

In 2013 the Planning Commission consisted of John Tagle (Chair), Donald Edmunds (Vice Chair), Michael Hutson, Edward Kempen, Tom Krent, Philip Sanzica, Gordon Schepke, Robert Schultz and Thomas Strat.

Tom Krent was Zoning Board of Appeals (ZBA) Representative.

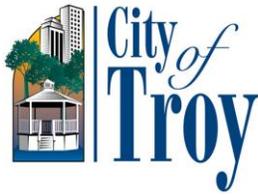
The Planning Commission held twenty-two (22) meetings during the year, comprised of twelve (12) Regular meetings and ten (10) Special/Study meetings. There was one (1) joint Planning Commission/City Council meeting on November 26, 2013.

Thomas Strat and Michael Hutson served on the Sustainable Design Review Committee.

ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2013:

Amendment	Description	PC Action
CR-008	CONDITIONAL REZONING APPLICATION – Tim Horton’s Café, NW Corner Square Lake and Dequindre, Section 1, From NN to CB District	Postponed at request of the applicant
ZOTA 244	ZONING ORDINANCE TEXT AMENDMENT – Miscellaneous Zoning Ordinance Revisions	Recommended approval 01 08 2013
ZOTA 245	ZONING ORDINANCE TEXT AMENDMENT – Sober Living Facilities	Recommended approval 07 23 2013
Z 742	REZONING APPLICATION – East Side of Rochester Road, South of South Blvd, Section 2, From R-1D to RT District	Recommended approval 02 12 2013
Z 744	REZONING APPLICATION – Belleclaire Condominiums, East side of Rochester, North of Wattles, Section 14, From R-1C to RT District	Recommended approval 07 09 2013
CR 009	CONDITIONAL REZONING APPLICATION – Troy Marriott Hotels, West side of Stephenson Highway, North of 14 Mile, Section 35, From O to OM District	Recommended approval 10 08 2013



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Amendment	Description	PC Action
Z 745	REZONING APPLICATION – Amber Town Center Townhomes and Lofts, NW Corner of Livernois and Town Center Drive, Section 21, From O to BB District	Recommended approval 12 10 2013 (item must be reconsidered by Planning Commission due to error with public notice requirements)
ZOTA 246	ZONING ORDINANCE TEXT AMENDMENT – Assisted Living Facilities/Site Plan Review Standards	Developed language and scheduled PC public hearing for January 2014

SUSTAINABLE DEVELOPMENT PROJECTS

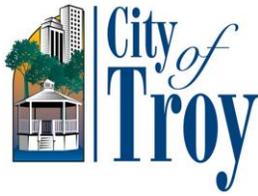
The Sustainable Design Review Committee considered the following amendment application in 2013:

Project/Description	SDRC Action
MNAD Property LLC Office Addition, East side of Rochester Road, North of Big Beaver, Section 23, Zoned CB District	Granted Prequalified SDP status 03 22 2013

SITE PLAN REVIEWS

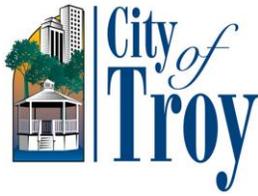
The Planning Commission considered the following applications in 2013:

Project	Description	PC Action
SU 398	Fifth Third Bank Building with Drive Thru, North Side of Big Beaver between Lakeview and Alpine, Section 20, Zoned BB District	Special Use and Preliminary Site Plan Approval granted 01 08 2013
Beachview Estates SC	Beachview Estates Site Condominium, 8 units/lots, West side of Beach Road, South of Long Lake, Section 18, Zoned R-1A District	Preliminary Site Plan Approval granted 01 08 2013
SU 400	Starbucks/Qdoba Oakland Mall Outlot, NW Corner of John R and 14 Mile, Section 35, Zoned GB District	Preliminary Site Plan Approval granted 03 12 2013
SP 979	Galleria of Troy Restaurants and Retail Buildings, North side of Big Beaver between Wilshire and I-75, Section 21, Zoned BB District	Preliminary Site Plan Approval granted 03 12 2013



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Project	Description	PC Action
SU 399	Detroit Meeting Room Place of Worship, North of Square Lake and I-75 Expressway, East of Adams, Section 6, Zoned R1-A District	Special Use and Preliminary Site Plan Approval granted 03 12 2013
SP 982	MNAD Property LLC Office Addition, East side of Rochester Road, North of Big Beaver, Section 23, Zoned CB District	Preliminary Site Plan Approval granted 03 26 2013
SP 981	Troy Shoppes Retail Building, South side of Big Beaver, West of Crooks, Section 29, Zoned BB District	Preliminary Site Plan Approval granted 04 09 2013
SU 403	Fifth Third Bank ATM, NE Corner of John R and 14 Mile Road, Oakland Plaza, Section 36, Zoned CB District	Special Use and Preliminary Site Plan Approval granted 04 23 2013
Belleclaire Estates SC	Belleclaire Estates Site Condominium, 9 units/lots, East side of Rochester, North of Wattles, Section 14, Zoned R-1C District	Preliminary Site Plan Approval granted 05 28 2013
SU 401	Midwest Industrial Metals Inc. Recycling Facility, 2222 Stephenson Highway, Section 26, Zoned IB District	Special Use and Preliminary Site Plan Approval granted 06 11 2013
SU 404	United Ventures II LLC Contractors Yard, West of John R, North of Maple (1861 Birchwood), Section 26, Zoned IB District	Special Use and Preliminary Site Plan Approval granted 06 11 2013
SU 407	1-800 Mini Storage Building, East side of Rochester, South of Wattles, Section 23, Zoned GB District	Special Use and Preliminary Site Plan Approval granted 06 11 2013
SU 406	McDonald's Restaurant improvements, West side of Dequindre, South of Big Beaver, Section 25, Zoned NN "B" District	Special Use and Preliminary Site Plan Approval granted 06 11 2013
SU 408	Modern Kitchen/Bath-Tabak Stone Outdoor Storage, West side of John R, South of Big Beaver, Section 26, Zoned IB District	Special Use and Preliminary Site Plan Approval granted 06 11 2013
SP 986	MJR Theatres Troy Grand Cinema 16, SE Corner of Maple and Livernois (100 E Maple), Section 34, Zoned MR District	Preliminary Site Plan Approval granted 07 09 2013
Adria Estates SC	Adria Estates Site Condominium, 7 units/lots, East side of Rochester, South of Square Lake, Section 11, Zoned R-1C District	Preliminary Site Plan Approval granted 07 09 2013



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Cedar Pines Woods SC	Cedar Pines Woods Site Condominium, 8 units/lots, East side of Crooks, South of Benjamin, Section 4, Zoned R-1B District	Preliminary Site Plan Approval granted 08 13 2013
SP 921-A	Briggs Park Condominiums, East side of Rochester, North of Lamb, Section 14, Zoned RT District	Preliminary Site Plan Approval granted 08 13 2013
PUD 10-A	Revision to CDP and PDP, NE Corner of Big Beaver and Kilmer, Section 22, Zoned PUD-#10 District	Recommended approval 09 24 2013
Belleclaire Estates SC	Belleclaire Estates Site Condominium, 15 units/lots, East of Rochester, North of Wattles, South side of Lamb, Section 14, Zoned R-1C District	Preliminary Site Plan Approval granted 10 08 2013
Brooke View SC	Brooke View Site Condominium, 9 units/lots, North of Square Lake, West of Dequindre, Section 1, Zoned R-1D District	Preliminary Site Plan Approval granted 10 08 2013
SU 409	Faith Lutheran Church Improvements, West side of Dequindre, North of Big Beaver, Section 24, Zoned R-1D District	Special Use and Preliminary Site Plan Approval granted 10 22 2013
SP 979 A	Galleria of Troy Phase II Hotels, North side of Big Beaver between Wilshire and I-75, Section 21, Zoned BB District	Preliminary Site Plan Approval granted 11 12 2013
SP 989	Holiday Inn, Northeast corner of Maple Road and Research Drive, Section 26, Zoned GB District	Preliminary Site Plan Approval granted 11 12 2013
Chatwal Park SC	Chatwal Park Site Condominium, 14 units/lots, North side of Wattles, West of Rochester, Section 15, Zoned R-1C District	Preliminary Site Plan Approval granted 11 12 2013
SP 985	Oakland Troy Senior Project, SE Corner of Square Lake and Adams, Section 20, Zoned R-1A District	<i>Preliminary Site Plan Approval granted 11 26 2013</i>
SU 411	The Alan Group Office and Outdoor Storage, Southeast Corner of Bellingham and Brinston, Section 26, Zoned IB District	Special Use and Preliminary Site Plan Approval granted 12 10 2013