Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:30 p.m. on February 11, 2014 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Steve Gottlieb
Tom Krent
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

Absent:
Michael W. Hutson
Philip Sanzica

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

2. APPROVAL OF AGENDA

Resolution # PC-2014-02-010
Moved by: Schultz
Seconded by: Krent

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-02-011
Moved by: Krent
Seconded by: Tagle

RESOLVED, To approve the minutes of the January 28, 2014 Special/Study meeting as published.

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

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 080-D) – Proposed Walsh College Renovations and Addition, East side of Livernois, South of Wattles (3838 Livernois), Section 22, Currently Zoned CF (Community Facilities) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Walsh College. He addressed:

- The required variances relating to the proposed building setback and building height.
- A request for a parking deviation from the required number of parking spaces.

Mr. Carlisle noted the Planning Commission cannot take action on the application until the applicant receives the necessary variances from the Zoning Board of Appeals.

Mr. Carlisle reported the proposed site plan is consistent with the goals of the Zoning Ordinance. He said if the applicant is granted the necessary variances, he recommends that the Planning Commission give consideration to the parking deviation and asked the applicant to resubmit the Site Plan addressing the items indicated in his report dated January 29, 2014 for review and approval at the next Planning Commission meeting.

Stephanie Bergeron, President and Chief Executive Officer of Walsh College, and Christine McGrath of Valerio Dewalt Train Associates, project architect, were present.

Ms. McGrath gave a general description of the proposed design concepts.

The proposed preliminary site plan was well received by all of the Board members.

OTHER BUSINESS

6. PUBLIC COMMENTS – For Items on Current Agenda

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENTS

There were general Planning Commission comments relating to:

- Joint City Council/Planning Commission meeting.
- Walsh College expansion and renovation.

The Regular meeting of the Planning Commission adjourned at 7:52 p.m.

Respectfully submitted,

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Donald Edmunds, Chair

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Kathy L. Czarnecki, Recording Secretary

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