Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 8, 2014 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Steve Gottlieb
Tom Krent
Philip Sanzica
Thomas Strat
John J. Tagle

Absent:
Michael W. Hutson
Gordon Schepke

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

2. APPROVAL OF AGENDA

Resolution # PC-2014-04-020
Moved by: Strat
Seconded by: Tagle

RESOLVED, To approve the Agenda as printed.

Yes: All present (6)
Absent: Hutson, Schepke

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-04-021
Moved by: Sanzica
Seconded by: Gottlieb

RESOLVED, To approve the minutes of the March 25, 2014 Special/Study meeting as prepared.

Yes: All present (6)
Absent: Hutson, Schepke

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

POSTPONED ITEM

5. SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 412) – Proposed Advanced Landscape & Builders Supply Inc., North side of Birchwood, East of Bellingham (1871 Birchwood), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle summarized the application.

Russ Maloney, 1871 Birchwood, applicant, described his application.

Nathan Robinson, PO Box 182158, Shelby Township, Engineer for applicant, discussed the application.

Chair Edmunds opened the floor for public comment.

Jeffrey Pearson, 1893 Birchwood, spoke in opposition to the application. Mr. Pearson made a PowerPoint presentation.

Cara Maloney, 1871 Birchwood, suggested that there were other soil screening operations within the City.

The floor was closed for public comment.

Resolution # PC-2014-04-022
Moved by: Tagle
Seconded by: Sanzica

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Advanced Landscape & Builders Supply Inc., located on the North side of Birchwood, East of Bellingham, Section 26, Currently Zoned IB (Integrated Industrial and Business) District be granted, subject to the following conditions:

1. Provide an 8-foot high fence around property. On the east side of property, fence is to be located on top of a 3-foot high landscaped berm.
2. Maximum of one (1) soil screener on the property at any given time. Soil screener not to exceed size of soil screener listed in application.
3. Soils screened on the property to be used by Advanced Landscape only. No retail sales of soil on the property.
4. Hours of operation for the soil screener to be between 10:00 a.m. and 2:00 p.m. only. Soil screener not to operate on Sundays.

Yes: All present (6)
Absent: Hutson, Schepke

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEW

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 990) – Proposed Belleclaire Condominiums, East side of Rochester, North of Wattles, South side of Lamb (part of 4210 Rochester Road), Section 14, Currently Zoned RT (One-Family Attached Residential) District

Mr. Carlisle summarized the application.

General discussion followed.

Resolution # PC-2014-04-023
Moved by: Sanzica
Seconded by: Strat

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Belleclaire Condominiums, including seven (7) attached units, located on the east side of Rochester and south side of Lamb, Section 14, within the RT (One-Family Attached Residential) district, be granted, with the following condition:

1. Modify the driveway radii at the Lamb Road right-of-way.

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

MOTION CARRIED

Mr. Gottlieb explained that his “no” vote was due to concerns over a lack of guest parking spaces for guests to the condominium.

OTHER BUSINESS

7. PLANNING COMMISSION BYLAWS

Mr. Savidant summarized the draft bylaws, which had been reviewed and approved by the City Attorney.

Resolution # PC-2014-04-024
Moved by: Sanzica
Seconded by: Gottlieb

RESOLVED, That the Planning Commission approve the revised Planning Commission Bylaws, as printed.

Yes: All present (6)
Absent: Hutson, Schepke

MOTION CARRIED

8. PUBLIC COMMENTS – For Items on Current Agenda

Anthony Leo spoke in opposition of a potential congregate care facility located on the east side of Livernois, just south of Zion Christian Church.

9. PLANNING COMMISSION COMMENTS

Mr. Savidant reminded Planning Commission members of the upcoming Real Estate Forum on April 29, 2014. He indicated that members would be receiving invitations in the near future.

The Regular meeting of the Planning Commission adjourned at 9:00 p.m.

Respectfully submitted,

Donald Edmunds

Donald Edmunds, Chair

R. Brent Savidant, Planning Director

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