Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 13, 2014 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Steve Gottlieb
Michael W. Hutson
Tom Krent
Philip Sanzica
Gordon Schepke
Thomas Strat
John J. Tagle

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

2. APPROVAL OF AGENDA

Resolution # PC-2014-05-027
Moved by: Tagle
Seconded by: Hutson

RESOLVED, To approve the Agenda as printed.

Yes: All present (8)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-05-028
Moved by: Gottlieb
Seconded by: Schepke

RESOLVED, To approve the minutes of the April 22, 2014 Special/Study meeting as prepared.

Yes: All present (8)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

5. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 117-D) – Proposed St. Mark Coptic Orthodox Church, West side of Livernois, South of Wattles (3603-3615 Livernois), Section 21, Currently Zoned R-1BH (One Family Residential) District

Mr. Carlisle said his review of the application is based on the proposal as a permanent addition to the site. He addressed the following outstanding items:

- Parking.
- Extension of existing sidewalk to parking lot access drive.
- Landscape as relates to parking lot and additional screening.
- Floor plan as relates to restrooms, extension of utility lines.
- Elevations; compatibility with adjacent properties and other buildings on site.
- Photometrics plan.

Mr. Carlisle reported that compliance with the Special Use Standards could not be determined at this time because of the outstanding issues. He recommended the applicant address the outstanding issues prior to Special Use and Preliminary Site Plan approval.

Present were Harold Remlinger, project architect from DesignTeam Plus, and Joe Jarvis, representative of St. Mark Coptic Orthodox Church.

Mr. Remlinger circulated revised site plan drawings as well as photographs of existing landscaping and sight distance views with adjacent residential properties. He specifically addressed landscaping, elevations and lighting. He asked the Board's to not take into consideration public comments dated in 2011 because the comments do not relate to the current application submission. Mr. Remlinger informed the Board that a public informational meeting in which neighboring property owners were invited was held at the church on March 24.

Mr. Remlinger said the intent is to meet all Zoning Ordinance requirements and comply with the outstanding issues addressed by the Planning Consultant. He asked for the Board's consideration for approval this evening and to proceed with the approval process through the Building Department.

PUBLIC HEARING OPENED

David Bemis, 365 Kirk Lane, spoke in opposition; against temporary structures, use of modular classrooms during week.

Reda Megally, 4940 Hubbard, spoke in support. Mr. Megally said the project is good for church and community.

Samuel (did not sign in) questioned the proposed use as relates to temporary or permanent structure and the application requirements.

Mr. Savidant clarified the definition of a temporary building. He said because the church cannot designate a timeframe for the proposed temporary structures, the City is assuming that the classrooms will be on site for a long time. Therefore the application is being reviewed as a permanent addition to the site.

PUBLIC HEARING CLOSED

After discussion, it was the consensus of the Board that a complete set of plans addressing the outstanding items should be resubmitted and the Board provided time to review for consideration of approval. The major concern addressed is the compatibility of the proposed addition to adjacent residential properties.

Resolution # PC-2014-05-029
Moved by: Krent
Seconded by: Strat

RESOLVED, To postpone the item to the June 10, 2014 Regular meeting.

Yes: All present (8)

MOTION CARRIED

6. TROY REAL ESTATE FORUM

Messrs. Savidant and Carlisle gave an overview of the Troy Real Estate Forum held on April 29, 2014 at the Troy Community Center.

7. ZONING BOARD OF APPEALS RECOMMENDATIONS – Zoning Ordinance Revisions for Consideration by Planning Commission

Mr. Krent briefly reviewed text amendment recommendations from the Zoning Board of Appeals.

A brief discussion followed. The recommendations will be discussed and considered at a future Planning Commission meeting.

OTHER BUSINESS

7. PUBLIC COMMENTS – For Items on Current Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENTS

There were general Planning Commission comments.

Mr. Krent said he would submit a written report on the APA National Convention.

Mr. Savidant said going forward he would provide the Planning Commission information on applications granted administrative approval.

Chair Edmunds reminded the Board of the upcoming I-75 Modernization Project Open House on June 4, 2014 at the Troy Community Center.

The Regular meeting of the Planning Commission adjourned at 8:42 p.m.

Respectfully submitted,

Donald Edmunds

Donald Edmunds, Chair

Kathy L. Czarnecki

Kathy L. Czarnecki, Recording Secretary

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