Chair Edmunds called the Special/Study meeting of the Troy City Planning Commission to order at 7:03 p.m. on May 27, 2014 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Karen Crusse
Donald Edmunds
Steve Gottlieb
Tom Krent
Thomas Strat
John J. Tagle

Absent:
Michael W. Hutson
Philip Sanzica
Gordon Schepke

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

2. APPROVAL OF AGENDA

Resolution # PC-2014-05-030
Moved by: Tagle
Seconded by: Gottlieb

RESOLVED, To approve the Agenda as printed.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-05-031
Moved by: Strat
Seconded by: Gottlieb

RESOLVED, To approve the minutes of the May 13, 2014 Regular meeting as published.

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

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent gave a report on the May 20, 2014 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority meeting in May.

7. PLANNING AND ZONING REPORT

Mr. Savidant introduced Karen Crusse.

Mr. Savidant briefly addressed the following Preliminary Site Plan Review applications:
- Children's Hospital of Michigan
- Field and Stream

PRELIMINARY SITE PLAN APPLICATION

8. PRELIMINARY SITE PLAN APPLICATION (File Number SP 994) – Proposed Children's Hospital of Michigan, Northeast corner of big Beaver Road and Civic Center Drive (350 W. Big Beaver), Section 21, Currently Zoned BB (Big Beaver) District

Mr. Savidant gave a cursory summary of the application.

Mr. Carlisle summarized his review based solely on the conceptual plan and elevations included in tonight's meeting agenda packet. Mr. Carlisle stated a complete review of the application will be prepared for the Board's review and action at their June 10, 2014 meeting.

Jim Butler of Professional Engineering Associates, project civil engineer, briefly addressed:
- Unique color scheme.
- Building characteristics.
- Building material.
- Donation of portion of frontage to City for ROW expansion.
- Traffic and parking studies.

In general, Board members expressed support of the proposed development. A number of members asked the applicant to address the window glass application as relates to color distortion, fading and aging and to provide the Board with building material samples at the June meeting.

Chair Edmunds opened the floor for public comment. Seeing no one present, the floor was closed.

Chair Edmunds requested a five minutes break. The meeting resumed at 7:35 p.m.

OTHER BUSINESS

9. APA NATIONAL CONFERENCE – Report by Tom Krent

Mr. Krent gave an exceptional PowerPoint presentation on the American Planning Association annual conference he attended in Atlanta, Georgia.

10. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENT

Everyone welcomed Ms. Crusse to the Board.

There were general Planning Commission comments.

The Special/Study meeting of the Planning Commission adjourned at 8:05 p.m.

Respectfully submitted,

Donald Edmunds

Donald Edmunds, Chair

Kathy L Czarnecki

Kathy L. Czarnecki, Recording Secretary

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