Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 10, 2014 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

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

Absent:
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-2014-06-032
Moved by: Strat
Seconded by: Tagle

RESOLVED, To approve the Agenda as printed.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-06-033
Moved by: Gottlieb
Seconded by: Hutson

RESOLVED, To approve the minutes of the May 27, 2014 Special/Study meeting as prepared.

Yes: All present (8)
Absent: Sanzica

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 117-D) – Proposed St. Mark Coptic Orthodox Church, West side of Livernois, South of Wattles (3603-3615 Livernois), Section 21, Currently Zoned R-1B (One Family Residential) District

Mr. Carlisle reviewed the revised Preliminary Site Plan application and specifically addressed two significant revisions as relates to 1) meeting building code requirements for an internal bathroom and 2) façade and exterior corridor improvements.

Mr. Carlisle recommended approval of the application if the Planning Commission determines the proposed revisions by the applicant ensure compliance with the Special Use standards of approval.

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

Mr. Remlinger addressed:
- Revisions to the site plan.
- Improvements to the property.
- Building materials.
- Screening to the south.

General discussion followed. The applicant was commended for addressing concerns of the Planning Commission and coming back with a much improved site plan.

Chair Edmunds opened the floor for public comment.

Magdi Samwel, 4030 W. 13 Mile, Royal Oak, addressed fire safety of the children, parking needs of the church and building compatibility with the church.

Mr. Carlisle pointed out the various ingress and egress points of the corridor and assured that all fire and building code requirements would be met through the building permit process. Mr. Carlisle confirmed the applicant meets the parking requirements of the Zoning Ordinance with the proposed overflow parking area.

The floor was closed for public comment.

Resolution # PC-2014-06-034
Moved by: Tagle
Seconded by: Krent

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed improvements to St. Mark Coptic Orthodox Church, located on the West side of Livernois, South of Wattles, Section 21, Currently Zoned R-1B (One Family Residential) District, be granted.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

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.

Mr. Savidant briefly addressed the upcoming June 24th agenda items.

The Regular meeting of the Planning Commission adjourned at 7:23 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

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