Chair Edmunds called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 24, 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
Frank Boudon, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2014-06-035
Moved by: Tagle
Seconded by: Strat

RESOLVED, To approve the Agenda as printed.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-06-036
Moved by: Schepke
Seconded by: Gottlieb

RESOLVED, To approve the minutes of the June 10, 2014 Regular meeting as published.

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.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent gave a report on the June 17, 2014 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

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

7. PLANNING AND ZONING REPORT

Mr. Savidant addressed the following new applications:
- Preliminary Site Plan and Conditional Rezoning – Regency at Troy (Ciena Healthcare)
- Zoning Board of Appeals – Regency at Troy (Ciena Healthcare)
- Preliminary Site Plan – Kresge Foundations Headquarters Expansion

PRELIMINARY SITE PLAN REVIEWS

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. Carlisle summarized the preliminary site plan application. He specifically addressed:
- Relationship with Master Plan and Big Beaver Corridor study.
- Site access points.
- Landbanked parking.
- Existing retaining wall and berm along Big Beaver.
- Design elevations.
- Potential of iconic building to become a "landmark".

Mr. Carlisle recommended approval of the preliminary site plan application with the condition that the applicant works with the City between preliminary and final site plan approvals to determine what will trigger the need to construct the deferred parking.

Present were:
- Larry Gold, CEO and President, Children's Hospital of Michigan
- Ron Henry, Sr. Vice President, Chief Facility Engineering and Construction Officer, Detroit Medical Center
- Art Smith, Architect, Harley Ellis Devereaux
- James Butler, Civil Engineer, Professional Engineering Associates

There was discussion on:

- Signage.
- Projected completion date (October 2015).
- Transparency of pharmacy.
- Building materials; samples displayed.
  - Colored glass and masonry.
  - Kaleidoscope, vibrancy of colors during all hours and all seasons.
  - Durability of building materials.
  - Iconic building design.
- Maintenance of City-owned adjacent parcel.

Chair Edmunds opened the floor for public comment. There was no one present; the floor was closed for public comment.

Resolution # PC-2014-06-037
Moved by: Krent
Seconded by: Strat

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Children's Hospital of Michigan, located on the northeast corner of Big Beaver Road and Civic Center Drive (350 W. Big Beaver Road), Section 21, within the BB (Big Beaver) District, be granted, subject to the following:

1. Work with the City between Preliminary Site Plan Approval and Final Site Plan Approval to create a formal agreement that outlines the terms under which deferred parking will be constructed.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

9. PRELIMINARY SITE PLAN REVIEW (File Number SP 995) – Proposed Field and Stream, East side of I-75, North of 14 Mile (750 W 14 Mile), Section 35, Currently Zoned GB (General Business) District

Mr. Carlisle summarized the preliminary site plan application. He specifically addressed:

- Consolidation of the two parcels as a condition to site plan approval.
- Site access points.
- Cross access easements as relates to Oakland Mall.
- Applicant's request for a parking deviation.

Mr. Carlisle said the reuse of the site would be a benefit to the Oakland Mall. Based on the direction of the Planning Commission with respect to the parking, Mr. Carlisle recommended approval of the preliminary site plan application with the conditions as stipulated in his report dated June 19, 2014.

Peter Light of Urban Retail Properties and James Butler of Professional Engineering Associates were present.

Mr. Light said the proposed Field and Stream store at this location would be its fifth store in the United States. Mr. Light addressed the request for a parking deviation. He said without additional parking, parking numbers would be challenged with the easement agreements in place with the mall store anchors since 1960. Mr. Light shared the number of parking spaces at existing Field and Stream stores.

Mr. Butler cited customer counts at the Field and Stream store in Erie, Pennsylvania.

There was discussion on:
- Providing more greenery, less asphalt.
- Sizeable amount of additional parking spaces requested (121).
- Landscaping along I-75 frontage.
- Breaking up “sea of asphalt” by adding islands and landscaping.
- “Coding” parking lot for customer convenience.

Chair Edmunds opened the floor for public comment. There was no one present; the floor was closed for public comment.

Resolution # PC-2014-06-038
Moved by: Krent
Seconded by: Strat

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Field and Stream, located on the east side of I-75, north of Fourteen Mile (750 W. 14 Mile), Section 35, within the GB (General Business) District, be granted, subject to the following:

1. Note existing and/or proposed access easements on the final site plan.
2. Provide bicycle parking for two (2) bikes.
3. Relocate the two (2) proposed trees outside of the Chicago Street ROW.
4. Add an additional six (6) trees in the parking lot to the south of the building taking up six (6) existing parking spaces.
5. Consolidation of the two parcels as part of final site plan approval.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

OTHER BUSINESS

10. MASTER PLAN UPDATE

Mr. Carlisle introduced Alex Stankovich of Carlisle Wortman Associates. Ms. Stankovich is working on the City's Master Plan update.

A timeline for the Master Plan update was presented.

It was announced that the work in progress on the Master Plan would be posted on the City's website.

The North Troy study area was presented by Messrs. Carlisle and Savidant. Discussion followed.

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Special/Study meeting of the Planning Commission adjourned at 8:55 p.m.

Respectfully submitted,

Donald L. Edmunds

Donald Edmunds, Chair

Kathy L. Czarnecki

Kathy L. Czarnecki, Recording Secretary

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