Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 12, 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
Philip Sanzica
Gordon Schepke
Thomas Strat
John J. Tagle

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-2014-08-041
Moved by: Gottlieb
Seconded by: Tagle

RESOLVED, To approve the Agenda as printed.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-08-042
Moved by: Strat
Seconded by: Schepke

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

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

5. PLANNED UNIT DEVELOPMENT APPLICATION (File Number PUD 008-A) – Proposed Big Beaver Place, North side of Big Beaver, East of John R, Section 24, Currently Zoned PUD #8 (Planned Unit Development #8) District

Mr. Carlisle addressed the application process of a Planned Unit Development.

Mr. Carlisle reviewed the Big Beaver Place PUD application. He specifically addressed the list of recommendations itemized in his report dated August 5, 2014.

The applicant was not present.

There was discussion on:
- Residential layout; perpendicular vs parallel to Big Beaver; parallel preferred.
- Wetland feature details; dry or wet, creativity.
- Playground area details.
- Setback/buffer for residential to the north; proposed 10 foot not adequate.
- Architectural design; no cohesiveness between residential and commercial.
- Architectural design; lack of detail, creativity.
- Residential building height; reduce to two stories.
- Buffer landscaping; alternate evergreens with planting material.
- Parking on site and shared parking with commercial development.
- Material samples.

Mr. Motzny addressed:
- Existing zoning classification of the subject property; process to rescind designation not initiated.
- Conceptual Development Plan (CDP) approval in 2007 expired; applicant must resubmit application and go through PUD approval process.
- Previously approved CDP can be used as benchmark for resubmission.

Resolution # PC-2014-08-043
Moved by: Sanzica
Seconded by: Strat

RESOLVED, To postpone review of the application until such time applicant has addressed concerns expressed by Planning Commission this evening and submit additional information.

Yes: All present (9)

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 addressed the upcoming Michigan Association of Planning Annual Conference in Mackinac Island scheduled October 8-10, 2014.

The Regular meeting of the Planning Commission adjourned at 7:51 p.m.

Respectfully submitted,

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Donald Edmunds, Chair

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Kathy L. Czarnecki, Recording Secretary

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