Chair Edmunds called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 23, 2014 in the Council Board Room 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 (arrived 7:04 p.m.)
John J. Tagle

Also Present:
R. Brent Savidant, Planning Director
Lori Grigg Bluhm, City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2014-09-048
Moved by: Tagle
Seconded by: Sanzica

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Strat (arrived 7:04 p.m.)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-09-049
Moved by: Gottlieb
Seconded by: Sanzica

RESOLVED, To approve the minutes of the September 9, 2014 Regular meeting as published.

Yes: All present (8)
Absent: Strat (arrived 7:04 p.m.)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

(Mr. Strat arrived at 7:04 p.m.)

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent gave a report on the September 16, 2014 Zoning Board of Appeals meeting.

6. PLANNING AND ZONING REPORT

Mr. Savidant invited Planning Commission members to attend the Big Beaver Symposium on October 1, 2014 at the Community Center.

Ms. Bluhm gave an update on the Troy Transit Center.

PRELIMINARY SITE PLAN REVIEW

7. PRELIMINARY SITE PLAN REVIEW (File Number SP 998) – Proposed Murray Plaza, West side of Rochester between Vanderpool and Trombley (3385 Rochester), Section 22, Currently Zoned GB (General Business) District

Mr. Savidant stated the Preliminary Site Plan application does not meet setback and greenbelt requirements of the Zoning Ordinance and identified multiple variances that would have to be sought by the applicant prior to the Planning Commission action. Mr. Savidant strongly encouraged the petitioner to consider moving the building closer to Rochester Road. He said that would provide a better site plan design and eliminate having to seek variances from the Zoning Board of Appeals for which the applicant would have to demonstrate practical difficulty.

Ed Al-Saati of A&M Consultants and Hussane Oseili of Quality One Construction were present to represent the property owner. Mr. Al-Saati said he would inform his client of the Planning Consultant recommendation and discussion at tonight's meeting.

There was discussion on:

- Entry doors for both front and rear elevations.
- Attractive customer entrance in rear.
- Visually attractive front elevation.
- Screening single family residential.
- Street presence in relation to neighboring businesses.

OTHER BUSINESS

8. PLANNING COMMISSION TRAINING – Items on Current Agenda

Ms. Bluhm conducted a PowerPoint training presentation as a refresher for seasoned members and fundamental training for newer members.

9. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Special/Study meeting of the Planning Commission adjourned at 9:00 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

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