Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 14, 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
John J. Tagle

Absent:
Thomas Strat

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-2014-10-052
Moved by: Tagle
Seconded by: Krent

RESOLVED, To approve the Agenda as printed.

Yes: All present (8)
Absent: Strat

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-10-053
Moved by: Gottlieb
Seconded by: Hutson

RESOLVED, To approve the minutes of the September 23, 2014 Special/Study meeting and October 1, 2014 Special meeting as published.

Yes: All present (8)
Absent: Strat

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 1000) – Proposed Penske Automotive Group Parking Lot Expansion, North side of Maple, West of Stephenson (1225 East Maple), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reviewed the Preliminary Site Plan application. He specifically addressed stormwater management, landscaping and the photometric plan. Mr. Carlisle recommended approval of the application with the conditions as identified in his report dated September 26, 2014.

Present were Jason Longhurst, project engineer, and Gary Baise, representative of Penske Automotive Group.

Mr. Longhurst addressed the following:

- Stormwater management with respect to the existing Sunoco pipeline that bisects the parking lot expansion.
- Landscaping and buffer along the westerly portion of property abutting residential.
  - Six foot high wood obscuring fence to run along the entire westerly property line that would replace existing chain link fence (circulated photograph).
  - Removal of a number of existing mature trees; replace with parking lot trees.
- Submission of revised Photometric plan that meets Zoning Ordinance requirements.

Mr. Baise gave an explanation of the facility operations on site indicating the majority of the work would be related to new vehicle retrofit and some custom work. Mr. Baise said the number of vehicles on site is indeterminate; possibly 20 haulers a day bringing in 300 vehicles with 20 vehicles in the shop. He said the turnover of vehicles would be fast.

There was discussion on:

- Stormwater management; creativity.
- Number of parking spaces; validation.
- Landscaping buffer to west (residential); maintenance of fence, ownership of trees, existing fence.

Resolution # PC-2014-10-054
Moved by: Sanzica
Seconded by: Gottlieb

RESOLVED, To table the proposed site plan for the reasons of asking the applicant to:

1. Provide validation of the number of parking spaces proposed for the development.
2. Provide an explanation of sustainable stormwater management and look at alternatives for the site plan.
3. Look at alternative screening of the fence along the westerly property line.
4. Confirm that pole height does not exceed 25 feet.
5. Provide lighting cut sheets to confirm that the fixtures are fully shielded or full cut off.
6. Provide a tree buffer of 1 large evergreen per 10 lineal feet, or 1 narrow evergreen per 5 lineal feet on the outside of the detention pond fence, or alternative if so applicable.
7. Supplement the existing landscape buffer along the western property line with additional trees where there are existing gaps.

Yes: Crusse, Edmunds, Gottlieb, Krent, Sanzica, Tagle
No: Hutson, Schepke
Absent: Strat

MOTION CARRIED

OTHER BUSINESS

6. POTENTIAL PRELIMINARY SITE PLAN APPLICATION – Potential Multifamily Residential Development, Southeast corner of Maple Road and Axtell (2785 West Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle introduced a potential Preliminary Site Plan application for the redevelopment of a 9-acre site at the southeast corner of Maple and Axtell. Mr. Carlisle specifically addressed two points identified in his report dated October 3, 2014; orientation/layout of the site and the proposed development's image and presentation on Maple.

Present were Steven Schafer of Schafer Development and Mark Abanatha of Alexander Bogaerts and Associates.

There was discussion on:
- Site layout.
- Building orientation.
- Retail and/or mixed use.
- Pedestrian, walkable design.
- Urban streetscape.
- Courtyard.
- Naturalized stormwater management.

7. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

General Planning Commission comments followed.

The Regular meeting of the Planning Commission adjourned at 8:45 p.m.

Respectfully submitted,

Donald Edmunds

Donald Edmunds, Chair

Kathy L. Czarnecki

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2014 PC Minutes\Final\2014 10 14 Regular Meeting_Final.doc