



PLANNING COMMISSION 2014 ANNUAL REPORT

The Michigan Planning Enabling Act requires that municipal planning commissions prepare an annual written report to the legislative body concerning operations and the status of planning activities undertaken during the calendar year. In accordance, the following information has been compiled:

PLANNING COMMISSION

In 2014 the Planning Commission consisted of Don Edmunds (Chair), Phil Sanzica (Vice Chair), Karen Crusse (who replaced Robert Schultz in April, 2014), Steve Gottlieb, Michael Hutson, Tom Krent, Gordon Schepke, Thomas Strat and John Tagle. The Student Representative was Frank Boudon.

Tom Krent was Zoning Board of Appeals (ZBA) Representative.

The Planning Commission held twenty-two (22) meetings during the year. There was one (1) joint Planning Commission/City Council meeting held on February 11, 2014.

Thomas Strat and Michael Hutson served on the Sustainable Design Review Committee.

Planning Commission Bylaws

The Planning Commission approved revisions to bylaws on April 8, 2014.

Planning Commission Training

City Attorney Lori Bluhm gave a training presentation to the Planning Commission on September 23, 2014. The two newest Planning Commission members (Karen Crusse and Steve Gottlieb) attended training session at the Michigan Association of Planning (MAP) Annual Conference.

MASTER PLAN UPDATE

The process for updating the Master Plan was ongoing in 2014. Planning Commission members attended the Real Estate Forum on April 29, 2014. This event gathered input from Troy stakeholders and helped to kick start the Master Plan update process. The Planning Commission held numerous meetings to discuss the Master Plan including the North Troy Study Area (June 24, 2014), the Rochester Road Study Area (July 22, 2014), the Maple Road Study Area (August 26, 2014) and the Demographics section (November 11, 2014). It is anticipated that the revisions to the Master Plan will be adopted in 2015.

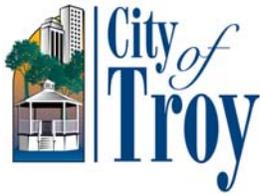


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SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2014:

Project	Description	PC Action
Poppleton Ridge Site Condominium	11 unit site condominium, South side of Big Beaver, East of Adams between Brooklawn and Wrenwood (3737 W Big Beaver), Section 30, Zoned R-1C	Granted Preliminary Site Plan Approval on March 11, 2014
SP 080-D	Walsh College Renovations and Addition, East side of Livernois, South of Wattles (3838 Livernois), Section 22, Zoned CF	Granted Preliminary Site Plan Approval on March 25, 2014
SU 412	Advanced Landscape & Builders Supply Inc., North side of Birchwood, East of Bellingham (1871 Birchwood), Section 26, Zoned IB	Granted Preliminary Site Plan Approval and Special Use Approval on April 8, 2014
SP 990	Belleclair Condominiums, East side of Rochester, North of Wattles, South side of Lamb (part of 4210 Rochester Road), Section 14, Zoned RT	Granted Preliminary Site Plan Approval on April 8, 2014
SU 117-D	St. Mark Coptic Orthodox Church, West side of Livernois, South of Wattles (3603-3615 Livernois), Section 21, Zoned R-1B	Granted Preliminary Site Plan Approval and Special Use Approval on June 10, 2014
SP 994	Children's Hospital of Michigan, Northeast corner of Big Beaver Road and Civic Center Drive (350 W. Big Beaver), Section 21, Zoned BB	Granted Preliminary Site Plan Approval on June 24, 2014
SP 995	Field and Stream, East side of I-75, North of 14 Mile (750 W 14 Mile), Section 35, Zoned GB	Granted Preliminary Site Plan Approval on June 24, 2014
SP 998	Murray Plaza, West side of Rochester between Vanderpool and Trombley (3385 Rochester), Section 22, Zoned GB	Postponed by Planning Commission on September 23, 2014 due to noncompliance
SP 997	Kresge Foundation Headquarters Expansion, South side of Big Beaver, West of Coolidge (3215 W Big Beaver) Section 30, Zoned BB	Granted Preliminary Site Plan Approval on October 1, 2014
SP 1000	Penske Automotive Group Parking Lot Expansion, North side of Maple, West of Stephenson (1225 East Maple), Section 26, Zoned IB	Granted Preliminary Site Plan Approval on October 28, 2014



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ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2014:

Amendment	Description	PC Action
Z 739	Zoning Ordinance Map Amendment, West of Rochester, South side of Colebrook (3545 Rochester Road), Section 22, Rezoned from R-1C to CB	Recommended approval on January 14, 2014
PUD 8-A	Revisions to Big Beaver Place Planned Unit Development, North side of Big Beaver, East of John R, Section 24, Zoned PUD #8	Application withdrawn by applicant after numerous meetings
ZOTA 247	Zoning Ordinance Text Amendment to create provisions regulating Oil and Gas Extraction	Planning Commission developed draft language at numerous meetings
CR 011	Conditional Rezoning, Amber Town Center Townhomes and Lofts, Northwest corner of Livernois and Town Center (3409 Livernois), Section 21, Rezoned from O to BB	Recommended approval to City Council on March 25, 2014