The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on June 26, 2007 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Mary Kerwin
Lawrence Littman
Robert Schultz
John J. Tagle
Kathleen Troshynski
Wayne Wright

Absent:
Thomas Strat
Mark J. Vleck

Also Present:
Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Jonathan Shin, Student Representative

Resolution # PC-2007-06-108
Moved by: Wright
Seconded by: Troshynski

RESOLVED, That Members Strat and Vleck are excused from attendance at this meeting for personal reasons.

Yes: All present (7)
No: None
Absent: Strat, Vleck

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2007-06-109
Moved by: Littman
Seconded by: Kerwin

RESOLVED, To approve the Agenda as published.

Yes: All present (7)
No: None
Absent: Strat, Vleck

MOTION CARRIED

3. MINUTES

Resolution # PC-2007-06-110
Moved by: Wright
Seconded by: Kerwin

RESOLVED, To approve the June 5, 2007 Special/Study meeting and June 12, 2007 Regular meeting minutes as published.

Yes: All present (7)
No: None
Absent: Strat, Vleck

MOTION CARRIED

4. PUBLIC COMMENT (Items Not on the Agenda)

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

BZA Representative Wright presented a brief report on the June 19, 2007 meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller reported that there was no DDA meeting in June.

7. PLANNING AND ZONING REPORT

Mr. Miller reported on the following items that were approved by City Council:

- DDA Plan #6
- Villas of Somerset Site Condominium, 11 units/lots proposed, South Side of Big Beaver Road, East of Adams, Section 30, Zoned R-1C (One Family Residential) District – Preliminary Site Condominium Approval
- Zoning Ordinance Text Amendment (File Number: ZOTA 207) – Articles IV and XXII – Adult Business Uses
- Village of Big Beaver Planned Unit Development (PUD-7) - Final Approval
- Rezoning Request (Z 722) - Retail Development, Northwest Corner of Maple Road and Thorncroft, Section 29 - From R-C (Research Center) to B-3 (General Business) District

Mr. Miller reported on the Smart Growth Readiness Assessment Tool (SGRAT) Workshop held on June 21, 2007, as part of the public input efforts for the Master Plan.

POSTPONED ITEM

8. SPECIAL USE REQUEST (SU 351) – Proposed Mitchell's Ocean Club Restaurant, Southwest corner of Big Beaver and Coolidge, Section 30, Zoned O-S-C (Office-Service-Commercial) District

Mr. Miller summarized the changes made to the site plan since the June 12, 2007 Regular meeting.

Larry Nemer, 4559 Raune Drive, Bloomfield Hills, described the project.

Mark Knauer, Project Architect, Knauer, Inc., 720 N. Waukegan Road, Deerfield, IL, described the project and presented building materials.

General discussion followed.

Resolution # PC-2007-06-111
Moved by: Wright
Seconded by: Littman

RESOLVED, That the Planning Commission hereby approves a reduction in the total number of required parking spaces to 2,871 when a total of 3,228 spaces are required on the site based on the off-street parking space requirements for offices and restaurants, as per Article XL. This 357 space reduction meets the standards of Article 40.20.12 given the parking demands of the restaurant and office complex.

BE IT FURTHER RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 26.30.05 of the Zoning Ordinance, as requested for the proposed Ocean Club Restaurant, located on the southwest corner of Big Beaver and Coolidge, in Section 30, within the O-S-C zoning district, is hereby granted.

Yes: All present (7)
No: None
Absent: Strat, Vleck

MOTION CARRIED

Ms. Kerwin noted that the applicant was very responsive and did a great job addressing Planning Commission concerns.

STUDY ITEMS

9. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-B) – Article 04.20.00 and Article 40.66.00, Commercial Vehicle Definitions and Outdoor Parking of Commercial Vehicles in Residential Districts

Mr. Savidant presented this item.

General discussion followed.

The Planning Commission was unable to reach consensus on screening requirements. After much discussion, the Planning Commission agreed that commercial vehicles needed to be parked indoors in an attached garage or detached accessory structure.

Mr. Miller stated the Planning Department would have a draft ready for the July 24, 2007 Special/Study meeting.

10. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 230) – Freestanding Tower Structures and Antennas in Parks and on School Property

Mr. Savidant presented this item. The text amendment would permit freestanding towers and antennas on public school and City park sites in the R-1A through R-1E and C-F zoning districts. Additionally, it would reduce the required setback from five (5) times the height of the tower to two (2) times the height of the tower.

General discussion followed.

There is a public hearing scheduled for the July 10, 2007 Regular meeting.

OTHER ITEMS

11. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENTS

There was general discussion about the SGRAT Workshop held on June 21, 2007. Those who attended the workshop thanked Mr. Miller for a well-planned event.

Ms. Kerwin expressed concern about drop-off boxes for clothes that seem to be appearing in increasing numbers throughout the City.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:15 p.m.

Respectfully submitted,

_____

Robert Schultz, Chair

_____

R. Brent Savidant, Principal Planner

G:\Planning Commission Minutes\2007 PC Minutes\Draft\06-26-07 Special Study Meeting_Draft.doc