Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on December 9, 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-2014-12-063
Moved by: Krent
Seconded by: Gottlieb

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-12-064
Moved by: Tagle
Seconded by: Crusse

RESOLVED, To approve the minutes of the November 25, 2014 Special/Study meeting as published.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

OTHER BUSINESS

5. 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. Savidant introduced the revised site plan since last presented to the Board in October.

Mr. Carlisle highlighted significant revisions to the conceptual site plan.

Present were Steven Schafer of Schafer Development and Jason Van Ryn of Nederveld Associates.

Discussion items:
- Access points; elimination on Maple Road, two on Axtell.
- Streetscape treatments along Maple and Axtell; landscaping, lighting.
- Open space centrally located; pool, pavilion, clubhouse, destination point.
- Elevations and floor plans; architecture, color.
- Urban type living; fits surrounding area.
- Stormwater management; green features.
- 250 units, approximately 500 residents.
- Vehicular, pedestrian traffic circulation.
- Bicycle friendly.
- Project name; *The Mark of Troy*.
- ‘Pilot’ project for future development.

6. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENT

General Planning Commission comments followed.

The Regular meeting of the Planning Commission adjourned at 7:39 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

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