

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 13, 2015 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Karen Crusse
Donald Edmunds
Michael W. Hutson
Tom Krent
Philip Sanzica
Gordon Schepke
Thomas Strat
John J. Tagle

Also Present:

R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2015-01-001

Moved by: Schepke
Seconded by: Sanzica

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-01-002

Moved by: Strat
Seconded by: Krent

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

Yes: All present (8)

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 1001) – Proposed Multi-Tenant Development, Northeast corner of Big Beaver and Talbot (335 E Big Beaver), Section 22, Currently Zoned BB (Big Beaver) District

Mr. Savidant reviewed the Preliminary Site Plan application. He specifically addressed:

- Project’s relationship with the Master Plan.
- Cross access easement to the east.
- Parking in the rear; 6 bicycle spaces.
- Landscaping/hardscape along Big Beaver.
- Extension of sidewalk from building to connect to parking.
- Transparency requirements.
- Confirmation that all plans are sealed as required.

Mr. Savidant said it is recommended to grant Preliminary Site Plan approval with the conditions as identified in the Carlisle Wortman Associates report dated January 8, 2015.

Present were Tim Ponton of Stonefield Engineering and Design; and Mark Ehgotz and John Galwaa of Saroki Architecture.

Samples of exterior building materials and colors were circulated.

There was discussion on:

- Exterior planters, benches, etc.
- Exterior sign panels; rain screen product.
- Barrier-free building access.
- Stormwater management.
- Exterior dining dimensions.
- Tenancy; restaurant and retail.
- Transparency requirements; enforcement.

Resolution # PC-2015-01-003

Moved by: Sanzica

Seconded by: Strat

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Multi-Tenant Development, located on the northeast corner of Big Beaver and Talbot (335 E. Big Beaver), Section 22, within the BB (Big Beaver Form Based) District, be granted, subject to the following:

1. Confirm that any vegetation within the corner clearance is less than thirty (30) inches in height.
2. Add two (2) street trees along Big Beaver Road.
3. Extend sidewalk from building to the north through easement.
4. Provide material samples, swatches, or manufacturer’s specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences.

Yes: All present (8)

MOTION CARRIED

OTHER BUSINESS

6. **ELECTION OF OFFICERS FOR 2015**

Chair Edmunds opened the floor for nominations of Chair, Vice Chair and Zoning Board of Appeals Representative.

Mr. Krent nominated Donald Edmunds as Chair. Mr. Hutson supported the nomination. There were no further nominations placed on the floor.

Roll Call vote on the nomination on the floor.

Yes: All present (8)

MOTION CARRIED

Mr. Strat nominated Philip Sanzica for Zoning Board of Appeals Representative. Mr. Hutson supported the nomination. There were no further nominations placed on the floor.

Roll Call vote on the nomination on the floor.

Yes: All present (8)

MOTION CARRIED

Mr. Hutson nominated Philip Sanzica for Vice Chair. Mr. Strat supported the nomination. There were no further nominations placed on the floor.

Roll Call vote on the nomination on the floor.

Yes: All present (8)

MOTION CARRIED

Chair Edmunds announced that the Mayor nominated Padma Kuppa and Ollie Apahidean to serve on the Planning Commission to fill the term vacancy of Mr. Gottlieb and the term expiration of Gordon Schepke.

Chair Edmunds thanked Mr. Schepke for his dedicated service on the Board.

7. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

Mr. Savidant addressed the *Big Beaver Move Across Troy* project that was presented to City Council on January 12, 2015 and the Student Forum to be conducted for the Master Plan that is scheduled on January 19.

Members thanked Mr. Schepke for his service and wished him well in his future endeavors.

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

Respectfully submitted,



Donald Edmunds, Chair


Kathy L. Czarnecki, Recording Secretary