Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 27, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Karen Crusse
Donald Edmunds
Michael W. Hutson
Tom Krent
Philip Sanzica
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-2015-01-004
Moved by: Hutson
Seconded by: Krent

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-01-005
Moved by: Strat
Seconded by: Tagle

RESOLVED, To approve the minutes of the January 13, 2015 Regular meeting as published.

Yes: All present (7)

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

There was no Zoning Board of Appeals meeting in January.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

There was no Downtown Development Authority meeting in January.

7. PLANNING AND ZONING REPORT

Mr. Savidant addressed the following items:
- Planning Commission 2014 Annual Report.
- Economic Development Activity Update.
- Planning Commission Board appointments.
- 5-Year Parks and Recreation Plan.

PRELIMINARY SITE PLAN REVIEW

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 1002) – Proposed The Mark of Troy, Southeast corner of Maple and Axtell (2785 W Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reported on the Preliminary Site Plan application. He addressed minor revisions to the plan since last reviewed by the Board. Mr. Carlisle specifically addressed major changes as a result of the Traffic Study and requirements of the Road Commission of Oakland County (RCOC), as follows:

- Eliminating access off Maple.
- Shifting and aligning Axtell across Maple.
- Shifting two buildings that front on Maple to comply with setback requirements.
- RCOC to evaluate need of traffic signal at Maple and Axtell after completion of road improvements at Maple and Coolidge; applicant to escrow money.

Mr. Carlisle stated support for the Preliminary Site Plan application as well as support for the recent revisions to the plan. He recommended to table the item so the applicant can submit revised plans.

The applicant, Steve Schafer, was present. Mr. Schafer addressed:

- Alignment of Axtell; truck turning radius; decel/right turn lane.
- Elevations, contrasting colors; bike storage.
- Neighboring restaurant to west as relates to Axtell access.
- Landscaping along Axtell.
- Timeline of RCOC road improvements at Maple and Coolidge.

Chair Edmunds opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

OTHER BUSINESS

9. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:00 p.m.

Respectfully submitted,

Donald Edmunds

Donald Edmunds, Chair

Kathy L Czarnecki

Kathy L. Czarnecki, Recording Secretary

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