Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on February 10, 2015 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Ollie Apahidean
Karen Crusse
Donald Edmunds
Michael W. Hutson
Tom Krent
Padma Kuppa
Thomas Strat

Absent:
Philip Sanzica
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

Chair Edmunds welcomed Ms. Kuppa and Mr. Apahidean to the Planning Commission.

2. APPROVAL OF AGENDA

Resolution # PC-2015-02-006
Moved by: Hutson
Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Sanzica, Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-02-007
Moved by: Krent
Seconded by: Crusse

RESOLVED, To approve the minutes of the January 27, 2015 Regular meeting as published.

Yes: All present (7)
Absent: Sanzica, Tagle

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 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 since last reviewed by the Board at their January 27, 2015 meeting. He addressed significant changes that the revised Site Plan reflect, as follows:

- Shift in Axtell to line up at Maple.
- Shift in buildings that front Maple to comply with required setbacks.
- Parking deviation request from 496 required parking spaces to 494 parking spaces.
- Internal traffic circle; if granted preliminary approval, traffic circle will be reviewed as part of Final Site Plan approval.
- Elimination of entrance gates along Axtell; if proposed in future, entrance gates will be reviewed by Engineering, Police and Fire departments.

Mr. Carlisle recommended the Planning Commission grant Preliminary Site Plan approval with the parking deviation.

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

- Axtell road alignment on Maple.
- Future traffic signal at intersection.
- Building elevations; relief in design, balconies, windows, storage.
- Proposed traffic circle; good transition, traffic calming measure, element of interest.
- Neighboring restaurant access.
- Landscaping along Axtell.
- Elimination of entrance gates.

Resolution # PC-2015-02-008
Moved by: Hutson
Seconded by: Strat

RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the proposed The Mark of Troy apartment complex to 494 when a total of 496 spaces are required on the site based on the off-street parking space requirements for multiple-family developments. This 2-space reduction is minimal and will still allow the development to meet parking demands, as per similar projects developed by the applicant. This reduction meets the standards of Section 13.06; and,

BE IT FINALLY RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed The Mark of Troy, located on the southeast corner of Maple and Axtell (2785 W. Maple), Section 32, within the IB (Integrated Industrial and Business) District, be granted, subject to the following:

1. Provide planting details for the Landscape Plan, including bioswales, prior to Final Site Plan Approval.
2. Design of internal traffic circle to be approved by the Engineering Department prior to Final Site Plan Approval.

Yes: All (7)
Absent: Sanzica, Tagle

MOTION CARRIED

OTHER BUSINESS

6. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENT

The new members were welcomed by all. Ms. Kuppa and Mr. Apahidean gave a brief introduction of themselves.

Discussion followed on:

- Proposed Zoning Ordinance Text Amendment relating to Oil and Gas Extraction.
- Recent applications received for proposed Site Condominium developments.
- Planners Gathering, March 6, 2015; conversion of vacant store in Pontiac to mixed residential/commercial use.
- 15forFifteen presentation.
- Resumes of Board members.
- Meeting room venue(s).

The Regular meeting of the Planning Commission adjourned at 7:31 p.m.

Respectfully submitted,

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Donald Edmunds, Chair

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Kathy L. Czarnecki, Recording Secretary

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