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

1. ROLL CALL

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

Absent:
John J. Tagle

Also Present:
R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Allan Motzny, Assistant City Attorney

2. APPROVAL OF AGENDA

Resolution # PC-2015-03-011
Moved by: Sanzica
Seconded by: Hutson

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-03-012
Moved by: Strat
Seconded by: Crusse

RESOLVED, To approve the minutes of the February 24, 2015 Regular meeting as published.

Yes: All present (8)
Absent: Tagle

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

SITE CONDOMINIUM DEVELOPMENT REVIEW

5. PRELIMINARY SITE PLAN REVIEW – Proposed Pinery Woods Site Condominium, 26 units/lots, North side of Wattles between Greensboro and Forsyth, Section 13, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle presented the report summarizing the application. He noted the conventional layout of the subdivision which necessitated mass grading and tree removal. The developer was preserving only 8 trees out of the 464 marked trees on site and not utilizing the natural drainage pattern on the site.

There was general discussion on the item including questions for the applicant and his Civil Engineer.

Nathan Robinson of Horizon Engineering, engineer for the developer, addressed issues brought up in the report including tree removal and wetlands.

Mr. Robinson cited examples in the past where Best Management Practices (BMP) related to stormwater faced hurdles getting approval from the Engineering Department during Final Site Plan Approval.

Mr. Savidant stated the Engineering Department was generally supportive of BMP and reviewed all potential projects on a case by case basis. He stated that as an example of City support, there is a City-owned bio-retention basin on Lovell.

Mr. Savidant stated the Planning Commission could postpone an item if it was related to public health, safety and welfare; further, if reasons for postponement were related to the issues discussed during the meeting and providing the applicant with an opportunity to address those issues.

Mr. Motzny agreed with Mr. Savidant regarding postponement. He reminded the Planning Commission that if an application meets all Zoning Ordinance requirements, the application should be approved.

Resolution # PC-2015-03-013
Moved by: Edmunds
Seconded by: Krent

RESOLVED, That the item be postponed to provide the applicant an opportunity to explore design options related to stormwater detention and cluster options.

Yes: Crusse, Edmunds, Krent, Kuppa, Sanzica, Strat
No: Apahidean, Hutson
Absent: Tagle

MOTION CARRIED

6. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

The Regular meeting of the Planning Commission adjourned at 7:54 p.m.

Respectfully submitted,

Donald Edmunds, Chair

R. Brent Savidant, Recording Secretary

G:\Planning Commission Minutes\2015 PC Minutes\Final\2015 03 10 Regular Meeting_Final.doc