The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on June 3, 2008 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Philip Sanzica
Robert M. Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann
Mark J. Vleck

Absent:
Mark Maxwell
Wayne Wright

Also Present:
Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Christopher Forsyth, Assistant City Attorney
Richard Carlisle, Carlisle/Wortman Associates, Inc.

Resolution # PC-2008-06-065
Moved by: Vleck
Seconded by: Strat

RESOLVED, That Members Maxwell and Wright are excused from attendance at this meeting for personal reasons.

Yes: All (7)
Absent: Maxwell, Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2008-06-066
Moved by: Sanzica
Seconded by: Tagle

RESOLVED, To approve the Agenda as printed.

Yes: All (7)
Absent: Maxwell, Wright

MOTION CARRIED

3. MINUTES

Resolution # PC-2008-06-067
Moved by: Tagle
Seconded by: Hutson

RESOLVED, To approve the minutes of the May 13, 2008 Regular meeting as printed.

Yes: All (7)
Absent: Maxwell, Wright

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

STUDY ITEM

5. MAPLE ROAD CORRIDOR STUDY – Presentation by representatives of the Troy Chamber of Commerce

Michelle Hodges of the Troy Chamber of Commerce described the process involved in creating the Maple Road Corridor Study and summarized the document.

PLANNED UNIT DEVELOPMENTS

6. PLANNED UNIT DEVELOPMENT APPLICATION (P.U.D. 13) – Proposed Troy Plaza New King Planned Unit Development, West side of Crooks, North side of New King (5500 New King), Section 8, Currently Zoned O-M (Office Mid-rise) District

Mr. Miller introduced the project.

Mr. Carlisle of Carlisle/Wortman Associates, Inc. summarized his report on the project.

Robert Cliffe, architect from Moiseev/Gordon Associates, Inc., presented the proposed mixed-use project.

General discussion followed.

There were Planning Commission questions/comments on the following topics:

- Softening of gateway wall.
- Phasing of project.
- Neighborhood meeting.
- Hotel need study for this area.

There was general support for the project. The Planning Commission requested that the Planning Department schedule a Public Hearing for the July Regular meeting.

7. PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (P.U.D. 12) – Proposed Troy Hospitality Tower Drive Hotel Planned Unit Development, East of Crooks, North of Tower Drive (900 Tower Drive), Section 9, Currently Zoned O-S-C (Office-Service-Commercial) District

Mr. Miller introduced the project.

Mr. Carlisle of Carlisle/Wortman Associates, Inc. summarized his report on the project.

Norm Hyman, attorney for Honigman, Miller, Schwartz and Cohn, presented the project.

Basil Bacall, applicant, 3060 Park Drive, Brighton, described the hotel market and his experience in the hotel industry.

John Northrop, 3109 Walcott, Jackson, listed potential sustainable elements for the project.

PUBLIC HEARING OPENED

James Miskulin, 850 Tower Drive, was present to represent Embassy Suites. He spoke in opposition of the development. He said Embassy Suites was undertaking $12 million in renovations and had plans to add another hotel in their parking lot.

PUBLIC HEARING CLOSED

The Planning Commission comments related to the following:

- The design lacked creativity.
- Missing information, including building elevations.
- Questions as to whether the project qualified as a PUD.
- Potential text amendment rather than PUD process.
- Incomplete PUD application.

Resolution # PC-2008-06-068
Moved by: Strat
Seconded by: Sanzica

RESOLVED, That the Planning Commission postpones the item to such time that the Planning Department determines the item is ready for Planning Commission review.

Yes: All (7)
Absent: Maxwell, Wright

MOTION CARRIED

Chair Schultz requested a recess at 9:40 p.m.

The meeting reconvened at 9:50 p.m.

OTHER ITEMS

8. DRAFT CITY OF TROY MASTER PLAN – Discussion with representatives of Carlisle/Wortman Associates, Inc.

Mr. Miller introduced the item. He informed the Planning Commission that one revision was overlooked in the draft document. The Public/Quasi Public classification should have been extended south to the Neighborhood Node symbol at the northeast corner of Wattles/Crooks, on the Future Land Use Plan (page 89).

The Planning Commission agreed that this was an appropriate revision.

Mr. Carlisle reviewed the proposed changes to the draft Master Plan, as summarized in his memo.

General discussion followed.

Dennis Cowan, 38505 Woodward Avenue, Bloomfield Hills, attorney representing White Chapel Cemetery, requested the extension of the Public/Quasi Public classification all the way to the northeast corner of Wattles/Crooks on the Future Land Use Plan (page 89), eliminating the Neighborhood Node in this quadrant.

David Krall, 901 Wilshire, Troy, representing White Chapel Cemetery, asked the Planning Commission to eliminate the Neighborhood Node classification at the northeast corner of Wattles/Crooks on the Future Land Use Plan.

Mr. Hutson stated that White Chapel owned the property in question. If they decided it was to remain zoned as single-family residential, it would remain as such. If they decided to rezone to a district that was consistent with the Neighborhood Node, they could do so. There were no negative impacts associated with classifying the property as Neighborhood Node.

Resolution # PC-2008-06-069
Moved by: Hutson
Seconded by: Vleck

WHEREAS, The responsibility of cities and villages to adopt and update a master plan is outlined in the Municipal Planning Act, PA 285 of 1931, as amended; and

WHEREAS, The Planning Commission prepared the draft City of Troy 2008 Master Plan; and,

WHEREAS, The Planning Commission has determined that the draft City of Troy 2008 Master Plan represents the long-range vision of the City of Troy.

THEREFORE BE IT RESOLVED, The Planning Commission recommends that the City Council authorize distribution of the draft City of Troy 2008 Master Plan, "May 27 Draft for Distribution", as per the requirements of the Municipal Planning Act, PA 285 of 1931, as amended.

Yes: All (7)
Absent: Maxwell, Wright

MOTION CARRIED

9. AUBURN ROAD STREETSCAPE CORRIDOR STUDY – Planning Commission Review and Resolution of Support

Mr. Miller briefly described the item, which was before the Planning Commission for review and comment at the request of the Shelby Township Planning Commission, as per the requirements of the Municipal Planning Act.

Resolution # PC-2008-06-070
Moved by: Vleck
Seconded by: Strat

WHEREAS, The Shelby Township Planning Commission prepared the Auburn Road Streetscape Corridor Study; and,

WHEREAS, The Auburn Road Streetscape Corridor Study will have no impact on the City of Troy; and,

WHEREAS, The Shelby Township Planning Commission has provided a copy of the Auburn Road Streetscape Corridor Study to the City of Troy Planning Commission for their review and comment, as required by Section 125.37b of Public Act 185 of 1931 as amended, known as the Municipal Planning Act; and by Section 125.327a of Public Act 168 of 1959, known as the Township Planning Act; and,

WHEREAS, The City of Troy Planning Commission has determined that the Auburn Road Streetscape Corridor Study is not inconsistent with the Future Land Use Plan of the City of Troy.

NOW THEREFORE BE IT RESOLVED, The City of Troy Planning Commission hereby supports the proposed Auburn Road Streetscape Corridor Study.

Yes: All (7)
Absent: Maxwell, Wright

MOTION CARRIED

10. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENTS

There was general Planning Commission discussion.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:30 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

R. Brent Savidant, Principal Planner

G:\Planning Commission Minutes\2008 PC Minutes\Final\06-03-08 Special Study Meeting_Final.doc