The Regular Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on October 12, 2010, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

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

Also Present:
R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Mr. Savidant requested to add discussion on the Comprehensive Zoning Ordinance Rewrite (ZOTA 236) and Zoning Ordinance Map to the Agenda as item 6. A., under Other Business.

Resolution # PC-2010-10-068
Moved by: Schultz
Seconded by: Edmunds

RESOLVED, To approve the Agenda as revised.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2010-10-069
Moved by: Edmunds
Seconded by: Maxwell

RESOLVED, To approve the minutes of the September 28, 2010 Special/Study meeting as prepared.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE REQUESTS

5. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 383) – Proposed Clawson-Troy Elks Lodge, Northeast Corner of Elliott and Minnesota (2549 Elliott), Section 36, Currently Zoned M-1 (Light Industrial) District

Mr. Branigan presented a summary of the proposed Special Use and Preliminary Site Plan application. He specifically addressed parking calculations and a parking analysis provided by the applicant with respect to the proposed parking reduction. Mr. Branigan and the City's Traffic Engineer are supportive of the petitioner's request to modify the number of parking spaces, based on the fact that the proposed parking exceeds comparable facilities in neighboring communities.

Mr. Branigan reported the project meets the minimum requirement for Preliminary Site Plan approval and satisfies the conditions of Special Use approval. It is recommended that the Planning Commission grant Preliminary Site Plan and Special Use approval, conditional upon the proposed parking modification from 126 spaces to 104 spaces.

Mr. Savidant addressed the following:

- Written correspondence received from Timothy Tapert of Apex Manufacturing, 243 Minnesota, distributed to members prior to the beginning of tonight's meeting. Mr. Tapert's concern relates to potential truck and forklift traffic conflicts.
- Modified proposed Resolution, wherein parking reduction reflects 105 parking spaces as indicated on the site plan.

James Butler of Professional Engineering Associates of 2430 Rochester Court, Troy, was present to represent the petitioner.

The petitioner, Jerry McCorkle of 46270 Schimmel, Utica, was also present. Mr. McCorkle addressed activities, membership and hours of operation of the Lodge. The Lodge would be open from 4 pm to 10 pm, Tuesday through Thursday, and from 4 pm to 11 pm, Friday and Saturday. Mr. McCorkle said on a few occasions the Lodge might open on a Sunday for a charitable function. He reassured the Board that the Lodge would not hold charity casino events.

Chip Faudie, project architect, of Professional Engineering Associates, 2430 Rochester Court, Troy, was also present.

Mr. Savidant confirmed a licensed architect appropriately sealed the original architectural plans submitted to the Planning Department. He said at the time the Planning Department requested an additional 16 copies for distribution to members, the project architect was out of town and not available to seal the plans.

There was discussion on the concern for potential traffic conflicts, as addressed in written correspondence from Apex Manufacturing. It was determined that:

- Public streets are for the movement and parking of traffic.
- Public streets should not be used for loading and unloading of trucks.
- Hours of operation of the Lodge would most likely not impose conflict with loading and unloading.

Mr. Schultz briefly addressed the two curb cuts on Elliott. He said it would be his preference to have only one curb cut.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2010-10-070
Moved by: Schultz
Seconded by: Ullmann

RESOLVED, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed Clawson-Troy Elks Lodge to 105 when a total of 126 spaces are required on the site based on off-street parking space requirements, as per Article XL. This 21-space reduction is justified through a comparison of parking spaces provided for similar uses in the area, as outlined in the Parking Analysis prepared by PEA.

BE IT FURTHER RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the Clawson-Troy Elks Lodge, located on the northeast corner of Elliott and Minnesota (2549 Elliott), Section 36, within the M-1 zoning district, be granted.

Yes: All present (9)

MOTION CARRIED

6. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 315-B) – Proposed Pro Car Wash West, West side of Rochester and South of Wattles (3785 Rochester), Section 22, Currently Zoned H-S (Highway Service) District

Mr. Branigan presented a summary of the proposed Special Use and Preliminary Site Plan application. He noted the project requires relief from the Zoning Board of Appeals for rear yard setback and landscaping deficiencies; therefore no action is requested or required. He specifically addressed parking and stacking requirements, site access and circulation.

There was a brief discussion on the following:

- Handicapped spaces.
- Zero lot line.
- Dumpster.
- Designated planting areas.

The petitioner, Robert Waldron of 3785 Rochester Road, Troy, was present. Mr. Waldron briefly addressed landscaping and remodeling issues in relation to the Rochester Road widening.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

There was discussion on the coordination of scheduling meetings for applications that require variances from the Board of Zoning Appeals.

OTHER BUSINESS

6.A. COMPREHENSIVE ZONING ORDINANCE RE-WRITE (ZOTA 236) AND ZONING ORDINANCE MAP

Mr. Branigan introduced the draft versions of Article 11, Sustainable Design and Environmental Standards, and Article 13, Site Design Standards. He indicated the Articles would be discussed in depth at the next study meeting.

Mr. Branigan addressed the new Zoning Ordinance map. Maps were distributed to members.

7. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENTS

There was discussion on the aesthetics of the recently approved cell tower located at Troy Lanes, 1950 E. Square Lake.

Mr. Maxwell addressed the upcoming library millage.

Mr. Ullmann addressed the perception of some developers to locate projects in Troy with respect to the City's regulations and Zoning Ordinance requirements.

Mr. Edmunds complimented the staff for placing study items on a light agenda.

The Regular Meeting of the Planning Commission adjourned at 8:52 p.m.

Respectfully submitted,

Michael W. Hutson, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2010 PC Minutes\Final\10-12-10 Regular Meeting_Final.doc