

Vice Chair Maxwell called the Regular Meeting of the Troy City Planning Commission to order at 7:30 p.m. on August 9, 2011 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Tom Krent
Mark Maxwell
Philip Sanzica
Thomas Strat
John J. Tagle
Lon M. Ullmann

Absent:

Michael W. Hutson
Robert Schultz

Also Present:

Allan Motzny, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2011-08-048

Moved by: Edmunds
Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Hutson, Schultz

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2011-08-049

Moved by: Sanzica
Seconded by: Tagle

RESOLVED, To approve the minutes of the July 26, 2011 Special/Study meeting as prepared.

Yes: All present (7)
Absent: Hutson, Schultz

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 REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 390)** – Proposed Holiday Inn Express Hotel & Suites, East side of Stephenson Highway, North of 14 Mile (466 Stephenson Highway), Section 35, Currently Zoned OM (Office Mixed Use) District

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2011-08-050

Moved by: Sanzica

Seconded by: Strat

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Holiday Inn Express Hotel & Suites, located on the east side of Stephenson Highway, north of 14 Mile Road, at 466 Stephenson Highway, Section 35, within the OM (Office Mixed Use) zoning district, be granted, subject to the following:

- 1. Show lot coverage calculation.
- 2. Add a bike rack with capacity of at least two bicycles.
- 3. Satisfy landscape requirements as follows:
 - a. Add one deciduous street tree.
 - b. Provide landscaped area calculations.
 - c. Correct errors and inconsistencies in the landscape plan and existing tree inventory.
 - d. Provide detailed landscaping calculations showing how all requirements of Section 13.02 are being met.
 - e. Add a 3-foot landscape berm in the lawn area between the parking lot and the right-of-way for Stephenson Highway, specifically along the length of the actual area where the 10 parking spaces facing Stephenson are proposed.
 - f. Show protective techniques for trees proposed to remain.
- 4. Seal remaining architectural sheets.
- 5. Provide samples, swatches, or manufacturer’s specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences.

Yes: All present (7)

Absent: Hutson, Schultz

MOTION CARRIED

- 6. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 391) – Proposed Kroger Retail Fuel Center D-464, Southwest Corner of South Boulevard and Crooks (2105 W. South Boulevard), Section 5, Currently Zoned NN (Neighborhood Node) District (Controlled by Consent Judgment)

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2011-08-051

Moved by: Edmunds
 Seconded by: Krent

RESOLVED, The Planning Commission hereby recommends to City Council that Special Use Approval and Preliminary Site Plan Approval for the proposed Kroger Retail Fuel Center, located at the southwest corner of South Boulevard and Crooks Road, Section 5, within the NN (Neighborhood Node) zoning district, controlled by Consent Judgment, be granted, subject to the following:

1. If fire suppression is required, demonstrate that the fire protection devices under the canopy are architecturally screened so that the tanks are not directly visible from the street.
2. Demonstrate compliance with light levels along the South Boulevard and Crooks Road rights-of-way.

Yes: All present (7)
 Absent: Hutson, Schultz

MOTION CARRIED

OTHER BUSINESS

- 7. SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 388 A) – Proposed Adult Foster Care Home, North Side of Square Lake, East of Beach (2420 W. Square Lake), Section 6, Currently Zoned R-1A (One Family Residential) District

A variance request for this item is scheduled at the August 16, 2011 Zoning Board of Appeals.

8. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENTS

There was general Planning Commission discussion.

The Regular Meeting of the Planning Commission adjourned at 8:45 p.m.

Respectfully submitted,

Mark Maxwell, p.c.

Mark Maxwell, Vice Chair

Kathy L. Czarnecki

Kathy L. Czarnecki, Recording Secretary