

Vice Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 10, 2012 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds  
Michael W. Hutson  
Tom Krent  
Philip Sanzica  
Gordon Schepke

Absent:

Robert Schultz  
Thomas Strat  
John J. Tagle

Also Present:

R. Brent Savidant, Planning Director  
Susan Lancaster, Assistant City Attorney  
Ben Carlisle, Carlisle/Wortman Associates, Inc.  
Eric Huang, Student Representative  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2012-07-043**

Moved by: Schepke  
Seconded by: Sanzica

**RESOLVED**, To approve the Agenda as printed.  
Yes: All present (5)  
Absent: Schultz, Strat, Tagle

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2012-07-044**

Moved by: Krent  
Seconded by: Schepke

**RESOLVED**, To approve the minutes of the June 26, 2012 Special/Study meeting as submitted.

Yes: All present (5)  
Absent: Schultz, Strat, Tagle

**MOTION CARRIED**

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

Mr. Savidant referenced Section 3.10 D of the Zoning Ordinance, Voting Requirements, that stipulates five (5) consenting votes are necessary for preliminary site plan and special use approval. Mr. Savidant indicated the applicant could request a postponement of the item until such time that a full Board is present.

**SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW**

5. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 396) – Proposed Golden Mustang Auto Repair, Southwest Corner of John R and Brinston (2251 John R), Section 26, Currently Zoned IB (Integrated Business and Commercial) District

Mr. Carlisle reviewed the proposed application and brought to the Board’s attention that the petitioner submitted a landscape plan prior to the beginning of tonight’s meeting. Mr. Carlisle recommended approval of the Special Use request and Preliminary Site Plan application contingent on (1) adding one Spruce tree along the parking lot that is shown in the calculation but not shown on the landscape plan; (2) removing asphalt off Brinston Avenue; and (3) submitting to the Planning Department proposed repairs and paint colors.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Kelly Esman of 567 Chesterfield, Birmingham, was present to represent the petitioner. Mr. Esman said the color would be a soft gray.

**Resolution # PC-2012-07-045**

Moved by: Hutson  
 Seconded by: Krent

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Golden Mustang Auto Repair, located on the southwest corner of John R and Brinston (2251 John R), Section 26, currently Zoned IB (Integrated Industrial and Business) District, be granted, subject to the following:

1. Indicate proposed repairs and paint colors.
2. Remove driveway apron pavement off Brinston Avenue.
3. Submit a landscape plan prepared in conformance with the City of Troy’s Landscape Design Standards.

Discussion on the motion on the floor.

Mr. Schepke said he is excited to see what appears to be a great usage and viable business for the site.

There was a brief discussion on the format of the Resolution because the Planning Department is already in receipt of the landscape plan.

Mr. Savidant indicated the Resolution is acceptable as presented.

Vote on the motion on the floor.

Yes: All present (5)  
Absent: Schultz, Strat, Tagle

**MOTION CARRIED**

**CONDITIONAL REZONING REQUEST**

6. PUBLIC HEARING – CONDITIONAL REZONING APPLICATION (File Number CR 006)  
– Proposed Troy Plaza, West side of Crooks, South of Square Lake (5500 New King), Section 8, From PUD 13 (Planned Unit Development 13) to CB (Community Business) and OM (Office Mixed Use) Districts

Mr. Savidant said the petitioner submitted revised plans yesterday. Mr. Savidant recommended to go forward with the Public Hearing but to postpone the item to a future date to allow time for internal departmental review and time for the Planning Consultant to prepare a report on the revised plans. He advised the petitioner that the application must meet the conditional rezoning agreement and briefly addressed the petitioner's request for flexibility with respect to the proposed hotel or office building.

Mr. Hutson clarified his position with conditional rezoning applications and said he is not in favor of this application at this point in time because the petitioner is asking for flexibility with the project and is not providing a clear-cut plan.

Mr. Krent briefly addressed the internal traffic flow with respect to getting to the McDonald's restaurant from the proposed hotel or office.

Mr. Savidant suggested the possibility of submitting two complete site plans for approval; Option A for the proposed hotel and Option B for the proposed office building.

The petitioner, Michael Gordon of Moiseev/Gordon Associates, was present. He stated they are conscientiously working with the landscape architect to provide more green space.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

**Resolution # PC-2012-07-046**

Moved by: Hutson  
Seconded by: Schepke

**RESOLVED**, That the Planning Commission postpone the item to the July 24, 2012 Special/Study meeting.

Yes: All present (5)  
Absent: Schultz, Strat, Tagle

**MOTION CARRIED**

**SITE CONDOMINIUM DEVELOPMENT**

- 7. PRELIMINARY SITE PLAN REVIEW – Proposed Beachview Estates Site Condominium, 8 units/ lots, West side of Beach Road, 1000’ South of Long Lake, Section 18, Currently Zoned R-1A (One Family Residential)

Mr. Savidant gave a brief review of the application. Mr. Savidant said the petitioner is making a strong effort toward an alternative plan to incorporate Planning Commission comments expressed at the June 26, 2012 Special/Study meeting.

The petitioner requested a postponement of the item to allow additional time to work on an alternative plan.

**Resolution # PC-2012-07-047**

Moved by: Sanzica  
Seconded by: Schepke

**RESOLVED**, To postpone the item until such time that the applicant submits a complete site plan application.

Yes: All present (5)  
Absent: Schultz, Strat, Tagle

**MOTION CARRIED**

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### **OTHER BUSINESS**

8. **REZONING APPLICATION (File Number Z 740)** – Proposed Charter One Bank, 125 Stephenson Highway and 1250 W. 14 Mile, Section 35, From O (Office) to IB (Integrated Industrial and Business) District

Mr. Savidant gave a brief review of the application.

The petitioner, Jason Horton of Lormax Stern Development Company, was present. Mr. Horton distributed three drawings. The first drawing depicted the existing site. The two conceptual drawings showed: a) use of the existing building for storage and potentially adding a Building A; and b) the existing building demolished and redevelopment of the site.

Mr. Hutson shared his position on conditional rezoning applications and stated he would not be in favor of the application at this point in time because there are too many options open for development of the site.

There was discussion on:

- Prohibited use list provided by the petitioner.
- Allowable uses in IB district.
- Layout of two story buildings with respect to surrounding residential.

Mr. Carlisle addressed the following items with the petitioner:

- Light and heavy manufacturing use.
- Bus terminal use.
- 30' greenbelt.
- Parking.

9. **PUBLIC COMMENTS** – Items on Current Agenda

There was no one present who wished to speak.

10. **PLANNING COMMISSION COMMENTS**

Mr. Savidant announced that City Council appointed Edward Kempen as the new Planning Commissioner to fill the vacancy of Mark Maxwell.

There was general Planning Commission discussion.

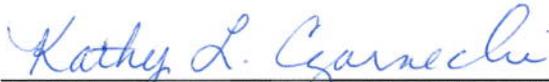
The Regular meeting of the Planning Commission adjourned at 7:54 p.m.

Respectfully submitted,



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Donald Edmunds, Vice Chair



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Kathy L. Czarnecki, Recording Secretary

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