

Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 28, 2012 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Gordon Schepke
Robert Schultz
Thomas Strat (arrived 7:04 p.m.)
John J. Tagle

Absent:

Philip Sanzica

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-2012-08-058

Moved by: Schultz

Seconded by: Hutson

RESOLVED, To amend the Agenda to include Beachview Estates Site Condominium as Agenda item 8. A.

Yes: All present (7)

Absent: Sanzica, Strat (arrived 7:04 p.m.)

MOTION CARRIED

[Mr. Strat arrived at 7:04 p.m.]

3. APPROVAL OF MINUTES

Resolution # PC-2012-08-059

Moved by: Edmunds
Seconded by: Krent

RESOLVED, To approve the minutes of the August 14, 2012 Regular meeting as published.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Strat reported there was no Zoning Board of Appeals (ZBA) meeting in August.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority (DDA) meeting in August.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the proposed Charter One Bank Branch Conditional Rezoning request, 125 Stephenson Highway and 1250 W 14 Mile Road (Planning Department File Number CR 007). The item was postponed at the August 27, 2012 City Council meeting at the request of the current property owner.

SPECIAL USE REQUEST

8. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 397) – Proposed Fisher Dynamics Metal Forming, West of Crooks, South Side of Maple (1625 W. Maple), Section 32, Currently Zoned MR (Maple Road) District

The petitioner was not present at this time. The Board agreed to move to Agenda item 8.A.

STUDY ITEM

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

The Board considered this item at their June 26, 2012 Special/Study meeting. After discussion, the item was postponed to allow the petitioner time to consider an alternate plan with the intent to address comments and concerns expressed by the Board.

The petitioner, Joe Maniaci of Mondrian Properties, provided revised plans utilizing the one-family cluster option. The revised plans were digitally distributed to members prior to the beginning of tonight’s meeting. Mr. Savidant and Mr. Carlisle gave a cursory review of the proposed revised plans.

Mr. Maniaci was present and addressed comments and questions from staff and Board members.

The site plan as revised received favorable comments from the Board.

SPECIAL USE REQUEST

- 8. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 397) – Proposed Fisher Dynamics Metal Forming, West of Crooks, South Side of Maple (1625 W. Maple), Section 32, Currently Zoned MR (Maple Road) District

Mr. Carlisle reviewed the proposed application and recommended approval upon confirmation from the Fire Marshal that the fire access is sufficient.

The petitioner, Jeff Thompson, was present. Mr. Thompson shared some historical facts about the company.

PUBLIC HEARING OPEN

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2012-08-060

Moved by: Schultz
Seconded by: Strat

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Fisher Dynamics Metal Forming, located on the west of Crooks, south side of Maple (1625 W. Maple), Section 32, currently zoned MR (Maple Road) District, be granted.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

OTHER BUSINESS

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

There was no one present who wished to speak.

10. **PLANNING COMMISSION COMMENTS**

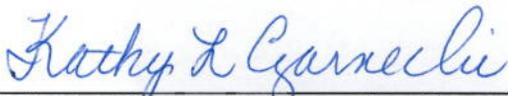
There was general Planning Commission discussion.

The Special/Study meeting of the Planning Commission adjourned at 7:50 p.m.

Respectfully submitted,



John Tagle, Chair



Kathy L. Czarnecki, Recording Secretary