

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on March 24, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Donald Edmunds
Michael W. Hutson
Tom Krent
Padma Kuppa
Philip Sanzica
Thomas Strat
John J. Tagle

Also Present:

R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2015-03-014

Moved by: Tagle
Seconded by: Hutson

RESOLVED, To amend the Agenda by adding Agenda item 9.A., Update on Big Beaver Road.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-03-015

Moved by: Crusse
Seconded by: Kuppa

RESOLVED, To approve the minutes of the March 10, 2015 Regular meeting as published.

Yes: All present (9)

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. Sanzica reported on the March 17, 2015 Zoning Board of Appeals (ZBA) meeting.

- 1321 Boyd, proposed property split; item postponed to April meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported the Downtown Development Authority (DDA) did not meet in March.

7. PLANNING AND ZONING REPORT

Mr. Savidant informed the Board of recent applications and activity.

SITE CONDOMINIUM DEVELOPMENT REVIEW

8. PRELIMINARY SITE PLAN REVIEW – Proposed Hunters Park 2 Site Condominium, 25 units/lots, East side of John R between Tucker and Mayflower, Section 12, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reported on the proposed Hunters Park 2 Site Condominium development application. Mr. Carlisle identified the difference between the two plans submitted by the applicant. The first plan as shown on sheet P-3 includes a vehicular connection to Drake Road. It is recommended by Planning, Engineering and Public Safety staff to make the Drake Road connection. Mr. Carlisle reported that both plans meet all requirements of the Zoning Ordinance and it is recommended to grant approval of the Preliminary Site Plan application with the conditions as identified in his report, dated March 12, 2015.

Mr. Carlisle acknowledged receipt of written correspondence from Dan McHugh of 2238 Drake addressing the Drake Road connection.

Mr. Carlisle addressed reasons for the Drake Road vehicular connection. He stated the Fire Marshal wants a full connection, or at a minimum an emergency vehicular access (EVA). Mr. Carlisle provided a brief history of approval granted for Long Lake Meadows subdivision as it relates to the unimproved Tucker Road and barricade.

John Thompson of Professional Engineering Associates was present to represent the applicant. He said an additional tree and a midblock pedestrian crossing would be added as requested by the Planning Consultant. Mr. Thompson said the alternate plan without the Drake Road connection is preferred to accommodate the desire of residents in the area but City staff's recommendation for the vehicular connection is understood.

Chair Edmunds opened the floor for public comment.

The following spoke in opposition of the plan with the connection to Drake Road:

- Geraldine Seip, 5297 Standish
- James Konarske, 2237 Drake
- Michael Ortmann, 5298 Standish
- Dan McHugh, 2238 Drake
- Horatio Dancea, 5302 Standish
- Dorothy Konarske, 2237 Drake

Chair Edmunds closed the floor.

Discussion followed on:

- Good planning practices as relates to stub streets.
- City policy to interconnect residential developments.
- Public Safety (Fire) recommendation for vehicular connection; at minimum EVA connection; geometrics of access for fire apparatus.
- Tucker Road; history, gravel, barricade, short/long term plans to pave, removal of barricade.
- Stub street connection cost to developer.
- Small neighborhood park, if vehicular connection granted.

Resolution # PC-2015-03-016

Moved by: Sanzica

Seconded by: Strat

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Hunters Park 2 Site Condominium, 25 units/lots, East side of John R between Tucker and Mayflower, Section 12, currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Provide a midblock pedestrian crossing along the newly created Kingston Drive.
2. Construct the connection to Drake Road as shown in Site Plan, Sheet P-3.
3. Add one (1) additional tree along John R. Road.

Yes: All present (9)

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEW

9. **PRELIMINARY SITE PLAN REVIEW (File Number SP 1002-B)** – Proposed The Mark of Troy, Southeast Corner of Maple and Axtell (2785 W Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle addressed the proposed site plan changes to the Preliminary Site Plan application to which the Board granted approval on February 10, 2015. Mr. Carlisle said the proposed site plan changes are internal to the site and do not affect any buildings that front on Maple Road and Axtell Drive. He enumerated the changes and reported the revised layout complies with all requirements of the Zoning Ordinance.

Steve Schafer of Schafer Development addressed in further detail the site plan changes.

Chair Edmunds opened the floor for public comment. Acknowledging there was no one present to speak, the floor was closed.

Resolution # PC-2015-03-017

Moved by: Hutson

Seconded by: Krent

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed The Mark of Troy, located on the southeast corner of Maple and Axtell (2785 W. Maple), Section 32, within the IB (Integrated Industrial and Business) District, be granted.

Yes: All present (9)

MOTION CARRIED

9. A. **UPDATE ON BIG BEAVER ROAD**

Mr. Savidant addressed the following topics during a PowerPoint presentation on development along Big Beaver with respect to vision and what is allowed.

- Master Plan.
- Big Beaver Corridor Plan.
- Results of meeting with lenders, developers and designers.
- Joint City Council/Planning Commission meeting in near future.

A brief discussion followed.

OTHER BUSINESS

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

Dan McHugh of 2238 Drake addressed the proposed neighborhood park in the Hunters Park 2 site condominium development, granted approval at tonight’s meeting. Mr. McHugh addressed concerns on the park’s use and maintenance.

Chair Edmunds said the park would be maintained by the homeowners association and is not be the responsibility of the City.

11. PLANNING COMMISSION COMMENT

There were general Planning Commission comments on the following:

- Civic center complex; interconnectivity with developments in area.
- City policy to interconnect neighborhoods.
- Clear cutting of property by developers.
- Status of proposed ordinance regulating oil and gas extraction.

Resolution # PC-2015-03-018

Moved by: Tagle

Seconded by: Krent

RESOLVED, That staff explore developing the beginnings of a tree ordinance and come back to the Planning Commission with a presentation.

Discussion on the motion on the floor.

It was suggested to limit a tree ordinance to new developments and to give consideration also to a wetlands ordinance.

ROLL CALL to amend the motion on the floor

Yes: All present (9)

MOTION CARRIED

Resolution # PC-2015-03-019 (as amended)

Moved by: Tagle

Seconded by: Krent

RESOLVED, That staff explore developing the beginnings of a tree ordinance and wetlands ordinance for new developments and come back to the Planning Commission with a presentation.

Yes: All present (9)

MOTION CARRIED

The Regular meeting of the Planning Commission adjourned at 8:50 p.m.

Respectfully submitted,



Donald Edmunds, Chair



Kathy L. Czarnecki, Recording Secretary

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