

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 14, 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 (arrived 7:25 p.m.)  
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-2015-04-020**

Moved by: Tagle  
Seconded by: Strat

**RESOLVED**, To approve the Agenda as prepared.

Yes: All present (8)  
Absent: Krent (arrived 7:25 p.m.)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2015-04-021**

Moved by: Kuppa  
Seconded by: Apahidean

**RESOLVED**, To approve the minutes of the March 24 2015 Regular meeting as published.

Yes: All present (8)  
Absent: Krent (arrived 7:25 p.m.)

**MOTION CARRIED**

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

**SITE CONDOMINIUM DEVELOPMENT REVIEW**

5. PRELIMINARY SITE PLAN REVIEW – Proposed Pinery Woods Site Condominium, 25 units/lots, North side of Wattles between Greensboro and Forsyth, Section 13, Currently Zoned R-1C (One Family Residential) District

Mr. Savidant stated the item was postponed at the March 10, 2015 meeting to provide the applicant an opportunity to explore design options related to stormwater detention and cluster options.

Mr. Carlisle reported on the revised site plan submitted by the applicant. He addressed the three revisions to the plan since its last review:

- Stormwater detention pond shifted to the southwest corner of the site (resulted in loss of one lot).
- Addition of strip of landscaped and hardscape area between access road and single family home to the east.
- Preservation of additional six trees along the northern property line.

Nathan Robinson of Horizon Engineering, project engineer, addressed:

- Open space and cluster development options.
- Stormwater management/techniques.
- Tree preservation.

Chair Edmunds opened the floor for public comment.

The following spoke in opposition of the proposed development plan:

- John Taylor, 4165 Forsyth, addressed the creation of three dead-end streets, stormwater management, tree preservation, property value, character and ambiance of area.
- Mia Shaffer, 4084 Greensboro, addressed stormwater management and tree preservation. Ms. Shaffer said her preference is a pine tree buffer, not a brick wall, should a buffer be required.
- Diane Trombley, 4270 Greensboro, said if the development is granted approval, the City will be altering the very reasons why Troy is a lovely place to live.
- Max Akins, 2545 E. Wattles, addressed stormwater management, overhead utilizes/transformer and access for emergency vehicles.
- Harold Clark, 2571 E. Wattles, addressed what he called the “right of way” across the rear of his property, stormwater management and an additional 30 feet that remains his property.

- Kati Cafagna, 4096 Greensboro, addressed property values, tree preservation and existing green environment.

Mr. Carlisle informed Mr. Clark there is a utility easement on the developer side, abutting the rear of his property.

(Mr. Krent arrived at 7:25 p.m.)

Chair Edmunds closed the floor.

Chair Edmunds advised the audience the Preliminary Site Plan application meets all the requirements of the Zoning Ordinance and noted the applicant showed movement to utilize cluster development options and preserving additional trees on site.

Mr. Savidant said it would be in the City’s best interest to review Zoning Ordinance requirements relating to cluster development options. He addressed engineering design standards relating to stormwater management and said they would be applied so that abutting properties are not negatively impacted. Mr. Savidant also addressed interconnectivity of streets for future development.

There was discussion on:

- Zoning Ordinance and State Statutes.
- Tree preservation ordinance.
- Vehicular light spillage within development; notation on plan relating to mitigation of light spillage.

**Resolution # PC-2015-04-022**

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 Pinery Woods Site Condominium, 25 units/lots, North side of Wattles between Greensboro and Forsyth, Section 13, currently Zoned R-1C (One Family Residential) District, be granted.

Yes: All present (9)

**MOTION CARRIED**

**OTHER BUSINESS**

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

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 7:50 p.m.

Respectfully submitted,



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Donald Edmunds, Chair



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Kathy L. Czarnecki, Recording Secretary

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