

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 12, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Donald Edmunds
Michael W. Hutson
Tom Krent
Thomas Strat
John J. Tagle

Absent:

Karen Crusse
Padma Kuppa
Philip Sanzica

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-2015-05-025

Moved by: Tagle
Seconded by: Apahidean

RESOLVED, To approve the Agenda as prepared.

Yes: All present (6)
Absent: Crusse, Kuppa, Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-05-026

Moved by: Hutson
Seconded by: Strat

RESOLVED, To approve the minutes of the April 28 2015 Regular meeting as published.

Yes: All present (6)
Absent: Crusse, Kuppa, Sanzica

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 853-A) – Proposed Sandalwood South, West side of Rochester, North of Long Lake (5215 Rochester), Section 10, Currently Zoned R-1C (One Family Residential) Consent Judgment

Mr. Savidant detailed the history of the Consent Judgment and how it relates to the application.

Mr. Carlisle gave a report on the proposed development. He recommended approval of the site condominium application with one condition as noted in his written reported dated April 30, 2015.

Project Manager Tony Cappussi of CMA Design Services was present.

There was a brief discussion on the proposed landscaping.

Resolution # PC-2015-05-027

Moved by: Hutson

Seconded by: Strat

WHEREAS, The subject property is controlled by Consent Judgment that permits a 12-unit attached condominium project, subject to Preliminary Site Plan Approval by the Planning Commission, and

WHEREAS, Dimensional variances from setback requirements allowing the existing house and relocated garage to be located as shown on the site plan are deemed granted in accordance with the Consent Judgment.

THEREFORE BE IT RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Sandalwood South Condominiums, located on the west side of Rochester Road, north of Long Lake Road (5215 Rochester), Section 10, within the R-1C (One Family Residential) District, be granted, subject to the following:

1. Eliminate the sidewalk extending north from Unit 12 and provide an ADA compliant ramp and pedestrian crossing between Units 11 and 12 to Unit 8.

Yes: All present (6)

Absent: Crusse, Kuppa, Sanzica

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 7:30 p.m.

Respectfully submitted,



Donald Edmunds, Chair



Kathy L. Czarnecki, Recording Secretary