Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 26, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

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

Also Present:
R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Allan Motzny, Assistant City Attorney
Mark F. Miller, Director of Community and Economic Development
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2015-05-028
Moved by: Kuppa
Seconded by: Krent

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Sanzica, Strat

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-05-029
Moved by: Tagle
Seconded by: Apahidean

RESOLVED, To approve the minutes of the May 12, 2015 Regular meeting as submitted.

Yes: All present (7)
Absent: Sanzica, Strat

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

Chair Edmunds read the report submitted by Mr. Sanzica on the May 19, 2015 Zoning Board of Appeals (ZBA) meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority meeting in May.

7. PLANNING AND ZONING REPORT

Mr. Savidant announced a Conditional Rezoning application was submitted for Amber Studios and Lofts located in Section 27, east side of Livernois between Vermont and Birchwood.

PRELIMINARY SITE PLAN REVIEW

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 1006) – Proposed Maple Veterinary Hospital Addition, South of Maple, West of Dequindre (2981 Iowa), Section 36, Currently Zoned NN (Neighborhood Node) "B"

Mr. Savidant said the applicant submitted a parking analysis that was distributed to the Board members prior to the beginning of tonight's meeting. He reported the following items were received digitally today after regular business hours:

- Sealed drawings
- Color rendering
- Revised landscape plan
- Revised drawing showing elimination of fence
- "Bone" bike rack

Mr. Carlisle reported on the Preliminary Site Plan application, noting he had no opportunity to review the revised plans recently submitted. He addressed:

- Support in the applicant's reinvestment in the property.
- Decorative landscape/plaza area; enhancement to street frontage along Iowa.
- Deficiencies cited in his report dated May 5, 2015.

Dr. Michael Derkevorkian addressed:

- Removal of fence.
- Additional entrance to accommodate surgery patients.
- Parking needs as relates to patient scheduling and staffing.
- Need to accommodate growing business.

There was discussion on the lack of consistency and harmony between the proposed addition and the existing building, specifically:

- Inconsistencies in rendering and drawing.
- Differences in brick color.
- Differences in roof pitch.
- No contiguous paint/trim color.
- No samples of building materials.

It was agreed to provide the applicant additional time to work closely with the architect to design the addition so that it is consistent and/or harmonious to the existing building.

Resolution # PC-2015-05-030
Moved by: Krent
Seconded by: Tagle

RESOLVED, To postpone the item to the June 9, 2015 Regular meeting to allow the applicant to come back with a complete set of drawings, to acknowledge the concerns addressed by the Board this evening and to comply with the conditions cited in the Planning Commission report dated May 5, 2015.

Yes: All present (7)
Absent: Sanzica, Strat

MOTION CARRIED

ZONING ORDINANCE TEXT AMENDMENTS

9. PROPOSED ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 248) – Woodland Protection

Discussion followed after a PowerPoint presentation by Mr. Carlisle.

Planning staff will prepare a proposed Zoning Ordinance Text Amendment for consideration at a future meeting.

10. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 247) – Oil and Gas Extraction

After a short discussion, it was the consensus of the Board to schedule a Public Hearing on June 23, 2015 for consideration of the proposed Zoning Ordinance Text Amendment.

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:30 p.m.

Respectfully submitted,

Donald Edmunds

Donald Edmunds, Chair

Kathy L Czarnecki

Kathy L. Czarnecki, Recording Secretary

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