

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 9, 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  
Philip Sanzica  
Thomas Strat

Absent:

Padma Kuppa  
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-2015-06-031**

Moved by: Sanzica  
Seconded by: Strat

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

Yes: All present (7)  
Absent: Kuppa, Tagle

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2015-06-032**

Moved by: Apahidean  
Seconded by: Krent

**RESOLVED**, To approve the minutes of the May 26, 2015 Regular meeting as published.

Yes: All present (7)  
Absent: Kuppa, Tagle

**MOTION CARRIED**

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN REVIEWS**

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 1001) – Proposed Revisions to Building Elevations, Northeast corner of Big Beaver and Talbot (335 E Big Beaver), Section 22, Currently Zoned BB (Big Beaver) District

Mr. Savidant presented proposed elevation revisions for the Qdoba tenant at 335 E. Big Beaver, noting the changes are significant and must go before the Planning Commission for consideration and approval.

Present were Bill Chalmers, Project Manager with DA Contracting LLC, and Anne Knuth, Senior Real Estate Manager with Qdoba. There was discussion on the new Qdoba building prototype and proposed elevations. Samples of building material and store interior were circulated.

**Resolution # PC-2015-06-033**

Moved by: Sanzica  
 Seconded by: Hutson

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the revisions to the Qdoba building elevations, located on the northeast corner of Big Beaver and Talbot (335 E. Big Beaver), Section 22, within the BB (Big Beaver) District, be granted.

Yes: All present (7)  
 Absent: Kuppa, Tagle

**MOTION CARRIED**

6. 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. Carlisle reviewed the revisions to the site plan as relates to building material selection and consistency of the new addition to the existing building. Mr. Carlisle recommended Preliminary Site Plan Approval with the conditions as noted in his report dated June 4, 2015, should the Planning Commission find the architectural improvements sufficient and concur with the requested parking deviation.

Dr. Michael Derkevorkian addressed the different roof lines. He advised the Board it is his intent to seek a sidewalk waiver.

**Resolution # PC-2015-06-034**

Moved by: Krent  
 Seconded by: Sanzica

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Maple Veterinary Hospital Addition and parking deviation, located south of Maple and west of Dequindre (2981 Iowa), Section 36, within the NN (Neighborhood Node) District (Node “B”), be granted, subject to the following:

1. Provide sidewalk along Iowa Drive or seek waiver.
2. Provide detailed landscape plan for final site plan approval.

Yes: Apahidean, Crusse, Edmonds, Krent, Sanzica, Strat  
 No: Hutson  
 Absent: Kuppa, Tagle

**MOTION CARRIED**

Mr. Hutson said he is disappointed with the proposed architecture.

7. PRELIMINARY SITE PLAN REVIEW (File Number SP 1007) – Proposed Evangel Baptist Church of Troy Auditorium, South of Maple, West of Dequindre (2900 Lovington), Section 36, Currently Zoned RT (One Family Attached Residential) and IB (Integrated Industrial and Business) Districts

Mr. Carlisle reviewed the Preliminary Site Plan application. He addressed the parking lot layout, stormwater management, lighting and elevations. Mr. Carlisle said there are 14 outstanding items noted in his report. He suggested the Planning Commission in its consideration of the application give direction to the applicant and request the applicant to come back with revisions to the site plan.

Saber Kassab of SK Properties and an Evangel Baptist Church member addressed the temporary parking lot. Mr. Kassab indicated the architect for the project is working on the issues cited by the Planning Consultant and assured compliance with all the outstanding items.

There was discussion on:

- Frontage of church property; reflection of church.
- Stormwater management features.
- Staff cooperation to work with applicant.

**Resolution # PC-2015-06-035**

Moved by: Sanzica  
 Seconded by: Krent

**RESOLVED**, To postpone the Preliminary Site Plan application for the proposed Evangel Baptist Church of Troy Auditorium located south of Maple, west of Dequindre (2900 Lovington), Section 36, within the RT (One Family Attached Residential) and IB (Integrated Industrial and Business) Districts, to allow the applicant the opportunity to address items identified in the Planning Consultant report dated June 3, 2015 and submit revised plans.

Yes: All present (7)  
 Absent: Kuppa, Tagle

**MOTION CARRIED**

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 998) – Proposed Murray Plaza, West side of Rochester between Vanderpool and Trombley (3385 Rochester), Section 22, Currently Zoned GB (General Business) District

Mr. Carlisle reviewed the Preliminary Site Plan application and commended the applicant for his good faith effort to work with the department. Mr. Carlisle addressed the limitation of retail use on the site, noting a more intense use such as a restaurant would require additional parking. He recommended Preliminary Site Plan approval with conditions as noted in his report, dated June 3, 2015.

Hassane Oseili and Adnan Al-Saati of A&M Consultants were present. A revised site plan was presented for the Board’s consideration this evening. The following revisions were addressed:

- Greenbelt increased by 12 feet.
- Parking lot drive aisle reduced to 24 feet.
- Loading area increased to 40 feet in length.

There was discussion on:

- Functionality of concrete slab.
- Confirmation of front and rear entrances for each retail use.
- Additional landscaping encouraged in greenbelt.
- Parking deviation required with a more intense use tenant.
- Justification to postpone item.

The applicant circulated building material samples.

**Resolution # PC-2015-06-036**

Moved by: Apahidean  
Seconded by: Strat

**RESOLVED**, To postpone Preliminary Site Plan Approval for the proposed Murray Plaza, located on the west side of Rochester between Vanderpool and Trombley (3385 Rochester), Section 22, within the GB (General Business) District, to allow the applicant the opportunity to submit revised plans.

Yes: All present (7)  
Absent: Kuppa, Tagle

**MOTION CARRIED**

**OTHER BUSINESS**

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

There was no one present who wished to speak.

10. **PLANNING COMMISSION COMMENT**

Mr. Savidant announced tonight's meeting is being broadcast live and all future meetings will be broadcast live on cable.

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:15 p.m.

Respectfully submitted,



\_\_\_\_\_  
Donald Edmunds, Chair



\_\_\_\_\_  
Kathy L. Czarnecki, Recording Secretary