

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 23, 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
- David Roberts, Assistant Fire Chief/Fire Prevention
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2015-06-037

Moved by: Krent
 Seconded by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-06-038

Moved by: Strat
 Seconded by: Apahidean

RESOLVED, To approve the minutes of the June 9, 2015 Regular meeting as submitted.

Yes: Apahidean, Crusse, Edmunds, Hutson, Krent, Kuppa, Sanzica, Strat
 Abstain: Tagle

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 there was no Zoning Board of Appeals meeting in June.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

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

7. PLANNING AND ZONING REPORT

Mr. Savidant informed the Planning Commission of recently submitted applications.

PRELIMINARY SITE PLAN REVIEW

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 reported the revised Site Plan Application addresses all the items identified in his report dated June 3, 2015 and recommended approval of the application. Mr. Carlisle noted the revised plans reflect a dense evergreen buffer along the rear property line which more than satisfies the landscape requirements.

Mr. Savidant reminded the Board that the applicant circulated building material samples at the June 9, 2015 meeting.

The applicant was not present.

Resolution # PC-2015-06-039

Moved by: Sanzica

Seconded by: Krent

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Murray Plaza, located west side of Rochester between Vanderpool and Trombley (3385 Rochester), Section 22, within the GB (General Business) District, be granted.

Yes: All present (9)

MOTION CARRIED

The applicant arrived and was advised the Board granted Preliminary Site Plan approval.

ZONING ORDINANCE TEXT AMENDMENT

9. PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 247) – Oil and Gas Extraction

Mr. Savidant gave a PowerPoint presentation. He addressed the proposed regulations as relates to:

- Zoning District
- Special Use permit
- Minimum lot size and setbacks
- Screening and lighting
- Potential oil and gas sites (map)
- Nuisance performance standards
- Submittal requirements
- Comparison with Rochester Hills regulations

Mr. Motzny addressed the proposed regulations with respect to the constitutionality and non-exclusionary aspects of the law.

PUBLIC HEARING OPENED

Jennifer Halucha of 3219 Abington would like the City to strengthen its proposed regulations. She addressed regulations imposed by other communities.

Lois Pylat of 2378 Topaz encouraged members of government to contact Lansing in an effort to stop fracking. She addressed the potential for health consequences.

Cynthia Khan of 6902 Aurora addressed the dependency on other countries for energy and encouraged the use of our country's resources.

Toni Kovach of 2370 Topaz would like the City to strengthen the proposed regulations and provide protection of those who are in ill health.

Michael Ross of 152 Randall addressed the viable direction in which our country needs to go to stabilize its borders and international economy.

John Griffin of American Petroleum Institute, 124 W Allegan, Lansing, encouraged interested parties to learn more about the extraction of oil and fracking before speaking negatively on the matter. He addressed permitting in Troy, geological findings in Oakland County, protection of property rights and State regulations.

PUBLIC HEARING CLOSED

Chair Edmunds encouraged residents to contact their State legislators.

Mr. Savidant advised the audience the Planning Commission is the recommending body for a proposed text amendment and a Public Hearing will be scheduled at a future City Council meeting for consideration.

Resolution # PC-2015-06-040

Moved by: Hutson
 Seconded by: Kuppa

RESOLVED, That the Planning Commission hereby recommends to the City Council that Articles 2, 4, and 6 of Chapter 39 of the Code of the City of Troy, which includes miscellaneous provisions related to oil and gas extraction, be amended as printed on the proposed Zoning Ordinance Text Amendment.

Yes: All present (9)

MOTION CARRIED

REZONING REQUEST

- 10. **PUBLIC HEARING – REZONING APPLICATION (File Number Z 746)** – Proposed Troy Fire Station No. 4, North side of Maple, East of John R (2103 and 2121 E Maple), Section 25, From R-1E (One Family Residential) District to NN ‘C’ (Neighborhood Node ‘C’)

Mr. Carlisle addressed the proposed rezoning as relates to the Master Plan, compatibility with the surrounding areas and the rezoning standards of the Zoning Ordinance. Mr. Carlisle stated that if the proposed rezoning is approved, the existing fire station would remain in service during the construction of the new fire station. He recommended approval of the proposed rezoning.

Assistant Fire Chief David Roberts was present.

Mr. Savidant addressed a conceptual drawing of the building layout.

PUBLIC HEARING OPENED

The following residents were present to express opposition to the proposed rezoning because of the close proximity of the new fire station to their homes.

- Natasha Duda, 2167 E Maple
- Lena Tereziu, 2155 E Maple
- Theodhor Duda, 2167 E Maple

PUBLIC HEARING CLOSED

Resolution # PC-2015-06-041

Moved by: Sanzica

Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1E to NN 'C' rezoning request, located on the north side of Maple Road, east of John R (2103 and 2121 E. Maple Road), in Section 25, being approximately 0.885 acres in size, be approved.

Yes: All present (9)

MOTION CARRIED

OTHER BUSINESS

11. CONDITIONAL REZONING APPLICATION (File Number CR 013) – Proposed Amber Studios and Lofts, East side of Livernois between Vermont and Birchwood, Section 21, From O (Office) District to MR (Maple Road) District

Mr. Carlisle introduced the proposed Conditional Rezoning application. He addressed the application with respect to the Master Plan and site plan issues relating to height, density and parking.

Present were Dennis Cowan of Plunkett Cooney, Jerome Amber of Amber Properties Company and Justin Wieber of Stantec.

There was discussion on:

- Master Plan consistency
- Market demand for studio living
- Building architecture, height, mezzanine, balcony screening.
- Good location, positive reuse of vacant property
- Vacation of alley
- Parking
- Snow removal
- Stormwater management.
- Surrounding vitality, magnets (MJR Theatre)
- Single person tenancy
- Pet policy

12. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

13. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

Mr. Strat shared with the Board that he is moving from the City of Troy and his last Planning Commission meeting would be July 14.

The Regular meeting of the Planning Commission adjourned at 9:15 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2015 PC Minutes\Final\2015 06 23 Regular Meeting_Draft.doc