Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 14, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

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

Also Present:
R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2015-07-042
Moved by: Krent
Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-07-043
Moved by: Tagle
Seconded by: Kuppa

RESOLVED, To approve the minutes of the June 23, 2015 Regular meeting as published.

Yes: All present (8)
Absent: 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 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. Savidant presented the item and addressed the revisions to the application. He reported it is recommended to grant Preliminary Site Plan approval with the conditions as stated in the Planning Consultant report dated June 3, 2015.

Saber Kassab of SK Properties was present to represent Evangel Baptist Church.

Chair Edmunds opened the floor for public comment. There was no one present; the floor was closed.

Resolution # PC-2015-07-044
Moved by: Hutson
Seconded by: Apahidean

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested 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, be granted, subject to the applicant addressing the following items at Final Site Plan review:

1. Submit required stormwater calculations and incorporate stormwater best management practices where possible.
2. Incorporate alternative vegetation in detention pond.
3. Add a 5-foot sidewalk along Lovington or seek a sidewalk waiver.
4. Submit a landscape plan sealed by a licensed landscape architect.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

6. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 414) – Proposed Speedway Service Station, Southeast Corner of Big Beaver and John R (2980 John R), Section 25, Currently Zoned GB (General Business) District (Controlled by Consent Judgment)

Mr. Savidant reviewed the proposed improvements for the Speedway service station. He reported the application meets all the required Special Use standards and it is recommended to grant Special Use and Preliminary Site Plan approval with the conditions as identified in the Planning Consultant report dated June 25, 2015.

Michael Engman was present to represent Speedway.

There was discussion on expanding the existing greenbelt along Big Beaver.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2015-07-045
Moved by: Krent
Seconded by: Tagle

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed improvements to the Speedway service station, located at the southeast corner of Big Beaver and John R (2980 John R), Section 25, currently Zoned GB (General Business) District (Controlled by Consent Judgment), be granted, subject to the applicant resubmitting the following items as part of Final Site Plan review:

1. Remove the ten (10) parking spaces adjacent to Big Beaver and provide a minimum of 10 feet of additional landscaping to the existing green space along Big Beaver.
2. Submit canopy elevations that are architecturally compatible to the principal building.
3. Confirm that the masonry of new building matches existing masonry of the main building.
4. Resubmit lighting and photometric plan that is compliant with Section 13.05.

Yes: All present (9)
Absent: Sanzica

MOTION CARRIED

OTHER BUSINESS

7. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

The members and staff thanked Mr. Strat for his exceptional service to the Board and expressed best wishes to him and his family.

Mr. Savidant addressed the July 28, 2015 Planning Commission agenda.

Mr. Motzny introduced Assistant City Attorney Nicole MacMillan.

The Regular meeting of the Planning Commission adjourned at 7:45 p.m.

Respectfully submitted,

Donald Edmunds

Donald Edmunds, Chair

Kathy L Czarnecki

Kathy L. Czarnecki, Recording Secretary

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