

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 11, 2015 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Donald Edmunds
Michael W. Hutson
Padma Kuppa
Tom Krent
Philip Sanzica
John J. Tagle

Also Present:

R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Kurt Bovensiep, Public Works Manager
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2015-08-051

Moved by: Edmunds
Seconded by: Sanzica

RESOLVED, To reverse the order of Agenda items 5 and 6.

Yes: All present (8)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-08-052

Moved by: Crusse
Seconded by: Apahidean

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

Yes: All present (8)

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 1009) – Proposed Sedona Taphouse Restaurant, South side of Big Beaver, East of Livernois (198 E Big Beaver), Section 27, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reported on revisions to the application since last reviewed by the Planning Commission as relates to cross access easements, parking lot layout, pedestrian spine and landscaping. Mr. Carlisle recommended Preliminary Site Plan Approval with conditions as identified in his report dated August 7, 2015.

Present were Martin Knollenberg, and Thomas Strat and Thomas Desmond of Thomas Strat Architects.

Mr. Strat circulated building material samples.

There was discussion on:

- Stormwater management; regional detention pond.
- Parking lot layout; turning radius for delivery trucks.
- Pedestrian spine; walkway.
- Internal review by Engineering.

Mr. Knollenberg addressed:

- Restaurant character and menu.
- Agreement from Troy Officentre to share 25 parking spaces.
- Engineering department confirms regional detention pond can be used for stormwater management.

Chair Edmunds opened the floor for public comment.

Colin Maguire of Loomis, Ewert, Parsley, Davis & Gotting P.C., was present to represent Mamta Holdings. He addressed a communication distributed to the Planning Commission relating to concerns that his client has with respect to density, parking and ingress/egress.

Ganesh Reddy of Mamta Holdings, 3270 W. Big Beaver, addressed concerns with existing drainage. Mr. Reddy circulated photographs of recent standing water and copies of a cross access easement agreement recorded for Troy Officentre, dated the 10th of May 1988.

Chair Edmunds closed the floor for public comment.

Mr. Motzny stated the applicant must meet parking requirements of the Zoning Ordinance and if preliminary approval is granted based on shared parking, a Shared Parking Agreement must be in place prior to Final Site Plan approval.

Mr. Knollenberg stated traffic would be directed to the rear of the restaurant and parking would be discouraged on the Mamta Holdings property. Mr. Knollenberg said valet services also would be offered.

Resolution # PC-2015-08-053

Moved by: Tagle
 Seconded by: Sanzica

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Sedona Taphouse Restaurant, located on the south side of Big Beaver and east of Livernois (198 E. Big Beaver), Section 27, within the BB (Big Beaver) District, be granted, subject to the following:

1. Indicate material use of retaining wall along eastern property line prior to Final Site Plan approval.
2. Indicate trash enclosure material screening prior to Final Site Plan approval.
3. Provide photometric plan and lighting fixtures in compliance with Article 13 prior to Final Site Plan approval.

Yes: All present (8)

MOTION CARRIED

5. **TUCKER STREET BARRICADE**

Chair Edmunds addressed the audience and announced the parameters of the public comment session for the item.

Mr. Apahidean asked to recuse himself from discussion and action on this item because he resides on Tucker.

(Mr. Apahidean exited the meeting at 7:32 p.m.)

Mr. Savidant gave a short presentation addressing:

- History of barricade.
- Hunters Park 2 development; connection to Drake.
- Request to City Management to remove barricade.
- City Management decision for due process; public commentary from both Traffic Committee and Planning Commission to assist in drafting recommendation to City Council at August 24, 2015 meeting.
- Action taken at Traffic Committee.
- Locations, photographs of existing barricades and emergency vehicular accesses (EVA's).
- Options: leave barricade, remove barricade, replace barricade with EVA.

Chair Edmunds opened the floor for public comment.

- Michael Lanham, 2124 Tucker, oppose removal.
- Sumer Salem, 2015 Tucker, oppose removal.
- Daniel Murza, 2218 Tucker, oppose removal.
- Adriana Apahidean, 2223 Tucker, oppose removal.
- Ken Andreoni, 2097 Tucker, oppose removal.
- Charles Seip, 5297 Standish, support removal.
- Dorothy Konarske, 2237 Drake, support removal.
- Semida Fratila, 2192 Tucker, oppose removal.
- Lisa Taylor-Nalette, 5344 Standish, oppose removal.
- James Konarske, 2237 Drake, support removal.
- Dan Fratila, 2192 Tucker, oppose removal.
- Mihaela Dancea, 5302 Standish, support removal.
- Deb Tosch, 2088 Tucker, oppose removal.
- Monica Hausner, 2071 Tucker, oppose removal.
- Christopher Hausner, 2071 Tucker, oppose removal.
- Michael Ortmann, 5298 Standish, oppose removal.
- Geraldine Seip, 5297 Standish, support removal.
- Horatio Dancea, 5302 Standish, support removal.
- Suren Sukhtankar, 5316 Standish, support removal.
- Mark Petty, 5180 Standish, oppose removal.
- John Tosch, 2088 Tucker, oppose removal.
- Donna Medich, 5242 Standish, support removal.
- Patrick Smith, 2234 Tucker, oppose removal.
- Ligia Murza, 2218 Tucker, oppose removal.
- Grace Gabrysh, not signed in, former Tucker resident, oppose removal.

Chair Edmunds closed the floor for public comment.

There was discussion on:

- Consideration of all barriers and traffic impediments in the City.
- Purpose of Tucker barricade; intent to remove or not in future.
- Cost of maintenance; gravel in comparison to paved roads.
- Evolution of City since installation of Tucker barricade.
- Value of homes; gravel in comparison to paved roads.
- Empathy for residents; understand homes purchased on gravel road and wanting it to remain as such.
- Process to pave road, install sidewalks.

Mr. Bovensiep, Public Works Manager, addressed:

- Short term and long term maintenance of roads.
- Life expectancy of roads: asphalt, concrete, gravel.
- Paved surface roads a higher expense than gravel roads.
- Funding for local roads; Public Act 51.

Resolution # PC-2015-08-054

Moved by: Crusse

Seconded by: Sanzica

RESOLVED, The Planning Commission recommends removal of the barricade on Tucker and opening it completely as a public road; and

FURTHER RESOLVED, The Planning Commission recommends consideration of removal of all barriers including emergency vehicle accesses (EVA's) in the interest of Planning Commission best practices to promote the City policy of connectivity of public roads and access for all citizens in the community.

Yes: All present (7)
(Mr. Apahidean recused from vote)

MOTION CARRIED

OTHER BUSINESS

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

Adriana Apahidean, 2223 Tucker, thanked the Board for its consideration and forward thinking. She addressed funding of paving Tucker Road and providing sidewalks.

8. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

Mr. Savidant announced Carlton Faison is the newly appointed Planning Commission member.

The Regular meeting of the Planning Commission adjourned at 9:23 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary