Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 27, 2015 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Ollie Apahidean
Karen Crusse
Donald Edmunds
Carlton M. Faison
Michael W. Hutson
Tom Krent
Padma Kuppa
John J. Tagle

Absent:
Philip Sanzica

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-2015-10-064
Moved by: Apahidean
Seconded by: Faison

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-10-065
Moved by: Crusse
Seconded by: Tagle

RESOLVED, To approve the minutes of the October 13, 2015 Regular meeting as submitted.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

See public comment after Agenda item 7.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

The October 20, 2015 Zoning Board of Appeals draft minutes will be emailed to the Planning Commission.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant gave a report on the October 21, 2015 Downtown Development Authority meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported the following:

- City Council granted the Street Vacation request to vacate the alley between Vermont and Birchwood (File Number SV 190).
- Planning Department received two Preliminary Site Plan applications; both for proposed hotel developments.

4. PUBLIC COMMENT – Items not on the Agenda

John Sharp, 3362 Muerknoll, President of Wilshire-Muer Homeowners Association, addressed a Preliminary Site Plan application for a proposed hotel development on Wilshire. He stated a development agreement was drawn up and recorded between the homeowner associations of Wilshire Estates and Washington Square Estates and the former Magna Headquarters on Wilshire, as relates to the use of the office property abutting the residential properties. Mr. Sharp said the agreement runs with the property and remains in effect for another ten years. Mr. Sharp also addressed the Big Beaver zoning district.

PRELIMINARY SITE PLAN REVIEW

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 1010) – Proposed SRB Medical Dental Building, East side of Crooks, South of Wattles (3960 Crooks), Section 21, Currently Zoned NN “I” (Neighborhood Node “I”) District

Mr. Carlisle reported on the Preliminary Site Plan application for the SRB Medical Dental Building. He said his report reflects concerns with the stormwater detention pond. Mr. Carlisle said the applicant has since submitted a revised plan to address the concerns, as well as a color elevation and rendering, but he has not had time to review the revised plan.

David Hunter of Professional Engineering Associates and Terry Nosan of Nosan Ventures addressed the conceptual changes to the site plan and displayed a color rendering.

Discussion followed.

Resolution # PC-2015-10-066
Moved by: Krent
Seconded by: Tagle

RESOLVED, To postpone the item until such time the applicant comes back with revised plans.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

OTHER BUSINESS

9. MASTER PLAN UPDATE

Mr. Carlisle outlined the integration of the 2015 update to the Master Plan.

- Demographics (Chapter 8).
- Housing Priorities (Chapter 8).
- Target Areas; Maple Road, North Troy, Rochester Road, Big Beaver Pedestrian Crossing.
- Update of miscellaneous items.

Mr. Carlisle gave a brief review of the target areas and discussed the timeline to adoption of the Master Plan.

Discussion followed.

10. PUBLIC COMMENT – Items on Current Agenda

John Sharp, Local Development Finance Authority (LDFA) board member, addressed the Big Beaver pedestrian crossings as relates to snow removal.

11. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:47 p.m.

Respectfully submitted,

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Donald Edmunds, Chair

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Kathy L. Czarnecki, Recording Secretary

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