

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on November 10, 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
John J. Tagle

Absent:

Carlton M. Faison
Padma Kuppa

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2015-11-067

Moved by: Apahidean
Seconded by: Crusse

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-11-068

Moved by: Apahidean
Seconded by: Tagle

RESOLVED, To approve the minutes of the October 27, 2015 Regular meeting as published.

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

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 1011) – 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. Savidant reviewed revisions to the site plan and reported the Planning Department recommends approval of the Preliminary Site Plan application with the condition as noted in the Planning Consultant report dated November 3, 2015.

David Hunter of Professional Engineering Associates and Terry Nosan of Nosan Ventures were present.

Resolution # PC-2015-11-069

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 SRB Medical Dental Building, located on the east side of Crooks and south of Wattles (3960 Crooks), Section 21, within the NN “I” (Neighborhood Node “I”) District, be granted, subject to the following:

1. Stub the drive-aisle to the southern property line.

Yes: All present (7)

Absent: Faison, Kuppa

MOTION CARRIED

OTHER BUSINESS

6. PROPOSED ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 248) – Woodland Protection

Mr. Savidant identified several documents that would be modified to make consistent with the proposed text amendment.

The Planning Commission concurred to schedule the item for a Public Hearing.

7. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 7:25 p.m.

Respectfully submitted,



Donald Edmunds, Chair



Kathy L. Gzarnecki, Recording Secretary

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