Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on December 8, 2015 in the Council Board Room 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
Philip Sanzica
John J. Tagle

Also Present:
R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Julie Q. Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Chair Edmunds requested to reverse the order of Agenda items 8 and 9.

Resolution # PC-2015-12-070
Moved by: Krent
Seconded by: Faison

RESOLVED, To approve the Agenda as revised.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-12-071
Moved by: Sanzica
Seconded by: Tagle

RESOLVED, To approve the minutes of the November 10, 2015 Regular meeting as submitted.

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

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

There was no Zoning Board of Appeals meeting in November.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported on the December 2, 2015 Downtown Development Authority meeting; specifically addressing Property Assessed Clean Energy (PACE).

7. PLANNING AND ZONING REPORT

Mr. Savidant addressed the December 22, 2015 Planning Commission meeting agenda.

PRELIMINARY SITE PLAN REVIEWS

9. PRELIMINARY SITE PLAN REVIEW (File Number SP 1003) – Proposed DTE Ariel Substation, South of Maple, East of Doyle (Parcel 88-20-31-226-029), Section 31, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reported on the Preliminary Site Plan application for the DTE Ariel Substation and recommended to grant Preliminary Site Plan approval.

Present to represent DTE were Michael Palschesko, Tom Phillips, Mick Blunden, Teresa Tran and Mark Ferris. Also present was Daryl Poprave of ITC Holdings.

There was discussion on:
- Layout; design, operation and function of substation.
- Utilitarian construction material; Company standard design.
- Perimeter concrete wall, gate and fencing.
- Photograph of wall circulated detailing design and natural two-tone gray color.
- Landscaping of wall as relates to Federal regulations.
- Location of substation near Transit Center.

Resolution # PC-2015-12-072
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 DTE Ariel Substation, located south of Maple, East of Doyle (Parcel 88-20-31-226-029), Section 31, within the IB (Integrated Industrial and Business) District, be granted, subject to the following:

1. That along the north side of the property, there's a continuous stretch of greenery that is within the allowable limits of the height restrictions of the regulating governmental agency and along the railroad within the limits of ITC requirements.
2. The wall detail shall match the wall detail of the photograph circulated at tonight's meeting.
3. The fencing visible to the public shall not be chain link but some decorative ornamental type fencing with a durable finish on it.

Discussion on the motion on the floor.

Mr. Hutson indicated he would vote no on the Resolution. Mr. Hutson said it is his opinion that approval of the site plan application as submitted should be granted because the plan conforms to the Zoning Ordinance and meets all regulations.

Vote on the motion on the floor.

Yes: Apahidean, Crusse, Edmunds, Faison, Krent, Kuppa, Sanzica, Tagle
No: Hutson

MOTION CARRIED

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 1010) – Proposed Bradley Square Condominiums, East side of Rochester between Bradley and Shallowdale, Section 14, Currently Zoned RT (One Family Attached Residential) and R-1C (One Family Residential) Districts

Mr. Carlisle reported on the Preliminary Site Plan application for Bradley Square. Mr. Carlisle said he supports the development of the site but asked the Planning Commission to give consideration to the proposed site layout, stormwater features and architectural elements.

Present were Tim Loughrin and Paul Robertson of Robertson Homes.

There was discussion on:
- Elevations; architectural style and details.
- Landscaping along Rochester Road.

Resolution # PC-2015-12-073
Moved by: Krent
Seconded by: Crusse

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Bradley Square Condominiums, including thirty-one (31) units, located on the east side of Rochester between Bradley and Shallowdale, Section 14, within the RT (One-Family Attached Residential) and R-1C (One Family Residential) Districts, be postponed for the following reasons:

1. The facades do not meet requirements of the Zoning Ordinance for enough variation change.
2. The development does not meet the tree ordinance for landscaping along Rochester Road.

Yes: All present (9)

MOTION CARRIED

OTHER BUSINESS

10. 2016 PLANNING COMMISSION MEETING DATES

It was the consensus of the Board to adopt the 2016 November meeting dates as revised; delete October 25 meeting date and schedule November meeting dates on the 1st and 29th.

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 9:04 p.m.

Respectfully submitted,

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Donald Edmunds, Chair

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Kathy L. Czarnecki, Recording Secretary

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