Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:02 p.m. on December 22, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

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

Absent:
Michael W. Hutson
Philip Sanzica

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

2. APPROVAL OF AGENDA

Resolution # PC-2015-12-075
Moved by: Apahidean
Seconded by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Hutson, Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-12-076
Moved by: Tagle
Seconded by: Crusse

RESOLVED, To approve the minutes of the December 8, 2015 Regular meeting as submitted.

Yes: All present (7)
Absent: Hutson, Sanzica

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

Tom Newkold, 1072 Bradley, addressed a Preliminary Site Plan application for a proposed 31-unit condominium development, Bradley Square Condominiums, and expressed concerns relating to privacy, drainage and screening.

Mr. Savidant said he would make sure Mr. Newkold's concerns are forwarded to the applicant in advance of the next meeting at which Bradley Square is considered by the Planning Commission.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Savidant reported on the December 15, 2015 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

There was no Downtown Development Authority (DDA) meeting in December.

7. PLANNING AND ZONING REPORT

City Manager Kischnick gave an introduction to the 2016 City Retreat scheduled on February 26 and 27, 2016.

STREET VACATION

8. PUBLIC HEARING - STREET VACATION REQUEST (SV 191) – 10 Foot of Alley east of John R between Gabriel and Vermont, Abutting Parcel 2020 Gabriel on the East and Vacant Parcel 88-20-25-309-002 on the West, Section 25, Currently Zoned R-1E (One Family Residential) District (abutting properties)

Mr. Savidant reported on the Street Vacation request. He said City Management recommends approval of the request as submitted subject to maintaining an easement for overhead and underground utilities.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

There was discussion relating to maintenance of the property and potential to vacate the entire alley in the future.

Resolution # PC-2015-12-077
Moved by: Tagle
Seconded by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the street vacation request, as submitted, for an alley located east of John R, between Gabriel and Vermont, approximately 10 feet wide by 40 feet in length, abutting lots 45 and 46 of Sussex Park Subdivision, Section 25, be approved, subject to the following:

1. An easement shall be maintained for underground and overhead utilities.
2. No structures or buildings shall be constructed within the easement.

Yes: All present (7)
Absent: Hutson, Sanzica

MOTION CARRIED

ZONING ORDINANCE TEXT AMENDMENT

9. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 248) – Woodland Protection

Mr. Savidant reported on the proposed Zoning Ordinance Text Amendment.

PUBLIC HEARING OPENED

Kerry Krivoshein, 1259 Ashley, spoke in support of the proposed text amendment. He addressed tree caliper size and suggested to list invasive species by botanical name.

PUBLIC HEARING CLOSED

Resolution # PC-2015-12-078
Moved by: Kuppa
Seconded by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that Articles 8 and 13 of Chapter 39 of the Code of the City of Troy, which includes miscellaneous provisions related to woodland protection, be amended as printed on the proposed Zoning Ordinance Text Amendment.

Yes: All present (7)
Absent: Hutson, Sanzica

MOTION CARRIED

OTHER BUSINESS

10. MASTER PLAN UPDATE

Mr. Savidant outlined the procedure for the adoption of the Master Plan update.

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

Resolution # PC-2015-12-079
Moved by: Krent
Seconded by: Tagle

RESOLVED, That the Planning Commission hereby submits the proposed draft Master Plan to the City Council for review and comment; and

BE IT FINALLY RESOLVED, That the Planning Commission recommends that the City Council approves the distribution of the draft Master Plan, as per the requirements of the Michigan Planning Enabling Act, PA 33 of 2008, as amended.

Yes: All present (7)
Absent: Hutson, Sanzica

MOTION CARRIED

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 8:00 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

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