

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 26, 2016 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
Ben Carlisle, Carlisle Wortman Associates
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2016-01-005

Moved by: Apahidean

Seconded by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)

Absent: Faison, Kuppa

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2016-01-006

Moved by: Krent

Seconded by: Sanzica

RESOLVED, To approve the minutes of the January 12, 2016 Regular meeting as submitted.

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.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Sanzica reported there was no Zoning Board of Appeals (ZBA) meeting in January.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported on the January 13, 2016 Downtown Development Authority regularly scheduled meeting and the January 25, 2016 Joint City Council/Downtown Development Authority meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the following:

- 888 W Big Beaver; property going up for auction on February 8.
- 645 E Big Beaver; Crispelli's Restaurant (former Big Beaver Tavern).
- Conditional Rezoning Application; North side of Big Beaver between Troy and Frankton; two tenant restaurants.

SITE CONDOMINIUM DEVELOPMENT REVIEW

8. PRELIMINARY SITE PLAN REVIEW (File Number JPLN2015-0016) – Proposed Estates at Willowbrook, 28 units/lots, East side of John R, South of Wattles, Section 24, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reported on the Preliminary Site Condominium Plan application for Estates at Willowbrook specifically addressing the non-regulated wetlands, buffer of trees along the northern and eastern property lines, connection to the east with adjacent Wattles Square subdivision and the outlot in the southeast corner. Mr. Carlisle recommended Preliminary Site Plan approval of the application subject to the conditions as identified in his report dated January 20, 2016.

Present were Nathan Robinson of Horizon Engineering and Joseph Maniaci of Mondrian Properties.

There was discussion on:

- Tree preservation along northern and eastern borders.
- Interior landscaping.
- Tree inventory; existing vegetation and brush.
- Proposed landscaping as relates to the proposed Woodland Protection ordinance.
- Stormwater management; drainage.
- Maintenance responsibility of outlot.

Mr. Savidant said maintenance of the outlot would be addressed through the Site Condominium Master Deed and Bylaws required to be filed and recorded prior to Final Site Plan approval. He addressed the Michigan Department of Environmental Quality (MDEQ) wetlands determination and regulations.

Chair Edmunds opened the floor for public comment.

Pete Wilkins, 3905 Wayfarer, addressed the drainage of water, tree preservation and clearing of brush.

Paul Leitheiser, 3897 Wayfarer, addressed the tree inventory and asked if the developer would cut down the existing cottonwood tree on site.

Fred Przybysz, 3842 Wayfarer, expressed traffic concerns with the opening of Dexter. He said a traffic problem exists now in Wattles Square subdivision that he has addressed with the Police Department. There is congestion with parked cars in the area of the path that connects to Barnard Elementary.

Kelly Martin, 3884 Fairfax, expressed concerns with opening Dexter as relates to traffic, crime and safety.

Chair Edmunds closed the floor.

Discussion continued on landscaping and the outlot as relates to maintenance.

Mr. Maniaci said he would comply with the conditions identified in the Planning Consultant report. He offered to cut down the cottonwood tree as requested by the homeowner during public comment. Mr. Maniaci offered no additional landscaping; he said the proposed site plan meets more than the minimum landscaping requirements.

Resolution # PC-2016-01-

Moved by: Krent

Seconded by:

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Estates at Willowbrook Site Condominium, 28 units/lots, East side of John R, South of Wattles, Section 24, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Clarify maintenance responsibility for outlot prior to Final Site Plan Approval.
2. Provide temporary turnaround at end of Sandpiper Drive and Macaw Drive.
3. Widen John R sidewalk to 8 feet.
4. Provide greater tree species variety.
5. Resubmit floor plans for Final Site Plan.

Mr. Motzny advised the applicant he could request a postponement of the matter until a full Board is present.

Mr. Maniaci asked to postpone the item to the next Planning Commission meeting.

(Motion on the floor failed for lack of support.)

Resolution # PC-2016-01-007

Moved by: Krent
Seconded by: Sanzica

RESOLVED, To postpone the item to the next meeting.

Discussion on the motion on the floor.

The Board asked the applicant to come back with a maintenance plan for the outlot and to consider the buffer along the eastern property line.

Roll call on the motion on the floor.

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

MOTION CARRIED

Chair Edmunds requested a recess at 8:00 p.m.; the meeting reconvened at 8:10 p.m.

ZONING ORDINANCE TEXT AMENDMENT

- 9. **PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 247)**
– Oil and gas Extraction

Mr. Savidant reviewed the proposed Zoning Ordinance Text Amendment.

After a brief discussion, the members concurred the proposed language meets the intent of Planning Commission.

Resolution # PC-2016-01-008

Moved by: Hutson
Seconded by: Krent

RESOLVED, That the Planning Commission, after review of the comments of Hal Fitch, John Griffin and Jim Nash in connection with the draft of the oil and gas extraction ordinance, believes the proposed Zoning Ordinance Text Amendment is in the best interest of the City of Troy and recommends that the City Council of the City of Troy adopt it as an ordinance.

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

MOTION CARRIED

OTHER BUSINESS

10. PLANNING COMMISSION 2015 ANNUAL REPORT

There was a brief discussion as to the number of projects that have been completed.

11. PUBLIC COMMENT – Items on Current Agenda

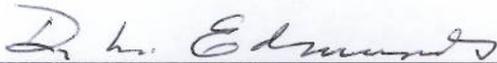
There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

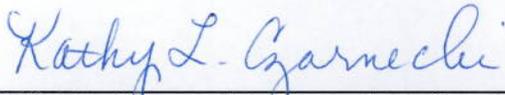
There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:35 p.m.

Respectfully submitted,



Donald Edmunds, Chair



Kathy L. Czarnecki, Recording Secretary