Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on February 23, 2016 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
Philip Sanzica

Absent:
Michael W. Hutson
John J. Tagle

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-2016-02-014
Moved by: Crusse
Support by: Krent

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2016-02-015
Moved by: Kuppa
Support by: Apahidean

RESOLVED, To approve the minutes of the February 9, 2016 Regular meeting as submitted.

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

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 February.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority (DDA) meeting in February.

7. PLANNING AND ZONING REPORT

Mr. Savidant addressed the March 8, 2016 Planning Commission meeting agenda.

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 addressed the changes provided by the applicant and recommended approval of the Preliminary Site Plan application. He also addressed a written comment from resident Paul Leitheiser of 3897 Wayfarer relating to the 25 foot buffer.

The applicant Joseph Maniaci was present.

Chair Edmunds opened the floor for public comment.

Michael Rener of 3875 Wayfarer posed questions with respect to the Dexter Street connection to Wattles Square subdivision.

Chair Edmunds closed the floor.

Mr. Savidant told Mr. Rener the City's Traffic Engineer would be able to answer his questions about Dexter Street and offered to arrange contact with the Traffic Engineer.

Resolution # PC-2016-02-016
Moved by: Sanzica
Support by: Krent

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.

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

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEW

9. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2016-0003) – Proposed Trevco Industrial Building Addition, East side of Stephenson, North of Maple, Section 26, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reported on the Preliminary Site Plan application for an addition to the Trevco Industrial Building. Mr. Carlisle specifically addressed parking. He identified minor site plan issues that could be addressed at Final Site Plan review, but noted the Planning Commission could ask the applicant to address the items prior to granting Preliminary Site Plan approval.

Ilia Marko of Serra-Marko & Associates was present to represent the applicant. Mr. Marko said there would be no problem complying with the issues identified in the Planning Consultant report. He addressed the operation of the business and the construction of the addition with quality building materials.

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

There was discussion on:
- Parking calculations.
- Parking reduction.
- Future use of property.
- Outstanding site plan issues.

Resolution # PC-2016-02-
Moved by: Krent
Support by: Faison

RESOLVED, The Planning Commission hereby approves the parking lot screening deviation as indicated on Landscape Plan.

BE IT FURTHER RESOLVED, The Planning Commission hereby approves a parking space deviation of 10 spaces, bringing the total spaces provided to 74 spaces when 84 spaces are required by Zoning Ordinance.

BE IT FINALLY RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Trevco Industrial Building Addition, located on the east side of Stephenson Highway, North of Maple (1900 Stephenson), Section 26, within the IB District, be granted, subject to the following:

1. Provide missing information identified in the Planning Consultant report dated February 12, 2016 prior to Final Site Plan approval.

Discussion on the motion on the floor.

The applicant was asked if he would consider additional landscaping.

Mr. Marko said the detention pond in the rear was cleaned and a minimum of five trees remain. He indicated adding more trees would be no problem.

Resolution #PC-2016-02-017
Moved by: Krent
Support by: Kuppa

RESOLVED, To amend the motion on the floor to condition approval on the applicant working with staff to increase the landscaping on site.

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

MOTION CARRIED

Resolution # PC-2016-02-018 (as amended)
Moved by: Krent
Support by: Faison

RESOLVED, The Planning Commission hereby approves the parking lot screening deviation as indicated on Landscape Plan.

BE IT FURTHER RESOLVED, The Planning Commission hereby approves a parking space deviation of 10 spaces, bringing the total spaces provided to 74 spaces when 84 spaces are required by Zoning Ordinance.

BE IT FINALLY RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Trevco Industrial Building Addition, located on the east side of Stephenson Highway, North of Maple (1900 Stephenson), Section 26, within the IB District, be granted, subject to the following:

1. Provide missing information identified in the Planning Consultant report dated February 12, 2016 prior to Final Site Plan approval.
2. Applicant to work with staff to increase the landscaping on site.

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

MOTION CARRIED

OTHER BUSINESS

10. CONDITIONAL REZONING APPLICATION (File Number CR JPCR2016-001) – Proposed Andale Commons, North side of Big Beaver, East of Livernois, between Troy and Frankton, Section 22, From R1-E (One Family Residential) District to BB (Big Beaver) District

Mr. Carlisle gave a cursory review of the conceptual site plan and conditional rezoning application.

Present were the applicant Keith Rogers of RDA and Project Engineer James Butler of Professional Engineers Associates.

There was discussion on:
- Required setbacks; site utilities along Frankton.
- Pedestrian spine/connection.
- Rendering, building materials and outdoor patio.
- Stormwater management.
- Mechanical room location.
- Parking, drive aisle in rear.
- Adjacent and neighboring residents.

11. CONDITIONAL REZONING APPLICATION (File Number CR JPCR2016-002) – Proposed IHOP Restaurant and Retail, East side of Rochester, North of Big Beaver (1033 Urbancrest, 3132 Rochester), 3130-3142 Rochester), Section 23, From R-1E (One Family Residential) District to GB (General Business) District

Mr. Carlisle gave a cursory review of the conceptual site plan and conditional rezoning application.

The applicant John Baker of Brand Growth Inc. was present.

There was discussion on:
- Reuse of two existing buildings on site.
- IHOP restaurant.
  - Build-out specific to Troy location
  - Parking
  - Seating capacity
  - Restaurant locations in Southeast Detroit area
  - Quality construction materials; limestone, walnut planking
- Drive-through restaurant.
  - Speculative, no set user to date
- Gateway to Rochester Road.
  - Set tone for future developments
- Stormwater management.

12. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

13. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:55 p.m.

Respectfully submitted,

Donald L. Edmunds

Donald Edmunds, Chair

Kathy L. Czarnecki

Kathy L. Czarnecki, Recording Secretary

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