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

Absent:
Carlton M. Faison
Philip Sanzica

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-2016-05-031
Moved by: Crusse
Support by: Tagle

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2016-05-032
Moved by: Apahidean
Support by: Krent

RESOLVED, To approve the minutes of the April 12 and April 26, 2016 Regular meetings as submitted.

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

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 was not present; a report will follow at the next meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT
7. PLANNING AND ZONING REPORT

Mr. Savidant announced:

- June 14, 2016 - Joint Meeting between City Council, Planning Commission, Downtown Development Authority; 6:00 p.m. at the Community Center to discuss redevelopment of Troy Civic Center property.
- June 14, 2016 Regular Planning Commission - cancelled.

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

8. SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2016-0006) – Proposed 1-800 Self Storage, East side of Rochester, South of Wattles (3846 and 3860 Rochester), Section 23, Currently Zoned GB (General Business)

Mr. Savidant gave a brief background on the application.

Mr. Carlisle reported on the Special Use Request and revised Preliminary Site Plan application for the proposed self-storage facility. He addressed:

- Two phases to be completed within five (5) years.
- Comparison to 2013 approval.
- Landscaping.
- Photometric plan; lighting on rear building elevation.
- Minor revisions to landscape, photometrics and elevation.
- Considerations of Planning Commission as noted in report dated March 22, 2016.
- Conditions to approval if granted as identified in report dated March 22, 2016.

Mr. Savidant spoke on behalf of resident Dave Hummi of 3803 Hawthorne. It is the suggestion of Mr. Hummi to plant narrower trees because the proposed trees have a very wide base.

There was discussion on:
- Lighting of building during both phases.
- Approval process as relates to completion date within 5 year period.
- Validity of Site Plan and Special Use granted in 2013 for 5-story building.

Present were project architect Joseph Guido, property owner Edward Hersch and attorney Jerome Pesick.

Mr. Guido addressed the acquisition of additional property, wall mounted LED lights for security purposes in Phase 1, perimeter fencing, masonry wall on the east and preservation of existing trees and planting of new trees.

PUBLIC HEARING OPENED

- Michelle Crysler, 3729 Hawthorne; addressed concerns with lighting, power outages, drainage.
- John Robertson, 3705 Hawthorne; addressed concerns with noise and smell of vehicular exhaust, power outages, cell tower interference.
- William Jenuwine, 1274 Tennyson; addressed concerns with impact on property values, change in Zoning Ordinance to allow up to 5-story building(s) on Rochester.
- Mark Dziadosz, 3819 Hawthorne; addressed concerns with building height, overgrown grass/weeds on his property.
- Amy Rymas, 1235 Tennyson, asked about soundproofing of the building and security cameras.
- Marlene Carriero, 3723 Hawthorne; addressed concerns with building height, 24-hour operation, noise, lighting.
- Dave Rymas, 1235 Tennyson; addressed concerns with impact on property values.

PUBLIC HEARING CLOSED

Ms. Crusse shared with the audience her personal experience with ownership of her home on a quiet cul-de-sac that, with a change in the Zoning Ordinance, now backs up to an office building. Ms. Crusse said the neighborhood has not experienced any negative impact on the sale of homes in the subdivision.

Messrs. Guido and Hersch addressed:
- Building soundproofing, air quality, operation of garage entry door.
- Traffic trip generation.
- Hours of operation.
- Wall on east property line will be erected in Phase 1.
- Security cameras will be installed.
- Drainage will meet County standards.

The applicant agreed to:

- Dim building lights after 11:00 p.m.
- Limit hours of operation to the public; 7 a.m. to 9 p.m.
- Clean up vegetation along rear property line.
- Plant new 12-14 feet high trees along east property line.
- Install pole mounted lights on east elevation.

Resolution # PC-2016-05-033
Moved by: Krent
Support by: Tagle

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the Proposed 1-800 Mini Storage, East side of Rochester, South of Wattles (3846 and 3860 Rochester), Section 23, Currently Zoned GB (General Business) District, be granted, subject to the following conditions:

1. Correct parking figure on Sheet S-1 based on revised site plan.
2. Provide a totally new landscaping plan along east property line to include new trees 10-12 feet high.
3. Plant "Cuprussina" Norway Spruce, or replace with Colorado Spruce, White Spruce, or Blue Spruce that have a more columnar growth pattern.
4. Submit photometric plan for both Phase I and Phase II to reflect pole mounted lights instead of wall mounted lights.
5. Limit hours of operation to the public from 7 a.m. to 9 p.m.

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

MOTION CARRIED

OTHER BUSINESS

9. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

There were general Planning Commission comments:

- Architectural Committee for Cluster Development Option.
- Troy Public Library 45th Birthday, 50th Anniversary of Troy Historical Society, May 18, 2016 – Award to Padma Kuppa for Ethnic & Cultural Diversity.
- Society of Professional Journalists Detroit's Chapter, Annual Excellence in Journalism Competition – Terry Oparka of Troy Times received two awards for articles on Troy's Woodland Protection Ordinance and Cluster Development Option.

The Regular meeting of the Planning Commission adjourned at 8:15 p.m.

Respectfully submitted,

Donald Edmunds

Donald Edmunds, Chair

Kathy L Czarnecki

Kathy L. Czarnecki, Recording Secretary

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