Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 24, 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
Joe Blair, Planning Department NEXT Assistant
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2016-05-034
Moved by: Kuppa
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-2016-05-035
Moved by: Crusse
Support by: Krent

RESOLVED, To approve the minutes of the May 10, 2016 Regular meeting as submitted.

Yes: All present (7)
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. Savidant gave a report on the May 17, 2016 Zoning Board of Appeals meeting.

SITE CONDOMINIUM DEVELOPMENT REVIEW

6. PRELIMINARY SITE PLAN REVIEW (File Number SC JPLN2016-0013) – Proposed West Oak III, 10 units/lots, North side of Big Beaver between John R and Rochester, Section 23, Currently Zoned R-1E (One Family Residential) District

Mr. Carlisle reported on the proposed West Oak III Site Condominium development application, specifically addressing the tree survey and the existing 20-foot wide high-pressure Imperial Pipe Line (gas) easement. He noted the applicant has provided the required wetland delineation. Mr. Carlisle said the application meets all the requirements of the Zoning Ordinance and recommends Preliminary Site Plan approval with the condition as identified in his report dated May 19, 2016.

The applicant Gary Abitheira was present.

Discussion followed on:
- Imperial Pipe Line (gas) easement.
- Elevations.

Resolution # PC-2016-05-036
Moved by: Hutson
Support by: Apahidean

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for West Oak III Site Condominium, 10 units/lots, North side of Big Beaver, between John R and Rochester, Section 23, Currently Zoned R-1E (One Family Residential) District, be granted, subject to the following:

1. Align driveways of Lot 5 and 6 to serve as the temporary T-turnaround. Install turnaround as directed by the Engineering Department and/or Fire Department.

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

MOTION CARRIED

OTHER ITEMS

7. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 249) – Enhanced Cluster Option

Mr. Carlisle highlighted revisions to the draft language subsequent the Joint City Council and Planning Commission meeting.

Chair Edmunds opened the floor for public comment.

Gary Abitheira of GFA Harmony Developers addressed the draft text amendment as relates to developer costs and target housing market.

Chair Edmunds closed the floor for public comment.

It was the consensus of the Board to revisit the matter after further consideration of items identified in tonight's discussion:

- Private vs public roads; inter-connectivity.
- Maximum home square footage in relation to bonus.
- Developer feedback.

8. MASTER PLAN – Schedule Public Hearing

It was the consensus of the Board to schedule a Public Hearing for the Draft Master Plan at their June 28, 2016 Regular meeting.

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.

Mr. Savidant introduced Joe Blair, NEXT Assistant in the Planning Department.

Mr. Blair shared a brief background of his schooling and goals.

The Regular meeting of the Planning Commission adjourned at 8:29 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

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