Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 28, 2016 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Ollie Apahidean
Karen Crusse
Donald Edmunds
Carlton M. Faison
Michael W. Hutson
Tom Krent
Philip Sanzica
John J. Tagle

Absent:
Padma Kuppa

Also Present:
R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Dave Roberts, Fire Chief
Joe Blair, Planning Department NEXT Assistant
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2016-06-037
Moved by: Crusse
Support by: Apahidean

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Kuppa

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2016-06-038
Moved by: Sanzica
Support by: Crusse

RESOLVED, To approve the minutes of the May 24, 2016 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Sanzica gave a report on the June 21, 2016 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant said there was no regularly scheduled Downtown Development Authority (DDA) meeting. He reported the Civic Center Complex was discussed at the June 14, 2016 joint meeting between City Council, DDA and Planning Commission.

7. PLANNING AND ZONING REPORT

Mr. Savidant announced that United Flooring America located at 3806 Rochester is open for business. He retracted incorrect statements made at the May 10, 2016 Planning Commission meeting and incorrect information in a report prepared by the Planning Consultant that the flooring business was closing its door.

PUBLIC HEARINGS

8. SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 413) – Proposed Gresham's Snowplowing Inc. Contractor's Yard/Outdoor Storage, South of Maple, East side of Combermere (1350 Combermere), Section 34, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Savidant reported on the proposed application for Gresham's Snowplowing. It was recommended to grant approval of the Special Use and Preliminary Site Plan application as submitted with one condition as identified in the Planning Consultant report dated May 12, 2016.

The applicant Mike Gresham was present.

PUBLIC HEARING OPENED

- Mohsen Ibrahim, 1352-1354 Combermere, addressed concerns with noise and tree-trimming operation.
- Darrin Thibert, 1352-1354 Combermere, addressed insects that can be carried onto the property from the wood and tree-trimming equipment.

PUBLIC HEARING CLOSED

Resolution # PC-2016-06-039
Moved by: Krent
Seconded by: Sanzica

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Gresham's Snowplowing Inc. Contractor's Yard/Outdoor Storage, South of Maple, East side of Combermere (1350 Combermere), Section 34, Currently Zoned IB (Integrated Industrial and Business) District, be granted, subject to the following conditions:

1. Add evergreen screening along western property line to screen from the adjacent properties.
2. No tree-trimming brought on the property.

Yes: All present (8)
Absent: Kuppa

MOTION CARRIED

9. SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2016-0014) – Proposed St. Nicholas Greek Orthodox Church Renovation and Addition, North side of Wattles, West of I-75 (760 W Wattles), Section 16, Currently Zoned CF (Community Facilities) District

Mr. Savidant reported on the proposed application for St. Nicholas Greek Orthodox Church. It was recommended to grant approval of the Special Use and Preliminary Site Plan application as submitted.

The applicant Constantine Pappas, 1025 S. Washington, Royal Oak, was present. Mr. Pappas introduced members of the church and project team who were present in the audience.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2016-06-040
Moved by: Tagle
Seconded by: Krent

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed St. Nicholas Greek Orthodox Church Renovation and Addition, North side of Wattles, West of I-75 (760 W. Wattles), Section 16, Currently Zoned CF (Community Facilities) District, be granted.

Yes: All present (8)
Absent: Kuppa

MOTION CARRIED

10. AMENDED MASTER PLAN

Mr. Savidant gave a PowerPoint presentation summarizing the proposed Amended Master Plan.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2016-06-041
Moved by: Crusse
Seconded by: Faison

WHEREAS, The Municipal Planning Enabling Act, PA 33 of 2008, provides that a municipal planning commission shall develop and amend a Master Plan for the physical development of the community; and

WHEREAS, A Master Plan is a long-range, broad policy document used to guide decision-making related to land use and community development; and,

WHEREAS, The Planning Commission has determined that it would be in the public interest to make amendments to the City of Troy Master Plan; and

WHEREAS, The Planning Commission notified each municipality contiguous to the City, the County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, for purposes of notification, of its intent to adopt a new Master Plan; and

WHEREAS, Relying upon public input, the City's Planning Commission, Planning Department staff, and the City's Planning Consultant developed the proposed amended City of Troy Master Plan; and

WHEREAS, The Planning Commission encouraged public participation during the planning process including hosting numerous public forums; and

WHEREAS, The proposed amended City of Troy Master Plan was submitted to City Council, which authorized distribution of the proposed plan; and

WHEREAS, The proposed amended City of Troy Master Plan was distributed to each municipality contiguous to the City, the County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, for purposes of notification, for review and comment; and

WHEREAS, The Planning Commission received comment in reference to the proposed Master Plan from several of these entities, including the Oakland County Coordinating Zoning Committee which endorsed the proposed amended Master Plan, finding that the proposed Plan is not inconsistent with the Plan of any surrounding communities; and

WHEREAS, The Planning Commission has determined that the draft amended City of Troy Master Plan represents the long-range vision of the City of Troy.

THEREFORE BE IT RESOLVED, The City of Troy Planning Commission hereby recommends approval of the amended City of Troy Master Plan, as per the requirements of the Municipal Planning Enabling Act, PA 33 of 2008.

BE IT FINALLY RESOLVED, That within the next five years, the Planning Commission shall review the Master Plan and determine whether or not to commence the procedure to amend the Plan or adopt a new Plan.

Yes: All present (8)
Absent: Kuppa

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEWS

11. PRELIMINARY SITE PLAN REVIEW (File Number SC JPLN2016-0018) – Proposed Forest Run Site Condominium, 13 units/lots, North side of Long Lake, East of John R (2115 E Long Lake), Section 12, Currently Zoned R-1C (One Family Residential) District

Mr. Savidant announced the department received two email messages; one message relates to the size of the subject parcel with respect to the proposed private road. He stated the subject parcel is 4.63 acres. The report prepared by the Planning Consultant incorrectly states the parcel is 6.43 acres. Mr. Savidant brought this to the attention of the Board members as clarification that the City allows private roads on properties of five acres or less. He said it is City policy to not interconnect private roads to public roads.

Mr. Savidant continued his report on the proposed Forest Run Site Condominium application. It was recommended to grant approval of the Preliminary Site Plan application as submitted with the conditions as identified in the Planning Consultant report dated June 14, 2016.

The applicant Tyler Tadian, 2401 N. Wilson Avenue, Royal Oak, was present. Mr. Tadian addressed building height, the sidewalk, public utility easements and elevations as relates to front and side garages.

Chair Edmunds opened the floor for public comment.

- Albert Hsu, 2157 Radcliffe, addressed concerns with drainage.
- John Foss, 2153 E. Long Lake, addressed a buffer (vegetation), impact of the sidewalk and interconnectivity.
- Servetta Seferovic, 2154 Radcliffe, addressed a buffer (vegetation) and existing trees.
- Dan McHugh, 2238 Drake, addressed interconnectivity; referred to the opening of Drake and Tucker in previously approved developments.
- Yiming Hsu, 2157 Radcliffe, addressed trees and the flow of water.

The floor was closed for public comment.

John Thompson, Professional Engineering Associates, 2430 Rochester Court, Troy, was present. Mr. Thompson addressed the water table, drainage, existing trees and tree buffer, and the transition of the sidewalk.

Mr. Savidant addressed the City policy on interconnectivity.

Mr. Hutson addressed the email message received from the Konarske family and the City policy on interconnectivity.

Ms. Crusse asked the applicant why he chose to go with a private road.

Mr. Tadian stated the decision to go with a private road relates to the target market, size of the home, usable lot space and minimum lot depth.

Resolution # PC-2016-06-042
Moved by: Sanzica
Seconded by: Krent

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Forest Run Site Condominium, 13 units/lots, North side of Long Lake, East of John R (2115 E. Long Lake) Section 12, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Install T-turnaround in the driveways of lots 7 and 8 as directed by the Engineering Department and/or Fire Department.
2. Extend the sidewalk along the entire length of the detention pond.
3. Replace the existing 5-foot wide sidewalk on E. Long Lake with an 8-foot wide one.
4. Provide service access to detention pond.

Yes: All present (8)
Absent: Kuppa

MOTION CARRIED

12. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2016-0019) – Proposed Fire Station #4, North side of Maple, East of John R (2117 E Maple), Section 25, Currently Zoned NN "C" (Neighborhood Node "C") District

Mr. Savidant reported on the proposed Fire Station #4 application. It was recommended to grant approval of the Preliminary Site Plan application as submitted.

Present were Matt Berge and Teffera Kowalske of Redstone Architects Inc. and Jennifer Chehab of Hubbell Roth & Clark.

A colored rendering and building materials were displayed.

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

Ms. Chehab addressed stormwater management.

Resolution # PC-2016-06-043
Moved by: Tagle
Seconded by: Krent

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Fire Station #4, located on the north side of Maple, East of John R (2117 E. Maple), Section 25, within the NN "C" (Neighborhood Node) District, be granted.

Yes: All present (8)
Absent: Kuppa

MOTION CARRIED

OTHER ITEMS

13. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

14. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:41 p.m.

Respectfully submitted,

Donald Edmunds

Donald Edmunds, Chair

Kathy L. Czarnecki

Kathy L. Czarnecki, Recording Secretary

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