

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 12, 2016 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Karen Crusse
 Donald Edmunds
 Carlton M. Faison
 Michael W. Hutson
 Tom Krent
 Padma Kuppa
 Philip Sanzica
 John J. Tagle

Absent:

Ollie Apahidean

Also Present:

R. Brent Savidant, Planning Director
 Richard K. Carlisle, Carlisle Wortman Associates
 Julie Dufrane Quinlan, Assistant City Attorney
 Joe Blair, Planning Department NEXT Assistant
 Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2016-07-044

Moved by: Tagle
 Support by: Kuppa

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
 Absent: Apahidean

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2016-07-045

Moved by: Hutson
 Support by: Krent

RESOLVED, To approve the minutes of the June 28, 2016 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2016-0009) – Proposed Maplelawn II Mixed Use, West side of Crooks, North of Maplelawn (PID 88-20-29-401-025), Section 29, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reported on the proposed Preliminary Site Plan application. He addressed the traffic study, the applicant’s request for a parking deviation and technical site plan issues.

Mr. Carlisle expressed support of the overall investment in the vacant property. He said should the Planning Commission deem the parking deviation is appropriate, it is recommended to either grant Preliminary Site Plan approval with the conditions as identified in the Planning Consultant report dated July 5, 2016 or postpone the matter to allow the applicant to address the items.

The applicant Joe Caradonna was present. Mr. Caradonna addressed revisions to the site plan, copies of which were distributed prior to the beginning of tonight’s meeting.

Resolution # PC-2016-07-046

Moved by: Sanzica
 Support by: Krent

RESOLVED, The Planning Commission approves a parking space deviation of 31 spaces, bringing the total spaces provided to 115 spaces when 146 spaces are required by Zoning Ordinance.

Yes: All present (8)
 Absent: Apahidean

MOTION CARRIED

Resolution # PC-2016-07-047

Moved by: Krent
 Support by: Kuppa

RESOLVED, To postpone review and approval of the proposed Maplelawn II Preliminary Site Plan application until the next available meeting to allow the applicant to provide:

1. Revised plans.
2. Samples of building materials.
3. Elevations of proposed building and existing building to the south.
4. Landscape Architect attendance to address landscaping; i.e., water containment.

Yes: All present (8)
 Absent: Apahidean

MOTION CARRIED

STUDY ITEM

6. CONDITIONAL REZONING APPLICATION (File Number CR JPCR2016-003 – Proposed McClure Road Apartments, North of Big Beaver, East of Crooks, East side of McClure (3142, 3114, 3086 McClure), Section 20, From R-1B (One Family Resident) District to BB (Big Beaver) District

Mr. Savidant introduced the proposed Conditional Rezoning application. Mr. Carlisle summarized the Planning Consultant report dated July 5, 2016.

Present were the applicant Sam Stafa, project architect Peter Stuhlreyer of Designhaus Architecture and Attorney Dennis Cowan.

Discussion on:

- Concept good; housing stock City needs.
- Building height, massing, “L” shape design.
- Site line from 2nd story neighboring single family homes.
- Traffic study required.

OTHER BUSINESS

7. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:56 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary