

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 26, 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  
Phillip Sanzica  
John J. Tagle

Absent:

Carlton M. Faison

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

Mr. Savidant announced the applicant for Agenda item #10 requested a postponement.

**Resolution # PC-2016-07-048**

Moved by: Kuppa  
Support by: Tagle

**RESOLVED**, To approve the Agenda as revised.

Yes: All present (8)  
Absent: Faison

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2016-07-049**

Moved by: Sanzica  
Support by: Krent

**RESOLVED**, To approve the minutes of the July 12, 2016 Regular meeting as submitted.

Yes: All present (8)  
Absent: Faison

**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 gave a report on the July 19, 2016 Zoning Board of Appeals meeting.

6. PLANNING AND ZONING REPORT

Mr. Savidant addressed:

- Proposed Draft Master Plan scheduled to be on the August 8, 2016 City Council agenda.
- Housekeeping list of potential amendments to the Zoning Ordinance.

**SPECIAL USE AND PRELIMINARY SITE PLAN REVIEWS**

7. PUBLIC HEARING - SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number JPLN2016-0020) – Proposed Rite Aid Pharmacy Drive-Through Addition, Southeast Corner of South Boulevard and Crooks (1981 W South Boulevard), Section 04, Currently Zoned NN “U” (Neighborhood Node “U”) District

Mr. Carlisle reported on the proposed Rite Aid Pharmacy Drive-Through. He recommended that Special Use Request and Preliminary Site Plan approval be granted with conditions as identified in his report dated July 18, 2016. Mr. Carlisle clarified that a photometric plan only would be required if there are changes in the existing lighting on site.

The applicant Brian Fabo was present. Mr. Fabo said the existing sidewalks on both street frontages are currently 8 feet in width. He advised there are no changes to the existing lighting on site and that an updated landscape plan and bicycle racks would be provided, as required.

There was discussion on:

- Drive-through bypass lane; traffic flow.
- Landscaping bypass lane adjacent to drive-through window.
- Reciprocal cross access easements.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

**Resolution # PC-2016-07-050**

Moved by: Krent  
 Support by: Sanzica

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Rite Aid drive-through addition, Southeast corner of South Boulevard and Crooks (1981 W. South Boulevard), Section 4, Currently Zoned NN “U” (Neighborhood Node) District, be granted, subject to the following conditions:

1. Provide two (2) bicycle parking spaces.
2. Insure both sidewalks on Crooks and South Boulevard are 8-feet in width.
3. Submit a complete landscape plan inclusive of outdoor plants in the bypass through-lane next to the drive-through lane for the drive-through window.

Yes: All present (8)  
 Absent: Faison

**MOTION CARRIED**

8. **PUBLIC HEARING - SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2016-0017)** – Proposed 1-800 Self Storage Facility, East side of Coolidge, South of Maple (1330 Coolidge), Section 32, Currently Zoned MR (Maple Road) District

Mr. Carlisle reported on the proposed 1-800 Self Storage facility. He addressed the two phases of the project, its proximity to the Oakland/Troy Airport and related Federal Aviation Administration (FAA) regulations, sustainable design option for the Phase 2 and screening between adjacent uses.

Present were the applicant Joseph Guido and property owner/partner Eugene Sherizen.

There was discussion on:

- Sustainable design standards.
- FAA regulations and approval process.
- Screening as relates to landscaping, fencing, building visibility and security.

Members of the Planning Commission expressed overall support of the proposed use and site design. The members agreed to ask the applicant to come back before the Board after sustainable design standards are finalized and the FAA approval is complete.

**PUBLIC HEARING OPENED**

No one was present to speak.

**PUBLIC HEARING CLOSED**

**Resolution # PC-2016-07-051**

Moved by: Tagle  
Support by: Hutson

**RESOLVED**, To postpone Special Use Approval and Preliminary Site Plan Approval for the proposed 1-800 Self Storage Facility, East side of Coolidge, South of Maple (1330 Coolidge), Section 32, Currently Zoned MR (Maple Road) District, until the applicant fulfills the requirements of the Sustainable Design Committee and has a definitive response from the FAA.

Yes: All present (8)  
Absent: Faison

**MOTION CARRIED**

**PRELIMINARY SITE PLAN REVIEW**

- 9. **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

Messrs. Savidant and Carlisle thanked the applicant for his quick responsiveness in addressing and following through with site plan details discussed at the July 12, 2016 Planning Commission meeting.

Mr. Carlisle recommended that Preliminary Site Plan approval be granted with a condition that the landscape plan is updated prior to Final Site Plan approval.

The applicant Joe Caradonna was present. Mr. Caradonna introduced Ozell Gothard, project landscape architect, who was present in the audience. Building material samples and updated elevations were circulated.

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

**Resolution # PC-2016-07-052**

Moved by: Hutson  
Support by: Krent

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed mixed use commercial building, located on the west side of Crooks, north of Maplelawn, Section 29, within the IB (Integrated Industrial and Business) District, be granted, subject to the following condition:

- 1. Update landscape plan to indicate tree preservation (including tree preservation techniques on plan) prior to Final Site Plan Approval.

Yes: All present (8)  
 Absent: Faison

**MOTION CARRIED**

- 10. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2015-0014) – Proposed Aloft Hotel, East side of Troy Center Drive, South of Big Beaver (PID 88-20-28-101-067), Section 28, Currently Zoned BB (Big Beaver) District

*(Item postponed by applicant; refer to Approval of Agenda, Agenda item #2.)*

**OTHER ITEMS**

- 11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

- 12. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:30 p.m.

Respectfully submitted,



Donald Edmunds, Chair



Kathy L. Czarnecki, Recording Secretary