Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on March 22, 2016 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

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

Absent:
Padma Kuppa
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-2016-03-025
Moved by: Apahidean
Support by: Tagle

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2016-03-026
Moved by: Krent
Support by: Faison

RESOLVED, To approve the minutes of the March 8, 2016 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

Thomas Newkold, 1072 Bradley, spoke about the Bradley Square development in relation to his home.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

The March 15, 2016 Zoning Board of Appeals report was inclusive of the agenda packet.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority (DDA) meeting in March.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported City Council adopted a Zoning Ordinance Text Amendment relating to Oil and Gas Extraction at their March 14, 2016 Regular meeting.

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

8. SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2016-0005) – Proposed K-9 Club, North side of Maple, West of Rochester between Eastport and Westwood, Section 27, Currently Zoned MR (Maple Road) District

Mr. Savidant stated the proposed K-9 Club application was postponed at the March 8, 2016 Planning Commission Regular meeting, at which time a Public Hearing was opened and closed. Mr. Savidant said notifications of tonight's public meeting were sent to the same 71 property owners notified of the Public Hearing.

Mr. Carlisle reported in an effort to mitigate noise concerns expressed at the March 8th Public Hearing, the applicant submitted a revised site plan that relocates the outdoor play area to the east side of the building further away from residential. He said the applicant also reduced the size of the outdoor play area by 75% and surrounds it with a 15-foot wall. Mr. Carlisle reported the application meets all Zoning Ordinance requirements and all Special Use standards and recommends Preliminary Site Plan and Special Use approval.

Mr. Carlisle acknowledged public comment received on the item was either included in the agenda packet or distributed to Board members prior to the beginning of tonight's meeting.

Mr. Carlisle said a noise assessment report prepared by Soundscape Engineering was also distributed to Board members prior to the beginning of tonight's meeting.

Present were the applicant John Asselin of Asselin, McLane Architectural Group, Robert Cassidy, prospective purchaser of the property, and Mandy Kachur of Soundscape Engineering.

Mr. Cassidy addressed revisions to the outdoor play area and acoustical building materials. He circulated sample building materials. Mr. Cassidy said noise would be managed with a monitoring/recording device called a Yacker Tracker.

Ms. Kachur reviewed in detail the noise assessment report prepared for the proposed K-9 Club and responded to questions posed by Board members.

Chair Edmunds opened the floor for public comment.

The following spoke in opposition.

- N. Joseph Calarco, 1826 Eastport
- Jeff Ullenbruch, 1663 Westwood
- Jim Barnes, 1839 Eastport
- Nicoleta Balan, 80 Stalwart; lives near existing dog day care facility
- Tim Ostler, 1842 Eastport; delivered original list of names in opposition
- Jim Savoie, 1853 Eastport
- Denise Carter, 1751 Eastport
- Renee Ullmann, 1825 Eastport
- Shannon Fuhrman, 1780 Westwood
- John Dobrin, 1675 Eastport

Chair Edmunds closed the floor for public comment.

Discussion followed on:

- Potential uses of property; by right and special use.
- Assessment of property values for homes near similar use.
- Noise Assessment Report prepared by Soundscape Engineering.
    - Noise level as relates to elevation of home(s).
    - Noise level of Maple Road traffic.
- Disposal of animal waste.
- Applicant's intent to seek LEED certification.
- Applicant's investment in development.
- Conditions that can be placed on a Special Use approval.

Resolution # PC-2016-03-027
Moved by: Krent
Support by: Tagle

RESOLVED, That Special Use Request and Preliminary Site Plan Approval for the proposed K-9 Club, North side of Maple, West of Rochester between Eastport and Westwood, Section 27, Currently Zoned MR (Maple Road) District, be granted subject to the following conditions:

1. That the applicant and owner of the business monitor sound levels on a continuous basis and record and log them.
2. Limit hours of outdoor animal activity from 8:00 a.m to 4:30 p.m., Monday through Friday, and 8:30 a.m. to 4:30 p.m., Saturday and Sunday.

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

MOTION CARRIED

Chair Edmunds requested a recess at 8:43 p.m.; the meeting reconvened at 8:55 p.m.

OTHER BUSINESS

9. POTENTIAL ENHANCED CLUSTER OPTION

The following cluster option points were discussed:
- Reduce required open space.
- Incentivize clustering through density bonus.
- Incentivize development that is not currently offered in the market.
- Allow attached housing.
- Permit greater design flexibility.
- Eliminate extra requirements for density bonus.

Mr. Carlisle said draft Zoning Ordinance language would be prepared for discussion at the April 12, 2016 Planning Commission Regular meeting.

10. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

Mr. Savidant addressed a sustainable development project that was recently granted approval.

The Regular meeting of the Planning Commission adjourned at 9:47 p.m.

Respectfully submitted,

Donald L. Edmunds

Donald Edmunds, Chair

Kathy L Czarnecki

Kathy L. Czarnecki, Recording Secretary

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