

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 13, 2016 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean  
Donald Edmunds  
Carlton M. Faison  
Michael W. Hutson  
Tom Krent  
Padma Kuppa  
John J. Tagle

Absent:

Karen Crusse  
Philip Sanzica

Also Present:

R. Brent Savidant, Planning Director  
Ben Carlisle, Carlisle Wortman Associates  
Julie Quinlan Dufrane, Assistant City Attorney  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2016-09-056**

Moved by: Kuppa  
Support by: Tagle

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

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

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2016-09-057**

Moved by: Krent  
Support by: Apahidean

**RESOLVED**, To approve the minutes of the August 9, 2016 Regular meeting as submitted.

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

**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 1005) – Proposed Renovation of Southeast corner of Rochester Road and Maple Road (1010 E Maple), Section 34, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reported on the proposed Preliminary Site Plan application. He expressed support of the substantial investment in renovating the property and recommended to grant approval with the conditions as identified in his report dated August 16, 2016.

The applicant Michael Boggio was present.

There was discussion on:

- Drive-through radius.
- Location and material selection of trash enclosure.

**Resolution # PC-2016-09-058**

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 renovation project, including a restaurant with drive through, located at the southeast corner of Rochester Road and Maple Road (1010 E Maple), Section 34, within the IB (Integrated Industrial and Business) District, be granted, subject to the following:

1. Provide a bicycle rack for at least two (2) bicycles within fifty (50) feet of the building entrance.
2. Provide a striped pedestrian crossing from both the Rochester Road and Maple Road sidewalks to the building sidewalk.
3. Increase sidewalks fronting Rochester Road and E. Maple Road to at least eight (8) feet in width.
4. Extend sidewalk to the southern property boundary on Rochester Road.
5. Provide elevations and material selection for the trash enclosure that are comparable to the quality and durability of the building.
6. Provide a lighting (photometric) plan, light pole details and wall mounted lighting details at time of final plan submission.
7. Add additional architectural details to the south and east elevations.
8. Rotate the trash enclosure so that the gates front more in a southwesterly direction on the site.
9. Increase the interior radius of the drive-through at the southeast corner of the building by relocating the addition some dimension to the west.

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

**MOTION CARRIED**

**OTHER ITEMS**

6. **PUBLIC COMMENT** – Items on Current Agenda

There was no one present who wished to speak.

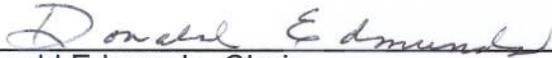
7. **PLANNING COMMISSION COMMENT**

Mr. Savidant gave an update on upcoming agenda items and public hearings. He announced City administration is reviewing City ordinances to address outdated policies.

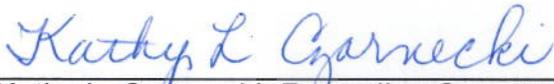
General Planning Commission comments followed.

The Regular meeting of the Planning Commission adjourned at 7:44 p.m.

Respectfully submitted,



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Donald Edmunds, Chair



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Kathy L. Czarnecki, Recording Secretary