

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 11, 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
- Padma Kuppa
- John J. Tagle

Absent:

- Philip Sanzica

Also Present:

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

Student Representative Claire Hao was introduced and welcomed by all.

2. APPROVAL OF AGENDA

**Resolution # PC-2016-10-062**

- Moved by: Tagle
- Support by: Crusse

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

- Yes: All present (8)
- Absent: Sanzica

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2016-10-063**

- Moved by: Krent
- Support by: Apahidean

**RESOLVED**, To approve the minutes of the September 27, 2016 Regular meeting as submitted.

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

**MOTION CARRIED**

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

**CONDITIONAL REZONING**

5. PUBLIC HEARING - CONDITIONAL REZONING APPLICATION (File Number CR JPCR2016-002) – Proposed IHOP Restaurant and Retail, East side of Rochester, North of Big Beaver (1033 Urbancrest, 3130 Rochester, 3132-3142 Rochester), Section 23, From R-1E (One Family Residential) District to GB (General Business) District

Mr. Carlisle reviewed the Conditional Rezoning application. He specifically addressed parking and recommended to postpone the item so the applicant could address the parking concerns as well as minor concerns identified in his report dated October 6, 2016.

The applicant John Baker was present. Mr. Baker said he is in support of the recommendation to postpone and is anxious to address the number of elements and come back before the Board with a revised plan.

Chair Edmunds opened the Public Hearing.

- Gary Curtis, representative of Troy Masonic Center, 1032 Hartland, addressed parking as relates to the Masonic Center’s parking lot.
- Julie Addison, 1137 Foxboro, addressed parking as relates to existing parking concerns at Rochester Commons.
- Jeff Perez, 1057 Urbancrest, addressed traffic, proposed fence and hours of operation.

Chair Edmunds closed the Public Hearing.

There was discussion on:

- Screening; fence along entire perimeter as well as landscaping.
- Traffic study not justified; application reviewed by City Traffic Engineer.
- Clarification between traffic study and parking study.
- Restaurant(s) hours of operation; not known at this time.
- Mitigation of negative impacts to surrounding properties; volume and location of drive-through restaurant speaker box, restaurant(s) hours of operation.

**Resolution # PC-2016-10-064**

Moved by: Krent  
 Seconded by: Faison

**RESOLVED**, That the Planning Commission hereby postpones this item to provide the applicant an opportunity to revise the application to address shortcomings identified in the report.

Yes: All present (8)  
 Absent: Sanzica

**MOTION PASSED**

**PRELIMINARY SITE PLAN REVIEW**

- 6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2016-0027) – Proposed Troy City Center (Fidelity Investments), Northeast Corner of Big Beaver and Crooks (888 W. Big Beaver), Section 21, Currently Zoned BB (Big Beaver) District

Mr. Carlisle gave a review on the Preliminary Site Plan application and the revised site plan received from the applicant today that was forwarded to Board members via email. He addressed proposed improvements, parking reconfiguration, existing site access, building elevation, building materials and building entrance. Mr. Carlisle said the application meets all Zoning Ordinance requirements.

Mr. Carlisle addressed future outlots on the entire site as relates to parking and circulation. He said a parking study would be a requirement for future outlots on the site.

Mr. Savidant said the revised Preliminary Site Plan was reviewed by the City Traffic Engineer and there were no concerns noted.

Present to represent the applicant were Project Architect Jason Krieger and David Vivio of O'Brien Construction.

There was discussion on:

- Conceptual plan for entire site; 6 outlots, apartment building, parking deck.
- Future outlots in relation to parking and circulation.
- Timetable and site location of Fidelity Investments outlot.
- Timetable of future outlots and entire project.
- Prospective tenants of future outlots.
- Cohesiveness of architecture throughout entire project.
- Building heights throughout entire project.

**Resolution # PC-2016-10-065**

Moved by: Krent  
 Support by: Tagle

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Fidelity Investments office building, located on the northeast corner of Big Beaver and Crooks (888 W. Big Beaver), Section 21, within the BB (Big Beaver) District, be granted, subject to the following:

1. Provide dimensional measurements and calculations on the site plan, including open space and landscaping calculations.
2. Provide two (2) bicycle parking spaces.
3. Provide details of proposed dumpster enclosure.
4. Provide photometric plan.
5. Extend overhang along the entire length of the east façade all the way to the Big Beaver façade, to provide a guiding walkway to the front entrance from Big Beaver.
6. Redesign sidewalks as per Traffic Engineer comments.

Yes: All present (8)  
 Absent: Sanzica

**MOTION PASSED**

Members Hutson, Krent and Crusse commented on their affirmative votes as relates to the overall conceptual plan.

**OTHER ITEMS**

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.

Mr. Savidant asked members if they would be open to scheduling an additional meeting in November. He said November 17, 2016 would be a tentative meeting date.

The Regular meeting of the Planning Commission adjourned at 8:35 p.m.

Respectfully submitted,



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 Donald Edmunds, Chair

*Kathy L. Czarnecki*

Kathy L. Czarnecki, Recording Secretary

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