

Chair Edmunds called the Special meeting of the Troy City Planning Commission to order at 7:00 p.m. on November 17, 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  
Phillip Sanzica  
John J. Tagle

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

2. APPROVAL OF AGENDA

**Resolution # PC-2016-11-070**

Moved by: Krent  
Support by: Sanzica

**RESOLVED**, To delete Agenda item #5 and approve the Agenda as revised.

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2016-11-071**

Moved by: Kuppa  
Support by: Tagle

**RESOLVED**, To approve the minutes of the November 1, 2016 Regular meeting as submitted.

Yes: All present (9)

**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 JPLN2016-0030) – Proposed Home 2 Hotel, North of Big Beaver, West of Crooks, Parcel 88-20-20-476-060, Section 20, Currently Zoned BB (Big Beaver) District

*Refer to Resolution #PC-2016-11-071. Applicant requested to postpone item.*

**CONCEPTUAL REVIEW**

6. CONDITIONAL REZONING APPLICATION (File Number CR JPCR2016-004) – Proposed EZ Storage Mixed Use, 121 W Long Lake (Parcels 88-20-16-200-007, 008), Section 16, From R-1B (One Family Residential) District to NN “M” (Neighborhood Node “M”) District

Mr. Carlisle reviewed the Conditional Rezoning application noting a full site plan review was not been completed. He addressed the application as relates to the Master Plan, rezoning standards and considerations of the Planning Commission.

Present were William Bowman of Great Northern Developments and Steve Nolan of Nolan Real Estate Interests. Informational material was distributed to each member.

There was discussion on:

- Features of indoor facility.
- Architectural features; building materials.
- Height and massing of building; 3-dimensional projection.
- Stormwater management.
- Clientele base.
- Existing locations.
- Parking for retail tenant(s).
- Hours of operation.
- Traffic generation.
- Open space/park for neighborhood.
- Landscaping.

**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 Special meeting of the Planning Commission adjourned at 8:24 p.m.

Respectfully submitted,

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Donald Edmunds, Chair

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Kathy L. Czarnecki, Recording Secretary

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