

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
- Philip 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,



Donald Edmunds, Chair



Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2016 PC Minutes\Final\2016 11 17 Special Meeting_Final.doc