

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:32 p.m. on December 11, 2007, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Michael W. Hutson
Robert Schultz
Thomas Strat
John J. Tagle
Kathleen Troshynski
Wayne Wright

Absent:

Lawrence Littman
Mark J. Vleck

Also Present:

Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Kathy Czarnecki, Recording Secretary

Resolution # PC-2007-12-175

Moved by: Wright
Seconded by: Strat

RESOLVED, That Members Littman and Vleck are excused from attendance at this meeting for personal reasons.

Yes: All present (6)
Absent: Littman, Vleck

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2007-12-176

Moved by: Wright
Seconded by: Troshynski

RESOLVED, To approve the Agenda as printed.

Yes: All present (6)
Absent: Littman, Vleck

MOTION CARRIED

3. MINUTES

Resolution # PC-2007-12-177

Moved by: Wright
Seconded by: Strat

RESOLVED, To approve the minutes of the December 4, 2007 Special/Study meeting as presented.

Yes: All present (6)
Absent: Littman, Vleck

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE REQUEST

5. PUBLIC HEARING – SPECIAL USE REQUEST (SU 354) – Proposed Somerset Pontiac Outdoor Storage of New Vehicles, North side of Maplelawn, West of Crooks Road (1728 Maplelawn), Section 29 – Zoned M-1 (Light Industrial) District

Mr. Savidant presented a summary of the Planning Department report on the proposed special use request, and reported it is the recommendation of City Management to approve the application with two conditions: (1) that any exterior lighting shall be designed so as to not negatively impact adjoining properties and (2) to replace the proposed 6-foot high wood screen fence with a 6-foot high screen wall.

Jack Fowler and Charles LeFevre were present to represent the petitioner.

Chair Schultz advised the petitioner that five (5) affirmative votes are required for a recommendation of approval of the special use approval, and the petitioner has the option to postpone the item at this time.

Messrs. Fowler and LeFevre indicated they would like to go forward with the item.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

There was brief discussion on:

- Required screen fence and screen wall.
- Future use of the vacant building.
- Effect of Board of Zoning Appeals (BZA) variance.
- Relationship of special use to site plan.

Mr. LeFevre addressed ownership of the property and maintenance and potential future use of the vacant building.

Resolution # PC-2007-12-178

Moved by: Wright

Seconded by: Strat

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 28.30.04 of the Zoning Ordinance, as requested for the proposed Outdoor Storage of Vehicles, located on the north side of Maplawn, west of Crooks in Section 29, within the M-1 zoning district, is hereby granted, subject to the following conditions:

1. Any exterior lighting shall be designed so as to not negatively impact adjoining properties.
2. Replace the proposed 6-foot high wood screen fence with a 6-foot high screen wall.

Yes: All present (6)

Absent: Littman, Vleck

MOTION CARRIED

REZONING REQUEST

6. PUBLIC HEARING – REZONING APPLICATION (Z 677-B) – Existing Grace Christian Child Care and DTE Sub-Station, East side of John R Road (2051 E. Big Beaver and 3080 John R), North of Big Beaver, Section 24, From P-1 (Vehicular Parking) and R-1E (One Family Residential) to B-1 (Local Business)

Mr. Tagle recused himself from discussion and vote on this item. He said his company has had a contractual relationship with an organization associated to the matter.

[Mr. Tagle exited the meeting.]

Mr. Miller presented a summary of the Planning Department report on the proposed City-initiated rezoning request, and reported it is the recommendation of City Management to approve the rezoning request.

Chair Schultz advised that five (5) affirmative votes are required for a recommendation of approval of the rezoning request, and asked Mr. Miller if the City would like to go forward with the request at this time.

Mr. Miller, as the City's representative, requested to go forward with the matter.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

There was brief discussion on:

- Required wall on small section of property abutting P-1.
- DTE's responsibility to put up wall on northern portion of site at the time of future site plan revisions.
- Effects of potential expansion of existing child care facility.

Resolution # PC-2007-12-179

Moved by: Troshynski

Seconded by: Wright

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1E and P-1 to B-1 rezoning request, located on the east side of John R, north of Big Beaver, within Section 24, being approximately 1.30 acres in size, be granted.

Yes: Hutson, Schultz, Strat, Troshynski, Wright

Absent: Littman, Vleck

MOTION CARRIED

[Mr. Tagle returned to meeting.]

OTHER ITEMS

7. **PUBLIC COMMENTS** – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENTS

Ms. Lancaster addressed the rotation of attorney representation at Planning Commission meetings, and announced the assignment of Chris Forsythe to the Planning Commission for 2008.

Mr. Miller reminded everyone the next meeting is on January 8, 2008. He informed members they would receive a draft Master Plan in a binder in the very near future.

Mr. Strat addressed the damaged wall at the John R and Maple Road service station.

Mr. Wright brought to the attention of the members that the owner of the Livernois and Square Lake service station has repaired their wall several times.

Ms. Troshynski addressed the *Detroit Free Press* article on “green” projects, in which Michigan was rated #3 in the United States.

Mr. Tagle acknowledged his first year with the Planning Commission as challenging and said he is looking forward to another year.

Mr. Hutson acknowledged his first year with the Planning Commission as a great learning experience.

Members thanked Ms. Lancaster and agreed she would be dearly missed.

Members exchanged greetings for a Happy Holiday and New Year.

Chair Schultz thanked Ms. Lancaster for an outstanding job. He thanked the new members, and returning members, for a very productive year. Chair Schultz said he did see the “green” newspaper article and encouraged members to stop in and see Mr. Pratt’s “green” residential development.

The Regular Meeting of the Planning Commission adjourned at 8:03 p.m.

Respectfully submitted,



Robert M. Schultz, Chair



Kathy L. Czarnecki, Recording Secretary