The Regular Meeting of the Troy City Planning Commission was called to order by Chair Strat at 7:30 p.m. on July 12, 2005, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:
Gary Chamberlain
Lynn Drake-Batts
Fazal Khan
Lawrence Littman
Robert Schultz
Thomas Strat
Wayne Wright

Absent:
Mark J. Vleck
David T. Waller

Also Present:
Mark F. Miller, Planning Director
Allan Motzny, Assistant City Attorney
Christopher Kulesza, Student Representative
Kathy Czarnecki, Recording Secretary

Resolution # PC-2005-07-109
Moved by: Wright
Seconded by: Schultz

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

Yes: All present (7)
No: None
Absent: Vleck, Waller

MOTION CARRIED

Christopher Kulesza was introduced and welcomed as the new student representative. Mr. Kulesza is a student at Notre Dame Prep School in Pontiac.

2. MINUTES

Chair Strat asked that the June 14, 2005 Regular Meeting minutes reflect the following change: Agenda Item #4, ZOTA 215-A, page 4, 2nd paragraph -- The sentence should read "…and a so-called monster garage still could be built under either scenario in terms of the massing and size of the door."

Resolution # PC-2005-07-110
Moved by: Chamberlain
Seconded by: Schultz

RESOLVED, To approve the June 14, 2005 Regular Meeting minutes as amended.

Yes: All present (7)
No: None
Absent: Vleck, Waller

MOTION CARRIED

Chair Strat asked that the June 28, 2005 Special/Study Meeting minutes reflect the following change: Agenda Item #7, ZOTA 214, page 4, 2nd paragraph -- The last sentence should read: "Chair Strat said that the seniors and disability residents seeking home care are not doing it for profit from their caregivers commencing in their homes."

Resolution # PC-2005-07-111
Moved by: Chamberlain
Seconded by: Schultz

RESOLVED, To approve the June 28, 2005 Special/Study Meeting minutes as amended.

Yes: Chamberlain, Drake-Batts, Khan, Littman, Schultz, Strat
No: None
Abstain: Wright
Absent: Vleck, Waller

MOTION CARRIED

Chair Strat announced that five (5) affirmative votes are required for approval of agenda items, and the petitioner has the option to postpone his/her agenda item prior to the Planning Commission's proceedings on that particular item. Chair Strat noted agenda items postponed at tonight's meeting would not be considered until the September Regular Meeting because the August Regular Meeting agenda is full.

3. PUBLIC COMMENT

There was no one present who wished to speak.

TABLED AND POSTPONED ITEM

4. PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (PUD 1) – Proposed Amendment to Woodside Bible Church/Northwyck Condominium P.U.D., East side of Rochester and South of South Blvd., Section 2 – PUD 1

Mr. Miller presented a review of the requested amendments to PUD 1. Mr. Miller confirmed that the petitioner provided the required screening for the rooftop mechanical equipment on top of the church. He noted the EVA (Emergency Vehicle Access) connecting the church and the condominiums was constructed. He said the City's Fire Chief informed him that this is the City's first EVA. The Planning Department met with the petitioner to discuss the signage and proposed landscaping, but to date no plans have been received. Mr. Miller reported the petitioner requested a postponement of the matter to the August 9, 2005 Regular Meeting.

The members discussed the length of time [approximately six months] the petitioner has taken to submit the appropriate documentation to the Planning Department and the number of postponements requested by the petitioner.

Wayne Chubb, project architect from of Hobbs & Black, 100 N. State Street, Ann Arbor, was present to represent the petitioner. Mr. Chubb said they have continuously discussed the matter and met three or four times with the Planning Department since the inception of the proposed amendments. He said an appropriate resolution to the matter would most likely be ready for the August Regular Meeting, and preliminary thoughts have been shared with the Planning Department.

The Public Hearing was not opened.

Resolution # PC-2005-07-112
Moved by: Khan
Seconded by: Schultz

WHEREAS, The Final Plan and Agreement for a Planned Unit Development, pursuant to Section 35.60.01 and Section 35.80.00, for the Woodside Bible Church/Northwyck Planned Unit Development, known as PUD-1, located on the east side of Rochester Road and south of South Boulevard, located in Section 2, within the R-1D zoning district, being 89.83 acres in size, be postponed to the October 11, 2005 Regular Meeting.

Yes: Chamberlain, Drake-Batts, Khan, Schultz, Strat
No: Littman, Wright
Absent: Vleck, Waller

MOTION CARRIED

Mr. Wright said the petitioner has had plenty of time to bring the matter to resolution. He is tired of postponing the item and would recommend denial of the proposed amendments at this time.

Mr. Littman said it seems the petitioner is having trouble producing the drawings for the sign, and it might be advantageous to the petitioner to resubmit the request when the drawings are complete. Mr. Littman said it is very hard to believe there is some technical reason that the drawings could not be completed by now, and it would be his recommendation to deny the proposed amendments at this time.

REZONING REQUESTS

5. PUBLIC HEARING – PROPOSED REZONING (Z 706) – Proposed Village of Tuscany Cluster Development, South side of Long Lake, West of Calvert, Section 14 – Section R-1C to CR-1

Mr. Chamberlain announced that he lives next to the property that is proposed for rezoning. He asked the Assistant City Attorney if it would be appropriate for him to abstain from discussion and voting on the request.

Mr. Motzny said it appears Mr. Chamberlain's participation in the discussion and voting process would not be appropriate because there is a possibility that the proposed rezoning could have an affect on his personal interest that could result in financial implications. He recommended consideration of a motion to allow Mr. Chamberlain to abstain from voting on the matter.

Mr. Chamberlain asked to be excused.

Resolution # PC-2005-07-113
Moved by: Schultz
Seconded by: Wright

RESOLVED, To allow Mr. Chamberlain to abstain from voting on Agenda Item #5, at his request, because of the proximity of his residential property to the development.

Yes: Drake-Batts, Khan, Littman, Schultz, Strat, Wright
No: None
Abstain: Chamberlain
Absent: Vleck, Waller

(Mr. Chamberlain exited the meeting.)

Mr. Miller presented a summary of the Planning Department report for the proposed rezoning. Mr. Miller reported that it is the recommendation of City Management to approve the rezoning request.

Joseph Vaglica of GES Engineering, 8155 Annsbury, Shelby Township, was present to represent the petitioner. Mr. Vaglica provided an explanation for the discrepancy in the cluster density in relation to the 60-foot easement that was recently sold to the City of Troy. Mr. Vaglica said the proposed development would be a better fit for the property and more suitable to its environment.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2005-07-114
Moved by: Schultz
Seconded by: Wright

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1C to CR-1 rezoning request, located on the south side of Long Lake Road, west of Calvert, within Section 14, being approximately 3.07 acres in size, be granted.

Yes: Drake-Batts, Khan, Littman, Schultz, Strat, Wright
No: None
Abstain: Chamberlain *(per Resolution #PC-2005-07-113)*
Absent: Vleck, Waller

MOTION CARRIED

(Mr. Chamberlain returned to the meeting.)

6. PUBLIC HEARING – PROPOSED REZONING (Z 707) – Proposed Cambridge Square Office Development, West side of Dequindre, North of Long Lake, Section 12, - From R-1C to O-1 and E-P

Mr. Miller presented a summary of the Planning Department report for the proposed rezoning. Mr. Miller reported that it is the recommendation of City Management to approve the rezoning request.

The petitioner, Frank D'Anna of PDI Enterprise LLC, 42500 Hayes, Clinton Township, was present. Mr. D'Anna said the subject property is the remaining vacant lot abutting the commercial zoning, and the property would be least desirable for a single family home with respect to transition between commercial and single family. He said the proposed landscaped buffer would retain the value of the existing neighboring homes.

PUBLIC HEARING OPENED

Pam Prewitt of 41203 Dequindre, Troy, was present. Ms. Prewitt's home is directly next to the proposed development. She spoke in favor of the proposed rezoning and development.

PUBLIC HEARING CLOSED

Chair Strat stated the proposed site plan submitted with the rezoning request would not be a consideration in the Commission's recommendation of the rezoning request.

Resolution # PC-2005-07-115
Moved by: Chamberlain
Seconded by: Wright

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1C to O-1 and E-P rezoning request, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 1.12 acres in size, be granted, for the following reason:

1. The E-P zoning on the north side of the property will allow for proper transition into the residential to the north.

Discussion on the motion on the floor.

Mr. Schultz said at the time that the site plan is considered, he would like to see the petitioner continue the E-P zoning for the homes to the west.

Vote on the motion on the floor.

Yes: All present (7)
No: None
Absent: Vleck, Waller

MOTION CARRIED

SPECIAL USE REQUESTS

7. PUBLIC HEARING – PROPOSED SPECIAL USE REQUEST (SU 110-B) – Existing Bharatiya Temple Addition, East side of Adams, South side of South Blvd., Section 6, Zoned R-1A (One Family Residential)

Mr. Miller presented a summary of the Planning Department report for the proposed special use and site plan. He confirmed the site plan is inclusive of the required 8-foot sidewalks on both major roads, and that the landbanked parking spaces are by

right and are shown on the site plan. Mr. Miller reported that it is the recommendation of the Planning Department to approve the special use request and site plan as submitted.

Ramarao Cherukuri of 5448 Crispinway, West Bloomfield, was present to represent the Bharatiya Temple. Mr. Cherukuri provided a history of the Temple, the reason for the expansion request, and a description of the architectural design, a first of its kind in Michigan. He informed the members that an open house was held for neighbors to share the expansion plan, and extended an invitation to everyone to visit the Temple.

Doug Necci, project architect from Metco Services, 23917 Cass, Farmington, was present. Mr. Necci addressed the plan's special environmental features, wetlands, and comments received at the open house. A brief PowerPoint presentation displayed the plan's rendering, elevations, site amenities and architectural design.

Mr. Chamberlain questioned how the 8-foot sidewalks would be installed around the lake / wetlands.

Mr. Necci said it is his understanding that the sidewalk variances obtained with the original site plan would be continued for the expansion request. He said he would be more than happy to build sidewalks where it is possible.

Mr. Miller stated the authoritative body to grant sidewalk waivers is the Traffic Committee. Mr. Miller reminded the members that they have discretion in the Special Use approval process.

Mr. Chamberlain said his preference is sidewalks on the development but should that not be possible, a bridge made of timber could be constructed and it should be made a part of the special use approval.

Mr. Littman asked if acceleration/deceleration lanes are planned for the two major roads.

George Ferraro, project civil engineer from Metco Services, Inc., 23917 Cass, Farmington, provided information with respect to acceleration/deceleration lanes. He said there is a deceleration lane for the entrance off of Adams, the site's secondary entrance. The main entrance off of South Boulevard is planned to have a bypass and deceleration lane that would connect to the 3-lane portion east of the site. Mr. Ferraro said there have been discussions with the Oakland County Road Commission. It is understood that plans would have to be re-submitted as detailed engineering plans approach. Mr. Ferraro indicated he would be willing to work with the City's Environmental Specialist during the design phase with respect to stormwater management.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2005-05-116
Moved by: Khan
Seconded by: Wright

RESOLVED, That the Special Use Approval and Site Plan Approval, pursuant to Section 10.30.04 of the Zoning Ordinance, as requested for the proposed Bharatiya Temple Addition, located on the east side of Adams Road, south of South Boulevard, Section 6, within the R-1A Zoning District, be granted, subject to the site plan.

Discussion on the motion on the floor.

Mr. Khan confirmed the motion is to approve the site plan as submitted to the Planning Department with the 8-foot sidewalks as shown on the site plan.

Mr. Chamberlain asked that the 8-foot sidewalks as noted on the plan be approved as part of the special use approval, not the site plan approval. He indicated he would compromise with 5-foot sidewalks.

Ms. Drake-Batts said the subdivision behind the subject property does not have sidewalks because it is an area that would prefer to not have sidewalks. She said constructing a bridge would increase the cost of the project. Ms. Drake-Batts said she does not see a need to put in sidewalks based on the composition of the adjoining neighborhood.

Mr. Necci suggested an alternate sidewalk layout that would bypass the wetlands and any problem areas and extend onto the subject property.

Mr. Littman said there is not one foot of sidewalk in the approximate mile area from Square Lake to South Boulevard. He addressed the cost factor.

Mr. Miller said the petitioner could offer the use of their property through an easement that would allow people to walk through the property.

Mr. Chamberlain said a resident would not know that is a public easement and he would not agree to an internal sidewalk.

Mr. Cherukuri noted a sidewalk could not be placed at the corner of South Boulevard and Adams where the historical home is located.

Mr. Kulesza commented on the cost factor of sidewalks or bridges.

There were comments on the beauty and preservation of the wetlands.

Mr. Wright said there is no way a sidewalk could go around the historical house on the corner. He does not see a need to impose on the petitioner the requirement to construct a sidewalk or bridge the wetlands area.

Mr. Schultz said he would not insist that the petitioner bridge the wetlands, but there should be sidewalks where they can be installed. Mr. Schultz expressed concern for the safety of pedestrians attending functions at the Temple. He said functions at the Temple could attract up to 500 people who would be parked along South Boulevard and Adams Road.

Mr. Khan confirmed the motion is for approval of the site plan and special use approval as submitted, and that a sidewalk waiver could be requested by the petitioner should he so desire.

Vote on the motion on the floor.

Yes: Drake-Batts, Khan, Littman, Schultz, Strat, Wright
No: Chamberlain
Absent: Vleck, Waller

MOTION CARRIED

Mr. Chamberlain said he wanted the requirement for sidewalks to be approved as part of a special use approval because he thinks the Traffic Committee would not have authority to change the special use approval verbiage.

Chair Strat requested a recess at 8:45 p.m.

The meeting reconvened at 8:50 p.m.

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8. PUBLIC HEARING – PROPOSED SPECIAL USE REQUEST (SU 328) – Existing Clark Station, Northeast corner of Maple and Livernois, Section 27, Zoned H-S (Highway Service)

Mr. Miller presented a summary of the Planning Department report for the proposed special use request. Mr. Miller reported that it is the recommendation of the Planning Department to approve the special use request and site plan as submitted.

Mr. Chamberlain addressed the comments of the City's Environmental Specialist with respect to the release of gasoline in 1993. He said it appears that action should not be taken on the request until a remedy has been filed with the State.

Mr. Miller said the Planning Commission has the discretionary authority to place a condition on the special use approval.

The petitioner, Michael Kozlowski of Caeruleum Environmental Design, 5603 S. Telegraph, Dearborn Heights, was present. Mr. Kozlowski said he would find the on-site remediation activity and report his findings to the Planning Department. He assumes there is ongoing remediation. Mr. Kozlowski requested consideration to approve the site plan and special use request with the condition of remediation filed with the MDEQ.

Mr. Littman addressed the comments of the City's Environmental Specialist related to the proposed tanks appearing to be in the middle of the future right-of-way.

Mr. Kozlowski assured the members that there would be no tanks in the future right of way.

Mr. Miller said it is his opinion that the Environmental Specialist's comments are inaccurate.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2005-05-
Moved by: Chamberlain
Seconded by: Wright

RESOLVED, That the Special Use Approval and Site Plan Approval, pursuant to Section 22.30.02 of the Zoning Ordinance, as requested for the proposed Clark Station improvements, located on the northeast corner of Maple and Livernois, Section 27, within the H-S Zoning District, be tabled until such time as the petitioner comes forward with remediation plans on the environmental problems that started in 1993.

Discussion on the motion on the floor.

Ms. Drake-Batts said the remediation could be the continuous monitoring of the tank and might never be resolved. She said, as the motion reads, the petitioner might be restricted from ever renovating the gas station.

Mr. Schultz said it would be prudent to get the remediation documentation as part of the site plan and special use approval.

Mr. Littman suggested the tabling motion stipulate a specific date. He indicated he would like finalization on the location of the tanks.

Resolution # PC-2005-05-117
Moved by: Chamberlain
Seconded by: Wright

RESOLVED, That the Special Use Approval and Site Plan Approval, pursuant to Section 22.30.02 of the Zoning Ordinance, as requested for the proposed Clark Station improvements, located on the northeast corner of Maple and Livernois, Section 27, within the H-S Zoning District, be tabled to the September 13, 2005 Regular Meeting.

Yes: Chamberlain, Khan, Littman, Schultz, Strat, Wright
No: Drake-Batts
Absent: Vleck, Waller

MOTION CARRIED

Ms. Drake-Batts said it is most likely the gasoline leak has been taken care of and the petitioner is coming back for no reason.

SITE PLAN REVIEWS

9. SITE PLAN REVIEW (SP 917) – Proposed Fifth Third Bank, East side of Rochester Road, North side of Bishop, Section 23, Zoned B-3 (General Business) District

Mr. Miller presented a summary of the Planning Department report for the proposed Fifth Third Bank. Mr. Miller reported that it is the recommendation of the Planning Department to approve the site plan as submitted.

Mr. Schultz addressed the existing fence that would be replaced with a screen wall. He asked if the existing fence surrounds the backyard of a neighboring home and if contact has been made with the homeowner.

Mr. Miller responded that the fence might have been put up in the wrong location, which is a common occurrence. Mr. Miller said the matter would be reviewed.

The petitioner, Marcos Makohon of KR Architecture, LLC, 26899 Northwestern Hwy, Southfield, was present. Mr. Makohon said the neighbor has not been contacted. Upon their review, it was found that the existing fence follows a fence line of many years ago and the property was not surveyed. Mr. Makohon said a vacant commercial building, a former Robert Hall store and real estate firm, is being

removed to erect what they hope to be an extremely active banking center. He stated that the impact to the neighbors was minimized, and noted that it is an ordinance requirement to put up a masonry wall. Mr. Makohon said it would be in their best interest to contact the neighbor.

Chair Strat opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

Resolution # PC-2005-07-118
Moved by: Chamberlain
Seconded by: Schultz

RESOLVED, That Preliminary Site Plan Approval, as requested for the Proposed Fifth Third Bank, located on the east side of Rochester Road, north of Bishop, located in Section 23, on approximately 1.71 acres, within the B-3 zoning district, is hereby granted.

Yes: All present (7)
No: None
Absent: Vleck, Waller

MOTION CARRIED

10. SITE PLAN REVIEW (SP 918) – Proposed Addition Motion Industries, Northeast corner of Brinston and Bellingham, Section 26, Zoned M-1 (Light Industrial) District

Mr. Miller presented a summary of the Planning Department report for the proposed building addition to Motion Industries. Mr. Miller reported that it is the recommendation of the Planning Department to approve the site plan as submitted.

The petitioner, Bob Paciocco of The Paciocco Companies, 1330 Goldsmith, Plymouth, was present. Mr. Paciocco said Motion Industries has been an excellent, long-term tenant who is requesting additional warehouse space.

Resolution # PC-2005-05-119
Moved by: Schultz
Seconded by: Littman

RESOLVED, That the Planning Commission hereby approves a reduction in the total number of required parking spaces to thirty-six (36) when a total of forty-three (43) spaces are required on the site based on the off-street parking space

requirements for general industrial, as per Article XL in the event of a change of use in the future as required by Section 40.21.82 of the Zoning Ordinance.

FURTHER RESOLVED, That Preliminary Site Plan Approval, as requested for the Proposed Motion Industries Addition, located on the northeast corner of Brinston and Bellingham, located in Section 26, on approximately 1.35 acres, within the M-1 zoning district, is hereby granted.

Yes: All present (7)
No: None
Absent: Vleck, Waller

MOTION CARRIED

11. SITE PLAN REVIEW (SP 919) – Proposed Buscemi Party Shoppe, North of Hartland, East of Rochester, Section 23 – Zoned B-1 (Local Business) District

Mr. Miller presented a summary of the Planning Department report for the proposed Buscemi Party Shoppe. Mr. Miller reported that it is the recommendation of the Planning Department to approve the site plan as submitted with the condition that the sidewalks be extended across the entry drives on both Rochester and Hartland.

Patrick Westerlund of Design Group Architects, 637 E. Big Beaver, Troy, was present to represent the owner and petitioner.

The petitioner, Paul Buscemi of 3296 Rochester Road, Troy, was also present.

Mr. Westerlund said Buscemi Party Shoppe is relocating from their current tenant space to this location. Mr. Westerlund said he and the Planning Department staff worked on the site plan. He indicated the new location would be a great asset for the Buscemi family and Buscemi customers.

Mr. Schultz said he hopes the petitioner works closely with the property owner to the east so that the screen wall is of an attractive appearance and color, since the development is directly on the property line and next to the neighbor's home.

Chair Strat commended the Planning Department staff in their involvement in getting the cross access easement.

Resolution # PC-2005-07-120
Moved by: Chamberlain
Seconded by: Wright

RESOLVED, That Preliminary Site Plan Approval, as requested for the proposed Buscemi Party Shoppe, located on the east side of Rochester Road, north of Hartland, located in Section 23, on approximately 16,505 square feet, within the B-1 zoning district, is hereby granted, subject to the following conditions:

1. Extend the sidewalks across the entry drives on both Rochester and Hartland.
2. Register the proposed cross access easement with the County.

Yes: Chamberlain, Khan, Littman, Schultz, Strat, Wright
No: Drake-Batts
Absent: Vleck, Waller

MOTION CARRIED

Ms. Drake-Batts is not in favor of the development because it intrudes into neighborhood behind it.

ZONING ORDINANCE TEXT AMENDMENTS

12. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 201) – Article 28.30.00 Arts and Dance Schools (Commercial Recreation) in Light Industrial Zoning Districts

Mr. Miller presented a summary of the proposed zoning ordinance text amendment relating to arts and dance schools in the light industrial zoning districts. Mr. Miller reported that City Management recommends approval of ZOTA 201 as printed on the draft ZOTA dated June 24, 2005.

There was a brief discussion relating to commercial recreation in the RC zoning districts. It was determined to discuss this at a future study meeting.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2005-07-121
Moved by: Wright
Seconded by: Littman

RESOLVED, That the Planning Commission hereby recommends to the City Council that Article 28.30.09, pertaining to indoor commercial recreation facilities in the M-1 Light Industrial Zoning District, and related additional definitions, be

amended as printed on the Proposed Planning Commission Public Hearing Draft Zoning Ordinance Text Amendment.

Yes: All present (7)
No: None
Absent: Vleck, Waller

MOTION CARRIED

13. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 216) – Article 28.00.00 Additional Retail Along Major Thoroughfares in the M-1 (Light Industrial) Zoning District

Mr. Miller presented a summary of the proposed zoning ordinance text amendment relating to additional retail along major thoroughfares in the M-1 zoning district. Mr. Miller reported that City Management recommends approval of ZOTA 216 as printed on the draft ZOTA dated June 27, 2005.

Mr. Wright pointed out a typographical error in Section 28.30.09 (A). The word "is" should be deleted.

PUBLIC HEARING OPENED

Arie Leibovitz of Ari-El Enterprises, 29548 Southfield Road, Southfield, was present. Mr. Leibovitz identified himself as the interested party who brought the matter to the attention of the City as a desire and need to accommodate flexibility in properties along the major arteries. Mr. Leibovitz, owner of numerous buildings along the Maple Road corridor, encouraged the members to support the text amendment that would revitalize some of the buildings that are becoming dysfunctional for the industrial use along the corridor.

PUBLIC HEARING CLOSED

Resolution # PC-2005-07-122
Moved by: Schultz
Seconded by: Wright

RESOLVED, That the Planning Commission hereby recommends to the City Council that Article 28.30.09, pertaining to additional retail uses along major thoroughfares in the M-1 Light Industrial Zoning District, be amended as printed on the Proposed Planning Commission Public Hearing Draft Zoning Ordinance Text Amendment, subject to the correction of one typographical error in item A of the proposed text.

Yes: Chamberlain, Khan, Littman, Schultz, Strat, Wright
No: Drake-Batts
Absent: Vleck, Waller

MOTION CARRIED

Ms. Drake-Batts said the proposed amendment is too restrictive and should not be limited to major thoroughfares.

14. PUBLIC COMMENT

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Schultz addressed the recent Supreme Court decision with respect to the taking of land as relates to its impact in the long-term.

Mr. Littman addressed the proposed PUD in Rochester Hills [Historic Lorna Stone Village]. He suggested it might be helpful if Troy and Rochester Hills worked together with respect to the Bharatiya Temple Addition with respect to curb cuts, acceleration/deceleration lanes, etc.

Mr. Wright complimented the Chair on dispensing a cumbersome agenda in a relatively short period of time.

Mr. Kulesza said tonight was fun and he was looking forward to working with the members.

Mr. Motzny provided an explanation to his memorandum that addresses the public hearing for the proposed zoning ordinance text amendment relating to group daycare in residential districts.

Mr. Miller announced he would not be at the July 26, 2005 Study/Special Meeting.

The Regular Meeting of the Planning Commission was adjourned at 9:38 p.m.

Respectfully submitted,

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Thomas Strat, Chair

_____
Kathy L. Czarnecki, Recording Secretary

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