

Chair Faison called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 23, 2019 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean  
 Karen Crusse  
 Carlton M. Faison  
 Barbara Fowler  
 Michael W. Hutson  
 Tom Krent  
 Sadek Rahman  
 John J. Tagle

Absent:

David Lambert

Also Present:

R. Brent Savidant, Community Development Director  
 Ben Carlisle, Carlisle Wortman Associates  
 Allan Motzny, Assistant City Attorney  
 Hemanth Tadepalli, Student Representative  
 Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2019-07-051**

Moved by: Krent  
 Support by: Tagle

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

Yes: All present (8)  
 Absent: Lambert

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2019-07-052**

Moved by: Apahidean  
 Support by: Fowler

**RESOLVED**, To approve the minutes of the July 9, 2019 Regular meeting as submitted.

Yes: All present (8)  
 Absent: Lambert

**MOTION CARRIED**

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

**SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW**

5. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2019-0021) – Proposed Great Lakes Church Building Addition, East side of Coolidge, North of Wattles (Parcel 88-20-17-851-028), Section 17, Currently Zoned R-1B (One Family Residential) District

Mr. Tagle recused himself because the applicant retained his architectural firm to do the project.

Mr. Tagle exited the meeting at 7:05 p.m.

Mr. Carlisle reviewed the Special Use and Preliminary Site Plan application for the Great Lakes Church building addition at 4050 Coolidge. He addressed the two phases of the project, the site plan, parking, landscaping and photometric plan.

Mr. Carlisle stated the application meets all Zoning Ordinance requirements, is consistent with the Master Plan and complies with the Special Use Standards. Mr. Carlisle recommended approval of the Special Use and Preliminary Site Plan application.

Present were Pastor Shane Ogle of Great Lakes Church and Michele Sargeant and Roland Day of John Tagle Associates, Inc.

Pastor Ogle said the church has leased the building for the past two and a half years and recently engaged in a land contract for purchase.

Ms. Sargeant addressed in depth the two phases of the project, the parking lot as relates to number of spaces and slope and screening from Coolidge, dumpster details, natural and sustainable landscaping, preservation of existing trees, stormwater detention and bioswale, playground equipment, bike rack and fire suppression.

Mr. Day addressed the architectural design, building materials and color palette. He said the series of phases would be based on the needs and current financial means of the church.

There was discussion on:

- Process of extension on buildout.
- Dumpster; elimination of non-conforming one, location of proposed one.
- Parking lots; existing and phase 2 (berm, retaining wall).
- Building heights; existing and proposed additions.
- Steeple; none proposed.

- Building signage.
- Neighborhood meeting.
- Timing of phases.

**PUBLIC HEARING OPENED**

There was no one present who wished to speak.

**PUBLIC HEARING CLOSED**

**Resolution # PC-2019-07-053**

Moved by: Krent  
Support by: Hutson

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Great Lakes Church building additions and site improvements, East side of Coolidge, North of Wattles (Parcel 88-20-17-851-028), Section 17, Currently Zoned R-1 B (One Family Residential) District, be granted.

Yes: All present (8)  
Absent: Lambert

**MOTION CARRIED**

Mr. Tagle returned to meeting at 7:35 p.m.

**OTHER BUSINESS**

6. **PUBLIC COMMENT**

There was no one present who wished to speak.

8. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments relating to:

- Discussion of single-family housing options at June 25, 2019 Planning Commission meeting.
- Zoning Board of Appeals (ZBA); amendments to Zoning Ordinance in relation to requests for variances, joint meeting with Planning Commission and ZBA.
- Reassessment of Master Plan along Big Beaver Corridor.

Mr. Savidant announced City Council at their July 22, 2019 meeting unanimously denied two rezoning requests.

- East Side of McClure, Sidwell 88-20-20-476-007, -008, -009, From R-1B (One Family Residential) District to BB (Big Beaver) Zoning District
- West Side of Alpine, Sidwell 88-20-20-401-020, From R-1B (One Family Residential) to BB (Big Beaver) Zoning District

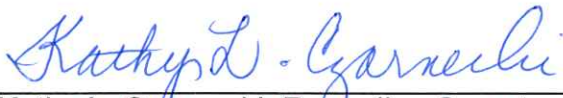
The Regular meeting of the Planning Commission adjourned at 8:12 p.m.

Respectfully submitted,



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Carlton Faison, Chair



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Kathy L. Czarnecki, Recording Secretary

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