Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on December 11, 2012 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Philip Sanzica
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

City Clerk's Office

Also Present:
R. Brent Savidant, Planning Director
Susan Lancaster, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Eric Huang, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2012-12-077
Moved by: Schultz
Seconded by: Schepke

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2012-12-078
Moved by: Edmunds
Seconded by: Krent

RESOLVED, To approve the minutes of the November 27, 2012 Special/Study meeting as published.

Yes: All present (8)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

REZONING REQUEST

5. PUBLIC HEARING – REZONING APPLICATION (File Number Z 741) – Proposed 1170 Woodslee, North of Maple Road between Rochester and Stephenson Highway, Section 27, From IB (Integrated Industrial and Business) District to RT (One-Family Attached Residential) District

Mr. Carlisle gave a brief report on the proposed rezoning application and recommended that the Planning Commission recommend to the City Council approval of the proposed rezoning.

The petitioner, Alvin Ballard, was present. Mr. Ballard provided interesting historical facts on the property.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2012-12-079
Moved by: Sanzica
Seconded by: Schultz

RESOLVED, That the Planning Commission hereby recommends to the City Council that the IB to RT rezoning request, located north of Maple Road between Rochester and Stephenson Highway (1170 Woodslee), in Section 27, being approximately 1.02 acres in size, be approved.

Yes: All present (9)

MOTION CARRIED

SITE CONDOMINIUM DEVELOPMENT

6. PRELIMINARY SITE PLAN REVIEW – Proposed Bridgewater Estates Site Condominium, 27 units/lots, East side of John R between Long Lake and Square Lake (5470 John R), Section 12, Currently Zoned R-1C (One Family Residential) District

Mr. Savidant informed the Board that the petitioner held an informational meeting with residents in the area of the proposed development with the intent to get input and address concerns. As a result of the meeting, the petitioner revised the site plan to show a preservation strip of 15 feet along the northern property line. Mr. Savidant announced the department received a petition signed by 17 residents from the Stoneridge II and Long Lake Meadows subdivisions asking for a 20 foot greenbelt. In addition, Mr. Savidant gave an explanation of a "site condominium" development.

Mr. Carlisle said his initial review of the proposed development, dated December 5, addressed a few items. Since that time, the petitioner submitted revised plans of which a subsequent review was prepared and is dated December 10. Mr. Carlisle reported the revised site plan submission is in conformance with all Zoning Ordinance requirements. He recommends approval of the application with the conditions that the 15 foot buffer and treatment of the southern road stub are noted on the final site plan.

The petitioner, Gary Tadian, Andy Milia of Franklin Property Corporation and James Butler of Professional Engineering Associates were present.

Mr. Milia addressed stormwater drainage and rear yard dimensions, both of which were considered in the determination to provide a 15 foot buffer for the adjacent neighbors. He indicated the 15 foot buffer would be maintained by the homeowners and governed by the subdivision Bylaws and Master Deed. Mr. Milia said the full brick single family homes would be in the mid to high $300,000-$400,000 price range.

Mr. Butler noted the stormwater on this property flows east to west, toward the storm/sewer system on John R.

There was discussion on the following:

- 15 foot buffer -vs- 20 feet as requested by adjacent neighbors.
  - Stormwater drainage.
  - Marketability of home as relates to size of back yard.
  - Trees within 15 foot buffer to remain; trees outside buffer to be removed.
  - Estimation of 100-150 trees within 15 foot buffer.
  - Petitioner willingness to work with residents' on reasonable, feasible solution.
  - Depths of lots going east; petitioner will consider to modify depth of buffer where/if possible.
- Retention basin; more creativity, aesthetically pleasing.
- Sweet Street treatment; i.e., landscaping, walkway, tie into John R.
- Potential future development to south; negotiation stage only at this time.
- Internal parks.

Chair Tagle opened the floor for public comment.

Rachelle Jenneker of 2172 Michele was present. Ms. Jenneker addressed concerns with the loss of trees, aesthetic beauty, wildlife and homes values. She encouraged the City to adopt a tree preservation plan. Ms. Jenneker asked that the buffer be extended to 20 feet and consideration be given to a park area.

Ann Bieke of 2140 Michele was present. Ms. Bieke asked for consideration of an 18 foot buffer from her property.

Chair Tagle said he appreciated the comments made and is sympathetic to the neighbors' concerns. He stated the Board has no legal standing to force a property owner to save trees. Chair Tagle said neighbors have had the enjoyment of that environment for years and the petitioner is willing to compromise.

Chair Tagle closed the floor for public comment.

Mr. Milia said they would continue to work with the neighbors. He indicated they would look at lots 13, 14, 15 and 16 to see if it is viable to increase the buffer to 20 feet, and in good faith, would save as many trees as possible; i.e., look at trees case by case.

Mr. Schultz noted the City took steps to adopt a wetlands/tree preservation in the past, and Troy residents voiced opposition at that time. Mr. Schultz said a property owner has the right to cut down trees on his property; and the Board has no power to request a buffer, and yet this developer has offered to compromise and provide one.

Mr. Hutson commended the petitioner on his offer to provide a buffer.

Resolution # PC-2012-12-080
Moved by: Schultz
Seconded by: Schepke

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Bridgewater Estates Site Condominium, 27 units/lots, east of John R, between Long Lake and Square Lake, Section 12, within the R-1C (One Family Residential) District, be granted.

Yes: All present (9)

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEW

7. PRELIMINARY SITE PLAN REVIEW (File Number SP 979) – Proposed Galleria of Troy, North side of Big Beaver between Wilshire and I-75, Section 21, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reported that the site plans were not submitted in time to provide a full site plan review. The petitioner is here this evening to get preliminary comments from the Board. Mr. Carlisle gave a brief background of the proposed development.

James Butler of Professional Engineering Associates and Elizabeth Abernethy of Bloomin' Brands, Tampa, Florida, were present.

The following was discussed:

- Phase 1 (3 restaurants), Phase 2 (hotel).
- Building design/architecture, aesthetics, cohesiveness.
- Urban feel.
- Crucial location; gateway to Troy.
- Plaza, common ties with lighting and hardface.
- Eye catching features.
- Patio elements.
- Center pad; greater height and mass; an anchor; a draw.
- Outdoor features; fountain, water, art, public display.
- Parking lot; provide landscaping, other elements to break up asphalt.
- Dumpster locations.
- 'Sound' studies; buffer traffic noise.
- Stormwater mitigation.
- Hotel layout.
- Future submission:
  - Examples/photographs of both restaurant brands at an existing site.
  - Complete photographs/display boards of whole project, not individual restaurants.

OTHER BUSINESS

8. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENTS

Brief discussion followed on:

- Transit Center groundbreaking.
- Rochester Hills proposed Master Plan amendments.

Holiday wishes wished by all.

The Regular meeting of the Planning Commission adjourned at 8:36 p.m.

Respectfully submitted,

John J. Tagle, Chair

Kathy L. Czarnecki, Recording Secretary

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