Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on February 12, 2013 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

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

Absent:
Michael W. Hutson

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

2. APPROVAL OF AGENDA

Resolution # PC-2013-02-009
Moved by: Schultz
Seconded by: Sanzica

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-02-010
Moved by: Edmunds
Seconded by: Schepke

RESOLVED, To approve the minutes of the January 22, 2013 Special/Study meeting as printed.

Yes: Edmunds, Kempen, Krent, Sanzica, Schepke, Schultz, Tagle
Abstain: Strat

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

POSTPONED ITEM

5. CONDITIONAL REZONING APPLICATION (File Number CR 008) – Proposed Tim Horton's Café, Northwest Corner Square Lake and Dequindre, Section 1, From NN (Neighborhood Node "N") to CB (Community Business) District

Mr. Savidant informed the Planning Commission that the applicant requested postponement of this item in writing. The applicant has an agreement to purchase the abutting property to the north of the subject parcel, and requested additional time to revise the site design and prepare a Traffic Study.

No action was taken.

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

6. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 400) – Proposed Starbucks/Qdoba Oakland Mall Outlot, Northwest Corner of John R and 14 Mile, Section 35, Currently Zoned GB (General Business) District

Mr. Carlisle presented the report on the item.

Jim Butler, Professional Engineering Associates, addressed items of concern listed in the report. He indicated that the site plan would be revised to address all of the required items, including moving the building footprint forward to provide an additional required stacking space.

There was general discussion on the item.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2013-02-011
Moved by: Schultz
Seconded by: Strat

RESOLVED, That the Planning Commission hereby postpones the item to the next meeting or until such time that the applicant can put together an updated and complete site plan package.

Yes: All present (8)

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 presented the report on the item.

Jim Butler, Civil Engineer from Professional Engineering Associates, addressed items of concern listed in the report.

Scott Bowers, Architect from A², addressed architectural issues.

There was general discussion on the item.

Some members of the Planning Commission questioned the interpretation of the provision requiring the principal building to be set back a maximum of 30 feet from the right-of-way. This was addressed by Mr. Savidant and Mr. Carlisle.

Mr. Butler indicated the site could be redesigned so that it was compliant with the Zoning Ordinance.

Resolution # PC-2013-02-012
Moved by: Schultz
Seconded by: Krent

RESOLVED, That the Planning Commission hereby postpones the item to the next meeting or until such time that the applicant can put together an updated and complete site plan package.

Yes: All present (8)

MOTION CARRIED

REZONING REQUEST

8. PUBLIC HEARING – CITY INITIATED REZONING APPLICATION (File Number Z 742) – Proposed 1071 Villa Park (part of Parcel Identification No. 88-20-02-301-010), East Side of Rochester Road, South of South Boulevard, Section 2, From R-1D (One Family Residential) District to RT (One Family Attached Residential) District

Mr. Savidant presented the report on the item.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2013-02-013
Moved by: Edmunds
Seconded by: Schultz

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1D to RT rezoning request, located on the east side of Rochester Road, south of South Boulevard (1071 Villa Park), in Section 2, being approximately 34.169 acres in size, be approved for the following reasons:

1. The rezoning is consistent with the City of Troy Master Plan.
2. The rezoning is consistent with abutting zoning districts and land uses.
3. The rezoning will eliminate the nonconforming use status of the subject property.
4. The rezoning will correct an administrative error.

Yes: All present (8)

MOTION CARRIED

ZONING ORDINANCE TEXT AMENDMENT

9. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 245) – Sober Living Facility

Mr. Carlisle presented a report on this item, including draft provisions regulating sober living facilities.

There was general discussion on the item.

David Lord, representative from Great Lakes Recovery Community, addressed questions related to sober living facilities.

Planning Commission determined that it would be appropriate to limit sober living facilities to adults, 18 years of age and above.

Staff informed Planning Commission next steps would be to present a revised draft based on feedback.

OTHER BUSINESS

10. PUBLIC COMMENTS – For Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENTS

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 9:15 p.m.

Respectfully submitted,

John J. Tagle, Chair

R. Brent Savidant, Planning Director

G:\Planning Commission Minutes\2013 PC Minutes\Final\2013 02 12 Regular Meeting_Final.doc