

Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 9, 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
Richard K. Carlisle, Carlisle/Wortman Associates, Inc.
Ben Carlisle, Carlisle/Wortman Associates, Inc.

2. APPROVAL OF AGENDA

Resolution # PC-2013-04-028

Moved by: Edmunds
Seconded by: Schultz

RESOLVED, To approve the Agenda as published

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-04-029

Moved by: Krent
Seconded by: Kempen

RESOLVED, To approve the minutes of the March 26, 2013 Special/Study meeting as published.

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

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

POSTPONED ITEM

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 981) – Proposed Troy Shoppes, South side of Big Beaver, West of Crooks (1475 W Big Beaver), Section 29, Currently Zoned BB (Big Beaver) District

Ben Carlisle summarized the application.

Jordon Jonna, AF Jonna Development Corporation, addressed issues identified at the previous Planning Commission meeting at which this item was under consideration. Mr. Jonna pointed out to the Planning Commission that he considered all comments made by the Planning Commission at the previous meeting and revised the site plan accordingly.

Mr. Jonna presented building materials.

Resolution # PC-2013-04-030

Moved by: Schultz
 Seconded by: Edmunds

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Troy Shoppes, located on the south side of Big Beaver, west of Crooks (1475 W. Big Beaver), Section 29, within the BB (Big Beaver) district, be granted, subject to the following conditions:

- 1) Provide cross access agreement as part of Final Site Plan submittal.
- 2) Either widen the proposed stairwell linking the building to the Big Beaver sidewalk or add an additional stairwell.

Yes: All present (8)
 Absent: Hutson

MOTION CARRIED

STUDY ITEM

6. MASTER PLAN UPDATE

Richard Carlisle initiated the discussion, including explaining the State requirement that communities must update their Master Plan every 5 years or make a finding that an update is not necessary. The Master Plan was adopted in 2008.

Ben Carlisle summarized major items for consideration. These included:

- Maple Road
- Big Beaver Corridor
- Changing demographics
- City owned property

The Planning Commission was asked to identify areas of the Master Plan that needed to be revised. General discussion followed.

Some items mentioned by Planning Commission members included:

- Have there been constraints to development and if so, what are those constraints?
- Some larger properties need focus.
- Demographic data update is critical.
- Leisure time/recreation activities are important.
- Rochester Road needs focus.
- Importance of transit/trails.
- Revisit Maple Road Corridor Study completed by students from LTU.
- Provide more housing options

OTHER BUSINESS

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

There was no one present who wished to speak.

8. **PLANNING COMMISSION COMMENTS**

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:20 p.m.

Respectfully submitted,

John J. Tagle, Chair

R. Brent Savidant, Planning Director