Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 23, 2013 in the Council Board Room 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.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2013-04-031
Moved by: Schultz
Seconded by: Kempen

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

3. APPROVAL OF MINUTES

Chair Tagle requested the minutes to replace the term “stairwell” with “stairway” in Resolution # PC-2013-04-030.

Resolution # PC-2013-04-032
Moved by: Sanzica
Seconded by: Krent

RESOLVED, To approve the minutes of the April 9, 2013 Regular meeting as revised.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent gave a report on the April 16, 2013 Zoning Board of Appeals meeting.

- Variance granted for 1861 Birchwood from the requirement that a building must be on the site.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant gave a report on the April 17, 2013 Downtown Development Authority meeting.

- General discussion on bond obligations.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on:

- ZOTA 245, Sober Living Facilities, postponed by City Council at their April 15 meeting to their May 13, 2013 meeting.
- Site development challenges.

POSTPONED ITEM

8. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 403) – Proposed Fifth Third Bank ATM, Northeast Corner of John R and 14 Mile Road, Oakland Plaza, Section 36, Currently Zoned CB (Community Business) District

Mr. Carlisle addressed the site plan revisions and recommended Preliminary Site Plan approval with the condition that lighting levels be reduced to no more than 10-foot candles under the canopy between 11:00 p.m. and sunrise, as part of the Final Site Plan submittal.

Gerald Weber, the project architect, was present to represent Fifth Third Bank. He addressed:

- Lighting requirements of the bank.
- National lighting requirements.
- Photometric plan submission.
- Security and safety precautions.

Mr. Weber requested consideration by the Board to grant an exception to the Zoning Ordinance requirement that lighting intensity must be reduced between 11:00 p.m. and sunrise.

There was discussion on:

- Accuracy of photometric plan.
- Site location, as relates to open parking lot, nearby 24-hour business, existing mature trees, affect on residents or traffic in area.
- Setting precedent in granting exceptions.
- Ambient, peripheral, pole lighting.
- Motion sensor, timer.

PUBLIC HEARING

Other than petitioner's representative, Gerald Weber, no other members of the public were present at the meeting to speak to this agenda item. Therefore, no public comments were made.

Resolution # PC-2013-04-033
Moved by: Sanzica
Seconded by: Strat

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Fifth Third Bank ATM, Northeast Corner of John R and 14 Mile Road, Oakland Plaza, Section 36, currently zoned CB (Community Business) district, be granted, subject to the following condition:

1) Reduce lighting levels to no more than 10-foot candles under the canopy between 11:00 p.m. and sunrise, with the exception to control lighting levels with a photocell sensor and timer that cannot exceed up to 20-foot candles for up to 10 minutes per ATM visit, in an effort to provide safety and security precautions due to the conditions and nature of the site and the lack of personnel to call for assistance.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

OTHER BUSINESS

9. PUBLIC COMMENTS – For Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENTS

There were general Planning Commission comments on:

- Shared parking, Granite City site plan.
- Preliminary Site Plan review as relates to outside storage on public access.
- Sign Ordinance; update on all City codes and procedures.
- Master Plan study, as relates to recent variance granted from the requirement that a building must be on a site.
- Planning Commission education and training budget item; kudos to Mr. Savidant in his presentation to City Council.
- Transit Center status.

The Special/Study meeting of the Planning Commission adjourned at 8:05 p.m.

Respectfully submitted,

John J. Tagle, Chair

Kathy L. Czarnecki, Recording Secretary

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