Vice Chair Edmunds called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 25, 2013 in the Council Board Room 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

Absent:
John J. Tagle

Also Present:
R. Brent Savidant, Planning Director
Lori Grigg Bluhm, City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Frank Boudon, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2013-06-050
Moved by: Schultz
Seconded by: Schepke

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-06-051
Moved by: Sanzica
Seconded by: Strat

RESOLVED, To approve the minutes of the June 11, 2013 Regular meeting as published.

Yes: All present (8)
Absent: Tagle

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

There was no Zoning Board of Appeals meeting this month.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant gave a report on the June 19, 2013 Downtown Development Authority meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant publically apologized to the business owner of United Flooring at 3806 Rochester Road and announced the flooring company is open for business. The planning report prepared for the proposed 1-800-Mini Storage facility at 3846 Rochester Road incorrectly stated that the current use of that parcel was vacant and formerly United Flooring. Using that report as a resource, an article in the *Troy Times* printed the incorrect information; subsequently the business owner received several telephone calls with concerns that the business was closing.

Mr. Savidant announced the department received a Preliminary Site Plan application for the proposed MJR Theatres.

SITE CONDOMINIUM DEVELOPMENT

8. PRELIMINARY SITE PLAN REVIEW – Proposed Cedar Pines Woods Site Condominium, 8 units/lots, East side of Crooks, South of Benjamin (6622 Crooks), Section 4, Currently Zoned R-1B (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Plan application and addressed specific concerns relating to the landscape buffer, the road adjacent to single family homes and the configuration of Lots 6 and 7. He recommended the applicant consider site arrangement alternatives to address the incompatibility with and negative impact upon adjacent properties. Mr. Carlisle suggested options such as utilizing the cluster option, removing a number of lots and/or making the road private.

The applicant, Bruce Michael of Trowbridge Companies, was present. Mr. Michael addressed the landscape buffer, sidewalk requirements, location of road and the configuration of Lot 6. He indicated that he met with four adjacent homeowners who responded to a flyer notifying residents of the proposed development.

Vice Chair Edmunds opened the floor for public comment.

The following persons spoke in opposition of the development as proposed.

- Daniel Pratt, 847 Benjamin
- Don Pratt, 3031 Albany
- Joel Pumphrey, 6616 Glendale
- Paul Eichbrecht, 6605 Glendale
- Paul Pitts, 6617 Glendale
- Bob Solak, 879 Benjamin
- Anil Sethi, 831 Benjamin

The floor was closed for public comment.

There was discussion on:

- Challenging site to develop.
- Landscape buffer.
- Street location.
- Retention pond, capacity to share.
- Stormwater management.
- Cluster development option.
- Lots 6 and 7.
- Adverse impact on adjoining or nearby properties.

Ms. Bluhm addressed approval of an application that appears to meet all Zoning Ordinance requirements but might not meet the intent of the Zoning Ordinance and has potential to negatively impact the surrounding neighbors.

Mr. Michael requested to postpone the item so consideration can be given to developing the site utilizing the cluster option.

Resolution # PC-2013-06-052

Moved by: Schultz
Seconded by: Kempen

RESOLVED, To postpone the item to the August 13, 2013 Regular meeting to allow the applicant time to rework the site plan based on feedback and comments of the Planning Department, Planning Consultant and Planning Commission.

Yes: All present (8)
Absent: Tagle

MOTION CARRIED

STUDY ITEMS

9. BIG BEAVER KILMER PLANNED UNIT DEVELOPMENT (File Number PUD 010 – Proposed Revisions to Residential Portion

Mr. Savidant reviewed the mixed use project and stated the applicant is present this evening to seek direction from the Planning Commission on modifying the design of the residential portion of the development.

Jim Clark of Robertson Brothers and Cary Gitre, the original developer, gave a presentation on the proposed modification to the residential portion. Three residential units would be added. The units would have a smaller layout and urban style architecture. Mr. Clark said this product type has been successful in other locations and would attract first time home buyers.

There was discussion on:

- Outdoor elements of the site (courtyard, fountain, public art, walnut tree).
- Elevation design (vertical, traditional vs urban, character of site).
- Parking.
- Hand count taken on consideration of 17 units (show of 4 hands).
- Hand count taken on consideration to eliminate Lot 7, 16 units (show of 4 hands).

10. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 245) – Sober Living Facilities

Messrs. Savidant and Carlisle briefly reviewed the proposed Zoning Ordinance Text Amendment.

Mr. Savidant confirmed that to date sober living facilities are not recognized and licensed by the State of Michigan.

Mr. Schultz stated he is not supportive of the proposed amendment.

It was the consensus of the Board to schedule a public hearing for the item.

OTHER BUSINESS

11. PUBLIC COMMENT – For Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

There were general Planning Commission comments relating to the following:

- Sign Ordinance.
- Checklist for applications.
- Invitation to City Manager.
- Transit Center.

The Special/Study meeting of the Planning Commission adjourned at 9:08 p.m.

Respectfully submitted,

Donald Edmunds

Donald Edmunds, Vice Chair

Kathy L Czarnecki

Kathy L. Czarnecki, Recording Secretary

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