The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on August 12, 2008, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Philip Sanzica
Robert Schultz
Thomas Strat
Lon M. Ullmann
Mark J. Vleck (arrived 7:33 p.m.)

Absent:
Mark Maxwell
John J. Tagle
Wayne Wright

Also Present:
Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Christopher Forsyth, Assistant City Attorney
Kathy Czarnecki, Recording Secretary

Resolution # PC-2008-08-094
Moved by: Sanzica
Seconded by: Strat

RESOLVED, That Members Maxwell, Tagle and Wright are excused from attendance at this meeting for personal reasons.

Yes: Hutson, Sanzica, Schultz, Strat, Ullmann
Absent: Maxwell, Tagle, Vleck (arrived 7:33 pm), Wright

MOTION CARRIED

Chair Schultz announced that five (5) affirmative votes are required for approval and recommending actions. He said the petitioner has the option to request postponement of an item prior to deliberation by the Planning Commission.

[Mr. Vleck arrived at 7:33 p.m.]

2. APPROVAL OF AGENDA

Resolution # PC-2008-08-095
Moved by: Strat
Seconded by: Hutson

RESOLVED, To approve the Agenda as submitted.

Yes: All present (6)
Absent: Maxwell, Tagle, Wright

MOTION CARRIED

3. MINUTES – July 22, 2008 Special/Study Meeting

Resolution # PC-2008-08-096
Moved by: Vleck
Seconded by: Sanzica

RESOLVED, To approve the minutes of the July 22, 2008 Special/Study meeting as submitted.

Yes: All present (6)
Absent: Maxwell, Tagle, Wright

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE REQUEST

5. PUBLIC HEARING – SPECIAL USE REQUEST (SU 359) – Link School of the Arts, North side of Rankin, East of Rochester Road, Section 34, M-1 (Light Industrial) District

Mr. Miller presented a summary of the Planning Department report on the proposed special use request and parking reduction, and reported it is the recommendation of City Management to approve the application as submitted.

Terence Bilovus of Mandall Bilovus Lenderman & Associates, P.C., 4082 John R, Troy, was present to represent the petitioner. Mr. Bilovus indicated the petitioner would like to move forward with the request this evening.

Mr. Strat disclosed his association with Mr. Bilovus but indicated he has no financial interest in the project.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

A brief discussion followed as relates to:

- Designation of two-way drive on site plan.
- Number of parking spaces for recreation use.
- Storm water management.

Resolution # PC-2008-08-097
Moved by: Sanzica
Seconded by: Strat

WHEREAS, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the indoor commercial recreation facility and industrial building to 36, when a total of 84 spaces are required on the site based on the off-street parking space requirements for industrial and indoor commercial recreation uses, as per Article XL. This 48-space reduction meets the standards of Article 40.20.12.

THEREFORE BE IT RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 28.30.09 of the Zoning Ordinance, as requested for the proposed Link School of the Arts, located on the north side of Rankin, east of Rochester in Section 34, within the M-1 zoning district, is hereby granted.

Yes: All present (6)
Absent: Maxwell, Tagle, Wright

MOTION CARRIED

REZONING REQUEST

6. PUBLIC HEARING – REZONING APPLICATION (Z 731) – Shell Gas Station / Tim Horton's Restaurant, Southeast corner of Rochester Road and Wattles Road (3990 Rochester Road), Section 23, From B-1 (Local Business) to H-S (Highway Service) District

Mr. Miller presented a summary of the Planning Department report on the proposed rezoning request, and reported it is the recommendation of City Management to approve the request as submitted. He noted it is prudent professional community planning advice to consider acquisition and consolidation of abutting properties to create a larger redevelopment site. Mr. Miller also identified the trend for gasoline service stations to provide retail and food service. Mr. Miller addressed a detailed report submitted by the Planning Department relating to recently approved service stations that are less than one acre in size. It was noted those service stations listed on the report have no drive-through service.

Mr. Forsyth stated that a potential future right of way in the area is irrelevant to the Planning Commission deliberation of the proposed rezoning request.

Leo D. Gonzalez of CRS Commercial Real Estate Services, 550 Forest Avenue, Plymouth, was present to represent the petitioner. He announced that the owner, Sam Beydoun of Safeway Oil, was also present, and they would like to go forward with the request this evening.

Mr. Gonzalez gave a brief history of subject property and addressed changes in the operation of service stations from five to ten years ago. He addressed the investment by Safeway Oil to modify existing stations that would reflect current service station trends and would be beneficial to the community.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Mr. Savidant announced that a letter of opposition was received in Planning Department today, copies of which were distributed to members prior to the beginning of tonight's meeting.

There was discussion on the proposed use with drive-through service as relates to lot size, lot layout, and traffic impact.

Chair Schultz reminded members that the proposed site plan should not be considered in the deliberation of the rezoning request.

Mr. Gonzalez said comments expressed this evening would be taken into consideration as well as the best interest of the petitioner and Safeway Oil in the redevelopment of the site.

Resolution # PC-2008-08-098
Moved by: Vleck
Seconded by: Hutson

RESOLVED, That the Planning Commission hereby recommends to the City Council that the B-1 to H-S rezoning request, located at the southeast corner of Rochester and Wattles, within Section 23, being approximately 0.7 acres in size, be granted.

Yes: Hutson, Sanzica, Schultz, Strat, Vleck
No: Ullmann
Absent: Maxwell, Tagle, Wright

MOTION CARRIED

Mr. Ullmann said he has difficulties with the request.

OTHER ITEMS

7. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENTS

Mr. Forsyth asked for further input from members on items of interest to include in the Planning Commission reference booklet prepared by the City Attorney. [There was none.]

Mr. Miller addressed:

- Site Plan application at Sheffield Building; bank with drive-through.
- Application for PUD #10, Big Beaver and Kilmer.
- Status of Draft Master Plan.
- Update on PUD #9, The Pavilions.
- Rezoning request relating to the rescission of PUD #6, Oasis @ Centennial Park.

The Regular Meeting of the Planning Commission adjourned at 8:16 p.m.

Respectfully submitted,

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Robert M. Schultz, Chair

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Kathy L. Czarnecki, Recording Secretary

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