

Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 9, 2013 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
 Michael W. Hutson
 Edward Kempen
 Tom Krent
 Philip Sanzica
 Gordon Schepke
 Thomas Strat
 John J. Tagle

Absent:

Robert Schultz

Also Present:

Brian Kischnick, City Manager
 R. Brent Savidant, Planning Director
 Lori Grigg Bluhm, City Attorney
 Ben Carlisle, Carlisle/Wortman Associates, Inc.
 Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2013-07-053

Moved by: Sanzica
 Seconded by: Edmunds

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
 Absent: Schultz

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-07-054

Moved by: Edmunds
 Seconded by: Krent

RESOLVED, To approve the minutes of the June 25, 2013 Special/Study meeting as published.

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

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

City Manager Brian Kischnick introduced himself and his family.

REZONING REQUEST

5. PUBLIC HEARING - REZONING APPLICATION (File Number Z 744) – Proposed Belleclair Condominiums, East side of Rochester, North of Wattles, South side of Lamb (*part of* 4210 Rochester), Section 14, From R-1C (One Family Residential) District to RT (One Family Attached Residential) District

Mr. Carlisle reviewed the proposed rezoning application. He reported the rezoning request is consistent with the Master Plan and complies with the surrounding zoning and land uses. Mr. Carlisle stated support for the rezoning request.

Joseph Maniaci of Mondrian Properties and Nathan Robinson of Horizon Engineering were present. Mr. Maniaci briefly addressed stormwater management for the proposed condominium development.

Several members applauded the petitioner for his interest and investment in the City.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2013-07-055

Moved by: Hutson

Seconded by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1C to RT rezoning request, located on the east side of Rochester Road, north of Wattles, south side of Lamb Road, part of 4210 Rochester Road, in Section 14, being approximately 1.084 acres in size, be approved.

Yes: All present (8)

Absent: Schultz

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEW

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 986) – Proposed MJR Theatres Troy Grand Cinema 16, Southeast Corner of Maple and Livernois (100 E Maple), Section 34, Currently Zoned MR (Maple Road) District

Mr. Carlisle gave an overall review of his report prepared for the proposed MJR Theatres. Mr. Carlisle addressed:

- Building placement.
- Traffic studies.
- Pedestrian access.
- Parking requirements, parking deviation.
- Landscaping, screening along Livernois.
- Photometric plan.

Mr. Carlisle stated he and City staff worked diligently with the applicant to address concerns prior to consideration of the Board this evening. He strongly supports the proposed development and recommends preliminary approval of the site plan with the six conditions as specified in his report, dated July 2, 2013.

Michael Mihalich, founder and CEO of MJR Digital Cinemas, was present. Mr. Mihalich said the conditions to site plan approval would be met. He said they are on a fast track and anxious to hit ground. Mr. Mihalich briefly addressed the use of bicycle racks.

Brent LaVanway of Boss Engineering addressed stormwater management.

Chair Tagle opened the floor for public comment.

Bruce Gershenson, representing the property owners, said they are very pleased and very lucky to have MJR coming in. He said it will be a tremendous boon to the area.

Chair Tagle closed the floor for public comment.

Resolution # PC-2013-07-056

Moved by: Edmunds

Seconded by: Krent

RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the proposed MJR Theatres Troy Grand Cinema 16 to 770 when a total of 1,067 spaces are required on the site based on the off-street parking space requirements for movie theaters. This 297-space reduction maintains a ratio of 1 space per 4 seats which meets industry standards and is sufficient to meet parking demands on similar sites in Michigan, as described in a parking study submitted by the petitioner. This reduction meets the standards of Section 13.06; and,

BE IT FURTHER RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed MJR Theatres Troy Grand Cinema 16, located on the southeast corner of Maple and Livernois (100 E Maple), Section 34, within the MR (Maple Road) district, be granted, subject to the following:

1. Install right-in/right-out traffic divider at the westernmost entrance along Maple Road
2. Provide an 8-foot sidewalk along Maple and Livernois
3. Increase internal pedestrian spine sidewalk to 6-feet
4. Provide tree preservation plan
5. Submit fixtures and detailed Photometric Plan
6. Provide parking lot screening along Livernois through a hedge row or screen wall

Yes: All present (8)
 Absent: Schultz

MOTION CARRIED

SITE CONDOMINIUM DEVELOPMENT

7. PRELIMINARY SITE PLAN REVIEW – Proposed Adria Estates Site Condominium, 7 units/lots, East side of Rochester, South of Square Lake, Section 11, Currently Zoned R-1C (One Family Residential) District

Mr. Edmunds said he lives within close proximity of the proposed development and asked to be recused from discussion and action on the item.

[Mr. Edmunds exited the meeting.]

Mr. Carlisle reviewed the proposed site condominium development and reported the project meets all the requirements of the Zoning Ordinance. Mr. Carlisle recommended approval conditioned on the removal of the ‘eyebrow’ along the curve and redistributing the 55 spruce trees along the entire length of Rochester Road.

Joseph Maniaci of Mondrian Properties and Nathan Robinson of Horizon Engineering were present.

Chair Tagle opened the floor for public comment.

There was no one present who wished to speak.

Chair Tagle closed the floor for public comment.

Resolution # PC-2013-07-057

Moved by: Krent

Seconded by: Strat

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Adria Estates Site Condominium, 7 units/lots, East side of Rochester, South of Square Lake, Section 11, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Remove “eyebrow” along curve; and
2. Redistribute the 55 spruce trees along entire length of Rochester Road

Yes: Hutson, Kempen, Krent, Sanzica, Schepke, Strat, Tagle

Absent: Schultz

MOTION CARRIED

[Mr. Edmunds returned to the meeting.]

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 relating to:

- Residential garages as social centers.
- Development of challenging sites; protection of negative impact on neighbors.

The Regular meeting of the Planning Commission adjourned at 7:44 p.m.

Respectfully submitted,

John J. Tagle, Chair

Kathy L. Czarnecki, Recording Secretary