The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on September 9, 2008 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Mark Maxwell
Robert M. Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann
Mark J. Vleck

Absent:
Phillip Sanzica
Wayne Wright

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

Resolution # PC-2008-09-102
Moved by: Vleck
Seconded by: Strat

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

Yes: All present (7)
Absent: Sanzica, Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2008-09-103
Moved by: Hutson
Seconded by: Tagle

RESOLVED, To approve the Agenda as submitted.

Yes: All present (7)
Absent: Sanzica, Wright

MOTION CARRIED

3. PUBLIC COMMENTS

There was no one present who wished to speak.

REZONING REQUEST

4. PUBLIC HEARING – REZONING REQUEST (PUD 006) – Abandonment of The Oasis at Centennial Park Planned Unit Development, South side of Long Lake Road, West side of John R Road, Section 14, From PUD 006 (The Oasis at Centennial Park Planned Unit Development) back to previous R-1C (One Family Residential) Zoning District

Mr. Savidant presented the item.

General discussion followed.

Steve Mularoni addressed the Planning Commission. Mr. Mularoni was a member of the development team that prepared the Concept Development Plan for PUD 6. Mr. Mularoni sent a letter to the Planning Commission indicating he owned two parcels of the former PUD parcel and controlled five parcels. He asked the Planning Commission to consider rezoning the parcel to O-1 so that medical offices could be developed on the site in the future.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2008-09-104
Moved by: Vleck
Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends to the City Council that the PUD 006 to R-1C rezoning request, located on the south side of Long Lake, west side of John R Road, within Section 14, being approximately 9.34 acres in size, be granted.

Yes: All present (7)
Absent: Sanzica, Wright

MOTION CARRIED

SPECIAL USE REQUEST

5. PUBLIC HEARING – SPECIAL USE REQUEST (SU-360) – Proposed Restaurant, Existing Columbia Center Office Buildings, South side corner of Big Beaver Road, West of Livernois (101 and 201 W. Big Beaver), Section 28, Zoned O-S-C (Office-Service-Commercial) District

Mr. Miller presented the item. He stated that City Management supports a restaurant at this location but there are some issues that need to be addressed prior to recommending approval.

General discussion followed.

Steve Dearing of Orchard, Hiltz & McCliment (OHM), the City's Traffic Consultant, summarized traffic issues related to the development. These included:

(1) Design of access road as a "slip lane" with relatively high speeds for cars; and (2) Potential turning conflicts between the access drive and Spencer Drive.

Alan Kiriluk of Kirco Development Company, the applicant, discussed the proposed restaurant as it relates to the Big Beaver Road Corridor Study.

Mike Pudists, Architect from Yamasaki, summarized the project.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2008-09-105
Moved by: Vleck
Seconded by: Strat

RESOLVED, That Special Use Approval, pursuant to Section 26.30.05 of the Zoning Ordinance, as requested for the proposed restaurant, located on the south side of Big Beaver, west of Livernois, in Section 28, within the O-S-C zoning district, is hereby granted.

BE IT FURTHER RESOLVED, That the Preliminary Site Plan shall come back to the Planning Commission for review and approval.

Yes: All present (7)
Absent: Sanzica, Wright

MOTION CARRIED

OTHER ITEMS

6. CITY OF CLAWSON DRAFT MASTER PLAN

Mr. Savidant presented the item.

General discussion followed.

Resolution # PC-2008-09-106
Moved by: Hutson
Seconded by: Vleck

WHEREAS, the City of Clawson Planning Commission has prepared the City of Clawson Master Plan; and,

WHEREAS, the City of Clawson Master Plan will have no impact on the City of Troy; and,

WHEREAS, the City of Clawson Planning Commission has provided a copy of the City of Clawson Master Plan to the City of Troy Planning Commission for their review and comment, as required by Section 41 of Public Act 33 of 2008 as amended, known as the Michigan Planning Enabling Act; and,

NOW THEREFORE BE IT RESOLVED, the City of Troy Planning Commission has determined that the Draft Plan is not inconsistent with the Future Land Use Plan of the City of Troy; and,

BE IT FURTHER RESOLVED, the City of Troy Planning Commission hereby supports the proposed City of Clawson Master Plan.

Yes: All present (7)
Absent: Sanzica, Wright

MOTION CARRIED

7. JOINT COMMISSION MEETING – City of Troy and City of Birmingham

Mr. Savidant presented the item.

General discussion followed.

Resolution # PC-2008-09-107
Moved by: Tagle
Seconded by: Hutson

WHEREAS, The City of Troy Planning Commission has the opportunity to participate in a joint meeting with the City of Birmingham Planning Board.

THEREFORE BE IT RESOLVED, The intent of the meeting is to update both boards on the status of the proposed Troy/Birmingham Transit Center and discuss potential joint planning efforts for the Troy/Birmingham Transit Center.

BE IT FURTHER RESOLVED, That the Planning Commission shall hold a joint Special Meeting with the City of Birmingham Planning Board on Monday, September 22, 2008, at 5:30 p.m. at the Birmingham DPS Office, 851 South Eton, Birmingham, Michigan.

Yes: All present (7)
Absent: Sanzica, Wright

MOTION CARRIED

8. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

Chair Schultz announced that he attended the meeting of the Oakland County Coordinating Zoning Committee on September 9, 2008. The Committee determined that the draft Master Plan was not inconsistent with adjacent communities.

ADJOURN

The Regular Meeting of the Planning Commission adjourned at 9:00 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

R. Brent Savidant, Principal Planner

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