The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on October 7, 2008 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

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

Absent:
Mark J. Vleck
Wayne Wright

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

Resolution # PC-2008-10-111
Moved by: Sanzica
Seconded by: Strat

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

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

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2008-10-112
Moved by: Maxwell
Seconded by: Sanzica

RESOLVED, To approve the Agenda as submitted.

Yes: Hutson, Maxwell, Sanzica, Schultz, Strat, Ullmann
Abstain: Tagle
Absent: Vleck, Wright

MOTION CARRIED

3. MINUTES

Mr. Tagle identified an error on Page 2 involving the date of the public hearing for the Master Plan. The date should be October 14, 2008 rather than October 7, 2008, as printed.

There was general agreement that the date should be corrected.

Resolution # PC-2008-10-113
Moved by: Strat
Seconded by: Maxwell

RESOLVED, To approve the minutes of the September 23, 2008 Special/Study meeting, as corrected.

Yes: Hutson, Maxwell, Sanzica, Schultz, Strat, Ullmann
Abstain: Tagle
Absent: Vleck, Wright

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

5. PLANNING AND ZONING REPORT

Mr. Miller reported on the following:

- City Council approved Crestwood Site Condominium, Phase 2, at their October 6, 2008 meeting.
- Public Hearing for Master Plan is scheduled for October 14, 2008.
- Mark Miller was elected to the Board of Directors for the Michigan Association of Planning.

PARKING SPACE REDUCTIONS

6. PARKING SPACE REDUCTION (SP-689) – Behr America, South of Big Beaver Road, East and West sides of Daley, Section 26, M-1 (Light Industrial) District

Mr. Miller summarized the item.

Olaf Maly of Behr America stated that this was the last step needed before getting a Certificate of Occupancy for the new building.

Resolution # PC-2008-10-114
Moved by: Maxwell
Seconded by: Strat

RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the Behr America office and research campus to 477, when a total of 480 spaces are required on the site based on the off-street parking space requirements for office and general industrial, as per Article XL. This 3-space reduction meets the standards of Article 40.20.12.

Yes: All (7)
Absent: Vleck, Wright

MOTION CARRIED

7. PARKING SPACE REDUCTION (SP-206) – National City Center, South side of Big Beaver Road, East of Troy Center, Section 28, Zoned O-S-C (Office Service Commercial) District

Mr. Miller introduced the item.

Tony Antone of Kojaian Management Corporation, 39400 Woodward Avenue, Bloomfield Hills, discussed the project.

General discussion followed.

Resolution # PC-2008-10-115
Moved by: Sanzica
Seconded by: Tagle

RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the National City Center to 1,608, when a total of 2,343 spaces are required on the site based on the off-street parking space requirements for general office, medical office, restaurant, and retail as per Article XL. This 735-space reduction meets the standards of Article 40.20.12.

Yes: All (7)
Absent: Vleck, Wright

MOTION CARRIED

STUDY ITEMS

8. POTENTIAL SITE PLAN - Troy Museum and Historic Village, North of Wattles, West of Livernois (60 W. Wattles Road), Section 16, Zoned C-F (Community Facilities) District

Mr. Savidant summarized the item.

John Lavender of 5849 Patterson Drive, Troy, was present to represent the Troy Museum and Historic Village. He discussed the design process and need for the project.

Gene Hopkins, project architect, of 4709 N. Delhi Road, Ann Arbor, described the project.

The Planning Commission addressed the following items as relates to the development concept:

- Additional parking lot landscaping.
- Pervious or porous pavement.
- Reconsideration of gravel bus drop-off area.
- Use of rain gardens and bioswales.

The Planning Commission generally supported the concept presented.

9. POTENTIAL REZONING – Proposed Hair Salon, North side of Maple Road, East of Livernois (179 Maple Road), Section 27, Potential Rezoning O-1 to B-1

Mr. Savidant summarized the item.

The applicant, David Uzelac of 11085 Rose Lane, Shelby Township, discussed the project.

General discussion followed.

There was general consensus that the Planning Commission would consider a conditional rezoning application for this property should it voluntarily be offered by the applicant.

10. POTENTIAL REZONING – Proposed Hotel, East side of Stephenson Highway, West of I-75 and South of Maple Road, (850 Stephenson Highway), Section 35, Potential Rezoning R-C to B-3

Mr. Savidant summarized the item.

Ted Wilson of 5038 Kalkaska, Bloomfield, real estate agent for the hotel, discussed the need for the project.

The applicant, Asad Malek of 1130 E. Square Lake Road, Bloomfield, described the potential hotel and provided examples of other hotels in the region.

General discussion followed.

There was general consensus that the Planning Commission would consider a conditional rezoning application for this property should it voluntarily be offered by the applicant.

OTHER ITEMS

11. PUBLIC COMMENT – Items on Current Agenda

There was no one who wished to speak.

12. PLANNING COMMISSION COMMENT

The Planning Commission made some general comments.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:20 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

R. Brent Savidant, Principal Planner

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