

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on October 28, 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
 Mark J. Vleck
 Lon M. Ullmann

Absent:

Wayne Wright

Also Present:

Mark F. Miller, Planning Director
 R. Brent Savidant, Principal Planner
 Lori Grigg Bluhm, City Attorney
 Zak Branigan, Carlisle/Wortman Associates, Inc.

Resolution # PC-2008-10-122

Moved by: Vleck

Seconded by: Strat

RESOLVED, That Member Wright is excused from attendance at this meeting for personal reasons.

Yes: All (8)
 Absent: Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2008-10-123

Moved by: Maxwell

Seconded by: Tagle

RESOLVED, To approve the Agenda as submitted.

Yes: All (8)
 Absent: Wright

MOTION CARRIED

3. MINUTES

Resolution # PC-2008-10-124

Moved by: Sanzica

Seconded by: Strat

RESOLVED, To approve the minutes of the October 14, 2008 Regular meeting, as presented.

Yes: All (8)

Absent: Wright

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Strat presented the BZA Report.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller presented the DDA Report.

7. PLANNING AND ZONING REPORT

Mr. Miller presented the Planning and Zoning Report.

Mr. Miller announced that Mr. Wright submitted his resignation from the Planning Commission in writing to the Mayor.

SITE PLAN

8. CONSENT JUDGMENT AMENDMENT AND PRELIMINARY SITE PLAN APPROVAL – McDonald's Restaurant with Drive-up Facilities, Northwest corner of Big Beaver and Rochester Road, Section 22, B-2 (Community Business) and B-3 (General Business) Districts

Mr. Savidant summarized the item.

Stuart Frankel, Troy Commons LLC, the owner of the subject parcel, introduced the project team.

Otis Carter, McDonald's USA, 1021 Karl Greimel Drive, Brighton, briefly described the project.

Michael Kazarian, McDonald's USA, 1021 Karl Greimel Drive, Brighton, stated they expect approximately 140 vehicles during the lunch rush, between the hours of 11:00 a.m. to 1:00 p.m.

Mr. Strat suggested the applicant eliminate the three handicap parking spaces on the east side of the building and provide an outdoor seating area in this location.

General discussion followed.

Chair Schultz opened the floor to the public for comment.

There was no one who wished to speak.

Resolution # PC-2008-10-125

Moved by: Vleck

Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends that the proposed Amendment to Consent Judgment and Preliminary Site Plan Approval, as requested for the proposed McDonald's Restaurant with drive-up facilities, located on the northwest corner of Big Beaver and Rochester Roads, located in Section 22, within the B-2 and B-3 zoning districts, be granted, subject to the following conditions:

1. The current area noted as handicap parking will be converted to outdoor patio space.
2. The handicap parking spaces will be moved to a convenient location which will result in loss of approximately five (5) parking spaces.

Yes: Hutson, Sanzica, Schultz, Strat, Tagle, Ullmann, Vleck

No: Maxwell

Absent: Wright

MOTION CARRIED

Mr. Maxwell explained he did not support the resolution because he has concerns with traffic volumes and the lack of inconsistency with the Big Beaver Road Corridor Study.

PLANNED UNIT DEVELOPMENT

9. PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (PUD 10) – Proposed Big Beaver and Kilmer Planned Unit Development, Northeast Corner of Big Beaver and Kilmer, Section 22, Currently Zoned O-1 (Low Rise Office) and R-1E (One Family Residential) Districts

Mr. Miller introduced the item.

Mr. Branigan summarized the report prepared by Carlisle/Wortman Associates, Inc.

The report generally supports the concept with the exception of two issues, flex space and vehicular access. The application included some flex space, including space called out as potential office or retail. The report prepared by Orchard Hiltz & McCliment (OHM) indicates there are issues with site access, including location of the curb cut on Big Beaver and the location of the southernmost drive on Kilmer.

Ryan Marsh of Landus Development, the applicant, stated only residents of the condominium would use the flex space. There would be no retail development in any of the condominium units. He indicated there might be a common area but only residents of the condominium would use it.

General discussion followed.

PUBLIC HEARING OPENED

The following residents spoke:

- Kirsten Sonnevile, 3131 Kilmer
- Rhonda Salazar, 3109 Kilmer
- Theresa Ivan, 3101 Kilmer
- Greg Turzak, 3075 Kilmer

Issues raised during public comment included the following:

- Possibility of extending the proposed sidewalk on the east side of Kilmer, north to Hartland.
- Cut-through traffic.
- On-street parking and snow removal.
- On-street parking and adding to the difficulty of exiting driveways.

PUBLIC HEARING CLOSED

General discussion followed.

Resolution # PC-2008-10- [no vote on the motion]

Moved by: Sanzica
Seconded by: Strat

WHEREAS, the Planning Commission reviewed a Concept Development Plan for a Planned Unit Development, pursuant to Article 35.50.01, as requested by Landus Development for the BBK Mixed-Use Development Planned Unit Development (PUD 10), located on the northeast corner of Big Beaver and Kilmer, located in Section 22, within the O-1 and R-1E zoning districts, being approximately 2.546 acres in size; and

WHEREAS, the proposed PUD meets the Standards for Approval set forth in Article 35.30.00; and

BE IT FINALLY RESOLVED, that the Planning Commission recommends that Concept Development Plan Approval for BBK Mixed-Use Development Planned Unit Development be granted, subject to the following conditions:

1. That the proposed condominium bylaws limit the flex units to being used only by the residents of the condominiums.
2. The office space proposed for units 11 and 12 be used as a common element for residents of the condominium association.
3. Provide a deceleration lane on Big Beaver Road.

General discussion followed.

Mr. Tagle asked how important the southernmost drive was to the success of the project.

Cary Gitre of Landus Development stated the traffic circulation as proposed is critical to the development.

Resolution # PC-2008-10-126

Moved by: Tagle
Seconded by: Vleck

RESOLVED, The Planning Commission postpone this item to provide the applicant an opportunity to work with staff to resolve the problems identified in the OHM report and discussed by the Planning Commission this evening.

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

Chair Schultz called for a break at 9:50 p.m.

The meeting reconvened at 10:00 p.m.

STUDY ITEM

10. PLANNING COMMISSION REFERENCE BOOKS – Presentation by Lori Grigg Bluhm, City Attorney

Ms. Bluhm presented the Planning Commission Reference Book which the City Attorney's Office prepared for each Planning Commission member.

OTHER ITEMS

11. PUBLIC COMMENT – Items on Current Agenda

Michael J. Chaffee, Advisory Committee for Persons with Disabilities, expressed concern with the elimination of three handicap parking spaces from the east side of the proposed McDonald's building and replacing them with outdoor seating.

12. PLANNING COMMISSION COMMENT

There was general Planning Commission discussion.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:40 p.m.

Respectfully submitted,



Robert M. Schultz, Chair



R. Brent Savidant, Principal Planner