

Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on August 13, 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
- Robert Schultz
- Thomas Strat
- John J. Tagle

Also Present:

- R. Brent Savidant, Planning Director
- Susan Lancaster, Assistant City Attorney
- Ben Carlisle, Carlisle/Wortman Associates, Inc.
- Frank Boudon, Student Representative

2. APPROVAL OF AGENDA

Resolution # PC-2013-08-062

Moved by: Schultz
 Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

Yes: All (9)
 Absent: None

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-08-063

Moved by: Edmunds
 Seconded by: Sanzica

RESOLVED, To approve the minutes of the July 23, 2013 Special/Study meeting as published.

Yes: All (9)
 Absent: None

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

POSTPONED ITEM

5. PRELIMINARY SITE PLAN REVIEW – Proposed Cedar Pines Woods Site Condominium, 8 units/lots, East side of Crooks, South of Benjamin (6622 Crooks), Section 4, Currently Zoned R-1B (One Family Residential) District

Mr. Carlisle presented his report on this item. Mr. Carlisle stated that the revised cluster layout was a significant improvement over the original design, including a proposed 45-foot wide conservation easement.

General discussion followed.

Bruce Michael responded to questions on behalf of the applicant Trowbridge Homes.

Chairman Tagle opened the public hearing.

The following spoke at the public hearing:

- Joel Pumphrey, 6616 Glendale Drive
- Paul Pitts, 6617 Glendale Drive

Chairman Tagle closed the public hearing.

There was general discussion related to the conservation area and the preservation of trees therein.

Resolution # PC-2013-08-064

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 Cedar Pines Woods Site Condominium, 8 units/lots, East side of Crooks, South of Benjamin (6622 Crooks), Section 4, Currently Zoned R-1B (One Family Residential) District, be granted, subject to the following:

1. Applicant shall work with City Attorney’s Office to provide documentation to guarantee that all open space portions of the development will be preserved and maintained as approved and that all commitments for such preservation and maintenance are recorded with the Oakland County Register of Deeds and therefore binding on successors and future owners of the subject property.

- 2. Applicant shall provide a tree survey for the area immediately behind each individual unit, one (1) year after the final certificate of occupancy is issued for each individual unit. Any tree that was removed or died as a result of construction that was shown to be preserved on the approved Preservation Plan shall be replaced at two inches DBH for every one inch DBH removed.
- 3. Applicant shall provide barrier-free pedestrian connection via trail or path from the internal sidewalk to Crooks Road.

Yes: All (9)
 Absent: None

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEW

- 6. PRELIMINARY SITE PLAN REVIEW (File Number SP 921-A) – Proposed Briggs Park Condominiums, East side of Rochester, North of Lamb, Section 14, Currently Zoned RT (One Family Attached Residential) District

Mr. Carlisle presented his report on this item.

General discussion followed.

Resolution # PC-2013-08-065

Moved by: Hutson
 Seconded by: Schultz

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Briggs Park Condominium, located on the east side of Rochester, north of Lamb, Section 14, within the RT (One Family Attached) district, be granted, subject to the following conditions:

- 1. Maintain Building 9 as three (3) unit building rather than the proposed four (4) unit building.
- 2. Provide maximum lot area covered by buildings calculation.
- 3. Place sidewalks within an access easement.
- 4. Add additional evergreen landscaping along Rochester Road, specifically adjacent to Building 11.

Yes: All (9)
 Absent: None

MOTION CARRIED

OTHER BUSINESS

10. **PUBLIC COMMENTS** – For Items on Current Agenda

There was no one present who wished to speak.

11. **PLANNING COMMISSION COMMENTS**

There was general discussion.

The Regular meeting of the Planning Commission adjourned at 8:20 p.m.

Respectfully submitted,



John J. Tagle, Chair



R. Brent Savidant, Planning Director