

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on January 13, 2009, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

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

Absent:

Mark J. Vleck

Also Present:

Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Christopher Forsyth, Assistant City Attorney
Bradley Raine, Student Representative
Kathy Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2009-01-003

Moved by: Strat
Seconded by: Maxwell

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

3. MINUTES

Resolution # PC-2009-01-004

Moved by: Tagle
Seconded by: Strat

RESOLVED, To approve the minutes of the January 6, 2009 Special/Study Meeting as submitted.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

STREET VACATION

5. PUBLIC HEARING – STREET VACATION REQUEST (SV 148-D) – A portion of the Daley Street Easement (50 feet wide), South of Big Beaver Road, East of Rochester Road, approximately 29 feet long and 724 square feet in area, part of Lot 28 of Supervisor’s Plat No. 11 Subdivision and an easement for public turnaround on Lots 28 and 33 of Supervisor’s Plat No. 11 Subdivision, Section 26

Mr. Miller addressed the error identified during the plat approval process. A small portion of the right-of-way easement was inadvertently not included in the legal description in Resolutions passed by City Council in 2000 and 2001 to approve the Daley Street vacation. Mr. Miller also addressed the public utility easement in the vacated property as relates to the turnaround.

Discussion followed.

PUBLIC HEARING OPENED

The following persons were present and addressed the Commission.

William Hart of Artisans Prototfab, 2835 Daley, Troy.
Ken Demark of Bold Enterprises, 2873 Daley, Troy.
Olaf Maly of Behr America, 2700 Daley, Troy.

PUBLIC HEARING CLOSED

Assistant City Attorney Forsyth stated State law prohibits the building or placement of structures, permanent or temporary, on public utility easements, and said the public utility easement would continue to be used as a mechanism for vehicular maneuverability.

Discussion continued on:

- The terms “maneuverability” versus “turnaround”.
- Wording of the proposed Resolution that would administratively correct the error relating to the street vacation and public turnaround easement.

Resolution # PC-2009-01-005

Moved by: Hutson

Seconded by: Tagle

RESOLVED, To table the proposed Resolution until later this evening.

Yes: All present (8)

Absent: Vleck

MOTION CARRIED*[See pages 4-5 for final action]***SITE PLAN REVIEW**

6. **SITE PLAN REVIEW (SP 735-H)** – Proposed Parking Lot Expansion and Entry Modification of Existing Industrial Building, Northwest corner of Crooks Road and Equity Drive, Section 32, Zoned M-1 (Light Industrial) District

Mr. Savidant presented a summary of the Planning Department report on the proposed site plan, and reported it is the recommendation of City Management to approve the site plan subject to a provision for an 8-foot wide sidewalk on the west side of Crooks Road.

The petitioner, Josh Suardini of Etkin Equities, 29100 Northwestern Hwy, Southfield, was present. Mr. Suardini displayed a color rendering and addressed the two construction phases.

There was discussion on providing additional landscaping that would buffer the parking lot from Crooks Road.

The project landscape architect was present also.

The petitioner agreed to look into providing low plantings and/or hedges to provide a buffer along Crooks Road.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

Chair Schultz closed the floor for public comment.

Resolution # PC-2009-01-006

Moved by: Tagle
 Seconded by: Strat

RESOLVED, That the proposed Parking Lot Expansion and Entry Modification of the Existing Industrial Building, located on the northwest corner of Crooks Road and Equity Drive, Section 32, on approximately 22.47 acres, within the M-1 (Light Industrial) zoning district, be granted, subject to the following conditions:

1. Provide an 8-foot wide sidewalk on the west side of Crooks Road.

Yes: All present (8)
 Absent: Vleck

MOTION CARRIED

OTHER BUSINESS

7. **PRELIMINARY REPORT TO DE-LIST 5875 LIVERNOIS (88-20-09-232-005)**

Mr. Savidant gave a brief report on agenda item. No action was required by the Planning Commission.

Chair Schultz requested a recess at 8:25 p.m.

The meeting reconvened at 8:39 p.m.

STREET VACATION

5. **PUBLIC HEARING – STREET VACATION REQUEST (SV 148-D)** – A portion of the Daley Street Easement (50 feet wide), South of Big Beaver Road, East of Rochester Road, approximately 29 feet long and 724 square feet in area, part of Lot 28 of Supervisor’s Plat No. 11 Subdivision and an easement for public turnaround on Lots 28 and 33 of Supervisor’s Plat No. 11 Subdivision, Section 26

[Item previously tabled – see pages 2-3]

Resolution # PC-2009-01-007

Moved by: Hutson
 Seconded by: Tagle

RESOLVED, That the Planning Commission hereby recommends to the City Council that the street vacation request for a portion of the Daley Street Easement (50 feet wide), South of Big Beaver Road, East of Rochester Road, approximately

29 feet long and 724 square feet in area, part of Lot 28 of Supervisor's Plat No. 11 Subdivision be approved; and

BE IT FURTHER RESOLVED, That the Planning Commission hereby recommends to the City Council that the easement for public turnaround on Lots 28 and 33 of Supervisor's Plat No. 11 Subdivision, Section 26, be vacated and replaced with a public vehicular maneuverability easement as depicted in the attached Daley Street Roadway Easement sketch, dated January 9, 2009; and

BE IT FINALLY RESOLVED, That the Planning Commission hereby recommends to the City Council that said public vehicular maneuverability easement be approved as a condition of the street vacation.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

8. ELECTION OF OFFICERS

Chair Schultz asked for nominations from the floor for Chair and Vice Chair.

Mr. Maxwell nominated Robert Schultz for Chair and Michael Hutson for Vice Chair.

Hearing no further nominations, Chair Schultz declared the nominations for the position of Chair and Vice Chair closed.

ROLL CALL VOTE

Yes: All present (8)
Absent: Vleck

Chair Schultz asked for nominations from the floor for Board of Zoning Appeals (BZA) Representative and Board of Zoning Appeals (BZA) Alternate.

Mr. Hutson nominated John Tagle for BZA Representative.

Mr. Tagle declined the position.

Mr. Hutson nominated Lon Ullmann for BZA Representative and Philip Sanzica for BZA Alternate.

Hearing no further nominations, Chair Schultz declared the nominations for BZA Representative and BZA Alternate closed.

ROLL CALL VOTE

Yes: All present (8)
Absent: Vleck

MOTION CARRIED9. **PUBLIC COMMENTS** – Items on Current Agenda

There was no one present who wished to speak.

10. **PLANNING COMMISSION COMMENTS**

Mr. Miller briefly addressed the process of site plan applications in relation to BZA variances.

Mr. Sanzica asked for a verbal or written status/summary of Planning Department projects.

Mr. Miller said he would produce an update on recent projects.

Chair Schultz thanked members for the vote of confidence in continuing to Chair the Planning Commission, and welcomed the newly elected officers.

The Regular Meeting of the Planning Commission adjourned at 8:55 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2009 PC Minutes\Draft\01-13-09 Regular Meeting_Draft.doc