The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on April 28, 2009 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

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

Absent:
Donald Edmunds
Philip Sanzica
Thomas Strat

Also Present:
Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Christopher Forsyth, Assistant City Attorney
Zak Branigan, Carlisle/Wortman Associates, Inc.

Mr. Edmunds is attending the American Planning Association (APA) National Conference.

2. APPROVAL OF AGENDA

Resolution # PC-2009-04-037
Moved by: Hutson
Seconded by: Maxwell

RESOLVED, To approve the Agenda as prepared.

Yes: All present (6)
Absent: Edmunds, Sanzica, Strat

MOTION CARRIED

3. MINUTES

Resolution # PC-2009-04-038
Moved by: Hutson
Seconded by: Maxwell

RESOLVED, To approve the minutes of the April 7, 2009 Special/Study meeting and the April 14, 2009 Regular meeting as submitted.

Yes: All present (6)
Absent: Edmunds, Sanzica, Strat

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Ullmann reported on the April 21, 2009 Board of Zoning Appeals (BZA) meeting. He specifically addressed the application by Sonic Restaurant for six variances (all denied), a variance by Ocean Prime to construct their outdoor seating area within the required front yard setback (approved) and a commercial vehicle appeal for a van in a residential neighborhood (approved).

There was discussion about the disconnect between the Planning Commission and BZA on some items. A joint future meeting was suggested, including discussing concrete examples of projects where there was a disconnect.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller reported that the April DDA meeting was cancelled.

7. PLANNING AND ZONING REPORT

Mr. Miller discussed the Sonic Restaurant item and how it is intended that it go before the Planning Commission for discussion.

Mr. Branigan discussed the Rapid Energy Assessment Process program that Carlisle/Wortman Associates, Inc. puts on as a result of the funding provided under the American Recovery and Reinvestment Act.

STUDY ITEMS

8. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 238) - Social Service Agencies in M-1

Mr. Miller summarized the item.

Chairman Schultz opened the Public Hearing.

There was no one present who wished to speak.

Chairman Schultz closed the Public Hearing.

There was some general discussion on the item.

Resolution # PC-2009-04-039
Moved by: Vleck
Seconded by: Tagle

RESOLVED, That the Planning Commission hereby recommends approval of ZOTA 238 to City Council.

Yes: All present (6)
Absent: Edmunds, Sanzica, Strat

MOTION CARRIED

STUDY ITEMS

9. PLANNED UNIT DEVELOPMENT (PUD–10) – BBK Mixed Use Project – Northeast corner of Big Beaver and Kilmer, Section 22, Currently Zoned PUD-10

Mr. Miller summarized the item.

Ryan Marsh, 32121 Woodward, Royal Oak, MI, the applicant, summarized the need for the revision to the Preliminary Development Plan. In his attempt to secure landscape easements from residential neighbors to the north, so landscaping could be installed on neighboring properties, one of the residents preferred a fence over a 6-foot high masonry wall.

Mr. Forsyth reminded the Planning Commission that the PUD Agreement requires that the landscaping along the northern property line be installed when the retail phase is constructed.

Jerry Savel, 466 Langston, explained his desire for a fence over a wall (1) tunnel effect of wind and increased temperatures (2) desire to see proposed landscaping in northeast corner of PUD (3) aesthetics of fence over a wall. He stated the neighbor to the west plans to move and has no preference of a fence or wall.

The Planning Commission gave design direction as follows:

- The wall shall be constructed of masonry brick, not poured concrete or concrete block.
- Approximately ten (10') to twelve (12') foot maximum sections of fence connecting to masonry brick piers.
- There shall be consistency in design between the fence, brick piers and brick wall.
- The transition from wall to fence shall be at either the northern or southern corner of the "jog" in the property line.
- Shrubs to be evergreen and 3' to 4' in height.
- Details to be provided on site plan.

10. T-MOBILE WIRELESS FACILITY AT TROY BOWLING

Mr. Miller introduced the item.

Wally Haley, Attorney for T-Mobile, summarized the item and the need for coverage in this area. He stated the tower will be 125' in height.

Mr. Wally indicated AT&T has already indicated they wish to collocate on the tower.

Mr. Haley suggested the Planning Commission look at an existing tower near the intersection of Quarton and Woodward.

OTHER BUSINESS

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

There were general comments.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:05 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

R. Brent Savidant

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