The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on May 12, 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
John J. Tagle
Lon M. Ullmann
Mark J. Vleck

Absent:
Thomas Strat

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

2. APPROVAL OF AGENDA

Resolution # PC-2009-05-042
Moved by: Tagle
Seconded by: Edmunds

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Strat

MOTION CARRIED

3. MINUTES – May 5, 2009 Special/Study Meeting

Resolution # PC-2009-05-043
Moved by: Tagle
Seconded by: Edmunds

RESOLVED, To approve the May 5, 2009 Special/Study Meeting minutes as submitted.

Yes: All present (8)
Absent: Strat

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

PUBLIC HEARINGS

5. PUBLIC HEARING – SPECIAL USE REQUEST (SU 369) – American Freight of Michigan, Inc., East side of Stephenson Highway between Maple and Rochester Roads (2222 Stephenson Highway), Section 26, M-1 (Light Industrial) District

Mr. Miller presented a review of the proposed Special Use Request and Preliminary Site Plan application and corresponding report prepared by Carlisle/Wortman Associates, Inc. Mr. Miller said the proposed use is compatible with the area but there are concerns with traffic circulation. It is recommended to reconfigure the parking lot to provide better access and safe maneuverability of delivery trucks. Mr. Miller expressed willingness to work with the petitioner to resolve the concern.

Brian Smedley of Roth & Associates, P.C., 554 E. Maple Road, Troy, was present to represent the petitioner. Mr. Smedley addressed the number of parking spaces required by the Zoning Ordinance and truck maneuverability on site.

Chuck Jennings, Chief Operating Officer of American Freight, 2748 Lexington Avenue, Lexington, Ohio, addressed the size and delivery schedule of the semi trucks. Mr. Jennings said they do not see a need for the required 65 parking spaces based on retail volume and employee count.

Chair Schultz informed the petitioner that a parking reduction waiver could be submitted to the Planning Commission for consideration and approval.

PUBLIC HEARING OPENED

Leon Jackson, owner of building to the south, 2200 Stephenson Highway, was present. Mr. Jackson said his building is underutilized and expressed willingness to work with American Freight to make the site work better for both of them. He encouraged the Planning Commission to approve the application.

PUBLIC HEARING CLOSED

Chair Schultz said it is the City's desire to work with all prospective tenants. He addressed the responsibility of the Planning Commission to ensure all Zoning Ordinance requirements are met. Chair Schultz shared the Planning Commission meeting schedule with the petitioner.

General discussion followed. Potential options to address traffic concerns are:

- Elimination of parking spaces.
- Shared parking.
- Cross access easement to the south.

Resolution # PC-2009-05-044
Moved by: Maxwell
Seconded by: Tagle

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 28.30.10 of the Zoning Ordinance, as requested for the proposed American Freight of Michigan, located on the east side of Stephenson Highway, between Maple and Rochester Road, in Section 26, within the M-1 zoning district, be postponed until such time the applicant presents a redesigned eastern parking lot, including a reduced number of spaces, to accommodate truck turning movements. Furthermore the applicant shall provide justification for the parking space reduction.

Yes: All present (8)
Absent: Strat

MOTION CARRIED

6. PUBLIC HEARING – SPECIAL USE REQUEST (SU 368) – Cigar Factory Outlet, 1122-1134 E. Big Beaver Road, Section 26, M-1 (Light Industrial) District

Mr. Miller announced the petitioner had a scheduling conflict and was not able to attend tonight's meeting. The petitioner requests a postponement of the Public Hearing.

Mr. Forsyth said it would be appropriate to postpone the Public Hearing and republish a notice for a future meeting date.

Chair Schultz asked if there was anyone in the audience present for the Public Hearing this evening. There was no one.

Resolution # PC-2009-05-045
Moved by: Vleck
Seconded by: Tagle

RESOLVED, That the Planning Commission hereby postpones this item to the June 9, 2009 Regular meeting.

Yes: All present (8)
Absent: Strat

MOTION CARRIED

7. PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (P.U.D. 10) – Amendment to the Preliminary Development Plan for the Big Beaver Planned Unit Development (P.U.D. 10), Northeast Corner of Big Beaver and Kilmer, Section 22, Big Beaver Kilmer Planned Unit Development Zoning District

Mr. Miller reviewed the status of the proposed Amendment to the Preliminary Development Plan (PDP) as relates to the screening and buffering treatment for the residential properties to the north. Mr. Miller reported City Management recommends approval of the proposed Amendment to the PDP.

Ryan Marsh of Landus Development, 32121 Woodward Avenue, Royal Oak, was present. Mr. Marsh stated that appropriate landscape easements have been executed and the neighbors are supportive of the new layout and design. He shared samples of the colored masonry proposed for the screening and buffering treatment.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Mr. Hutson commended the petitioner for being agreeable and malleable on this project.

Mr. Marsh said he appreciated the opportunity.

Resolution # PC-2009-05-046
Moved by: Edmunds
Seconded by: Vleck

RESOLVED, On March 10, 2009, the Planning Commission recommended to City Council that Preliminary Development Plan Approval for BBK Mixed-Use Development Planned Unit Development be granted, subject to the applicant completing the following prior to the application going before City Council for consideration:

1. Replace the six on-street parking spaces on Kilmer Drive.
2. Provide tree preservation information.
3. Verify landscape area calculations.
4. Submit executed easement.
5. Prepare a proposed amendment to the PUD Development Agreement correcting the error related to the description of the gross square footage of Buildings B and C.
6. Address residents' concerns about their driveways being used for turnarounds; and,

WHEREAS, The abutting residents to the north of the subject property reviewed the Preliminary Development Plan and requested that the screening treatment along the northern property line be revised; and

WHEREAS, The applicant revised the Preliminary Development Plan, as requested by the abutting neighbors to the north of the subject property and based on input from the Planning Commission; and,

WHEREAS, The revised Preliminary Development Plan drawings include only the following:

Sheet A-101 Architectural Composite Plan – Proposed New Work
Sheet C-2 Preliminary Site Plan
Sheet L-2 Preliminary Landscape Plan
Sheet L-3 Landscape Details

BE IT FINALLY RESOLVED, That the Planning Commission recommends to City Council that the screening treatment along the northern property line be revised as submitted.

Yes: All present (8)
Absent: Strat

MOTION CARRIED

SITE PLAN REVIEW

8. PRELIMINARY SITE PLAN REVIEW (SP 951) – Proposed XI Auto Service (formerly SU 363), 1125 Naughton between I-75 and Wheaton, Section 26, M-1 (Light Industrial) District

Mr. Miller briefly reviewed the history of the application process for the item, and apologized and thanked the petitioner for his patience. Mr. Miller presented a summary of the Planning Department report on the Preliminary Site Plan review. It is the recommendation of City Management to approve the Preliminary Site Plan with a condition to vacate Markton Street prior to Final Site Plan approval.

The petitioner, Mike Blanek of Stucky + Vitale, 27172 Woodward Avenue, Royal Oak, was present. Mr. Blanek said a Street Vacation application for Markton Street has been submitted. He indicated the vacation would result in a 50/50 split of the right of way. Mr. Blanek addressed the landscape improvements and on-site detention.

Chair Schultz opened the floor for public comment.

Mike Chaffee, board member of the Troy Advisory Committee for Persons with Disabilities, was present. Mr. Chaffee said the Advisory Committee recommends a curb cut.

Chair Schultz said curb cuts are handled during the final engineering stage.

Chair Schultz closed the floor for public comment.

Resolution # PC-2009-05-047
Moved by: Tagle
Seconded by: Edmunds

WHEREAS, That Preliminary Site Plan Approval, pursuant to Section 28.25.08 of the Zoning Ordinance, as requested for the proposed XI Auto Service, located at 1125 Naughton, between I-75 and Wheaton, in Section 26, within the M-1 zoning district, be granted, subject to the following condition:

1. The applicant shall vacate the Markton Street right-of-way prior to Final Site Plan Approval.

Yes: All present (8)
Absent: Strat

MOTION CARRIED

OTHER BUSINESS

9. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENTS

There was general discussion, as follows:

- Potential to require/request petitioner to provide sample construction products, color boards, etc.
- Application plan submittals, inclusive of both digital and hard copy.
- Petitioner dialogue as relates to perception of proposed projects.
- Prospective visit from *PC Journal* editor, Wayne Senville.
- Advisory Committee for Persons with Disabilities' role in application review process.
- Coordination with all City Boards and Committees in application review process.

The Regular Meeting of the Planning Commission adjourned at 8:29 p.m.

Respectfully submitted,

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Robert M. Schultz, Chair

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Kathy L. Czarnecki, Recording Secretary

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