

Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 10, 2013 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds  
 Michael W. Hutson  
 Tom Krent  
 Philip Sanzica  
 Gordon Schepke  
 Robert Schultz  
 Thomas Strat  
 John J. Tagle

Absent:

Edward Kempen

Also Present:

Ben Carlisle, Carlisle/Wortman Associates, Inc.  
 Allan Motzny, Assistant City Attorney  
 Frank Boudon, Student Representative  
 Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2013-09-069**

Moved by: Schultz  
 Seconded by: Strat

**RESOLVED**, To approve the Agenda as prepared.

Yes: All present (8)  
 Absent: Kempen

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2013-09-070**

Moved by: Edmunds  
 Seconded by: Krent

**RESOLVED**, To approve the minutes of the August 27, 2013 Special/Study meeting as published.

Yes: All present (8)  
 Absent: Kempen

**MOTION CARRIED**

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN REVIEW**

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 979 A) – Proposed Galleria of Troy Phase II, North side of Big Beaver between Wilshire and I-75, Section 21, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reviewed the site plan application. He briefly addressed site planning deficiencies noted in his report dated September 4, 2013. Mr. Carlisle said of utmost importance is meeting the required 30 foot setback along Wilshire Drive and site access. He stated the applicant must provide written documentation that Magna is in agreement to sharing the private drive, or an additional access point on Wilshire would be needed.

Mr. Carlisle stated overall support of the conceptual development but recommended to postpone the item so the applicant can address specific site planning issues and architectural details to the satisfaction of the Planning Commission.

James Butler of Professional Engineering Associates and Scott Bowers of Bowers & Associates were present to represent the applicant.

Mr. Bowers presented updated elevations, circulated sample materials and displayed various renderings. He addressed the enhanced architectural designs, site alternatives and integration between the hotel and restaurant developments.

After further discussion, no action was taken on the application. The applicant agrees to work with the Planning staff on the site planning issues and architectural designs and come back to the Planning Commission with revisions at a future date.

**OTHER BUSINESS**

6. PUBLIC COMMENTS – For Items on Current Agenda

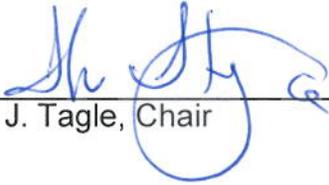
There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENTS

There were no comments.

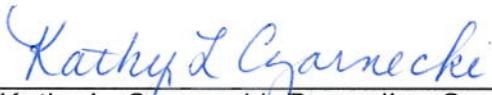
The Regular meeting of the Planning Commission adjourned at 7:52 p.m.

Respectfully submitted,



---

John J. Tagle, Chair



---

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2013 PC Minutes\Final\2013 09 10 Regular Meeting\_Final.doc