The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on April 27, 2010 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

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

Absent:
Mark Maxwell
Mark J. Vleck

Also Present:
R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Adrienne Milner, Student Representative
Wanda Norman, Planning Department Intern
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2010-04-024
Moved by: Schultz
Seconded by: Sanzica

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Maxwell, Vleck

MOTION CARRIED

3. APPROVAL OF MINUTES

Mr. Strat requested that the April 13, 2010 minutes reflect the following change: Page 4, 2nd paragraph, to read: *Mr. Strat suggested that the applicant confirm capacity with the Fire Marshal and Building Department.*

Resolution # PC-2010-04-025
Moved by: Sanzica
Seconded by: Edmunds

RESOLVED, To approve the minutes of the April 13, 2010 Regular meeting as revised and the April 20, 2010 Special meeting as prepared.

Yes: All present (7)
Absent: Maxwell, Vleck

MOTION CARRIED

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Edmunds reported on the April 20, 2010 Board of Zoning Appeals (BZA) meeting.

- Boys & Girls Club of Troy, 3670 John R – Item postponed to the May Regular meeting, at request of applicant.
- St. Mark Coptic Orthodox Church, 3603-3615 Livernois – Landscaped berm approved.
- 2160 Charnwood – Item postponed to the May Regular meeting; Board requested presence of Assistant Fire Marshal to address item.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported on the April 21, 2010 Downtown Development Authority (DDA) meeting.

- Big Beaver Design Standards – Presentation by Zak Branigan of Carlisle/Wortman Associates

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the following:

- Zoning Ordinance Text Amendment (File Number ZOTA 242) relating to agricultural uses in single family residential districts – Approved by City Council as recommended by Planning Commission.
- PUD 5 Caswell Town Center – Potential application to Planning Commission for consideration of revised and unique layout of 24 detached single family residential units.

PRELIMINARY SITE PLAN REVIEW

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 959) – Proposed Ocean Prime Restaurant Patio Improvements, South side of Big Beaver, West of Coolidge (2915 Coolidge), Section 30, Currently Zoned O.S.C. (Office-Service-Commercial)

Mr. Branigan presented a summary of the Planning Consultant report on the proposed Ocean Prime Restaurant patio improvements. He addressed the variance granted in April 2009, parking and landscaping. It is the recommendation of the Planning Consultant to approve the preliminary site plan and required parking modification as designed.

Keith Rogers was present to represent the petitioner, Cameron Mitchell Restaurants, Inc. He described the canopy design and materials and addressed the comfort and protection that a covered patio would provide restaurant patrons. Mr. Rogers said the increase in patronage attracted to comfortable outdoor dining would result in a financial boost to the restaurant.

Mr. Strat addressed the differences in development strategies among various Board and Committees.

Resolution # PC-2010-04-026
Moved by: Edmunds
Seconded by: Strat

WHEREAS, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed Ocean Prime Restaurant Patio Improvements and other uses located on the parent parcel, to 2,819 when a total of 3,248 spaces are required on the site based on the off-street parking space requirements for all combined uses on the parent property, as per Article XL. This 429-space reduction is justified through shared parking, as outlined in the parking study prepared by PEA, and therefore meets the standards of Article 40.20.12.

THEREFORE BE IT RESOLVED, That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed Ocean Prime Restaurant Patio Improvements, located on the South side of Big Beaver, West of Coolidge, in Section 30, within the O-S-C zoning district, be granted.

Yes: All present (7)
Absent: Maxwell, Vleck

MOTION CARRIED

OTHER BUSINESS

9. ROCHESTER ROAD ACCESS MANAGEMENT – Presentation by SEMCOG Representative

Mr. Savidant gave a brief introduction of the Rochester Road Access Management plan for the Rochester Road corridor. He addressed the plan's intent, the participating cities and their roles in developing an access management plan.

SEMCOG representatives Susan Stefanski and Jennifer Evans were present. Ms. Stefanski presented a PowerPoint presentation. She indicated that Mark Miller and Brent Savidant are steering committee representatives. Ms. Stefanski announced that LSL Consulting, Inc. was selected to conduct the study.

There was discussion on:
- Rochester Road widening and existing conditions.
- Access management from state to state.
- Access management standards in the Zoning Ordinance.
- Adoption of the study.
- Federal funding.

10. COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236) – Discussion with Representatives from Carlisle/Wortman Associates, Inc.

Mr. Branigan received positive and favorable feedback on last week's meetings with Kevin Klinkenberg of 180 Degrees Design Studio.

11. FINAL REPORT OF HISTORIC DISTRICT STUDY COMMITTEE – Delisting 4800 Beach Road

Mr. Savidant gave a brief introduction of the item. The Historic District Study Committee asked the Planning Commission to support their recommendation to delist 4800 Beach Road.

General discussion followed.

Resolution # PC-2010-04-027
Moved by: Schultz
Seconded by: Sanzica

RESOLVED, That the Planning Commission accepts the Final Report of the Historic District Study Committee and supports the de-listing of 4800 Beach Road, as recommended in the Final Report of the Historic District Study Committee.

Yes: All present (7)
Absent: Maxwell, Vleck

MOTION CARRIED

12. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

13. PLANNING COMMISSION COMMENT

Mr. Edmunds asked if the City would reimburse fees paid for courses considered as continuing education classes.

Mr. Savidant replied in the affirmative.

Mr. Savidant introduced Wanda Norman, Planning Department intern.

Ms. Norman gave a brief presentation on her background and course of study.

Mr. Forsyth announced he was selected to serve on the City of Dearborn Planning Commission.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 8:26 p.m.

Respectfully submitted,

Michael W. Hutson, Chair

Kathy L. Czarnecki, Recording Secretary

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