The Regular Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on September 14, 2010, in the Council Chamber 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:
R. Brent Savidant, Acting Planning Director
Allan Motzny, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2010-09-063
Moved by: Schultz
Seconded by: Ullmann

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2010-09-064
Moved by: Edmunds
Seconded by: Sanzica

RESOLVED, To approve the minutes of the August 24, 2010 Special/Study meeting as prepared.

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.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 964) – Proposed Walmart Store Expansion, South of Maple and West of Crooks (2001 W. Maple Road), Section 32, Currently Zoned M-1 (Light Industrial) District (Consent Judgment)

Mr. Savidant apologized to members that hard copies of the site plan were not delivered to the members prior to the meeting.

Mr. Branigan presented a summary of the Planning Consultant report on the proposed Preliminary Site Plan application. He addressed:

- Site and façade improvements.
- Building additions.
- Impervious surface.
- Parking requirements.
- Parking reduction.
- Parking analysis conducted by OHM and CESO.
- Recommending body to City Council.

Robert Matko of CESO Engineers & Surveyors, 8164 Executive Court, Lansing, was present. Mr. Matko introduced project members: Steve Engelhart (Engelhart Realty), Patrick McCune (Kimco Realty), Tyler Tennent (DMMS), Jim Gallagher (pb2 Architecture). Mr. Matko addressed parking lot improvements, façade upgrades and internal modifications. He projected the construction time to be approximately 8 to 10 months, and indicated both stores would remain open during construction.

Jim Gallagher of pb2 Architecture, Rogers, Arkansas, addressed building materials. Mr. Gallagher said EFIS is proposed for Marshall's and trespa panels are proposed for Walmart, of which a material sample was circulated among members. Mr. Gallagher also addressed accommodations for the physically challenged.

Mr. Matko addressed stormwater management. He said the grading plan shows no changes to the existing basin because the existing basin is more than adequate to handle the stormwater on site.

Mr. Sanzica recommended consideration of stormwater quality as it enters the retention basin.

Mr. Matko said stormwater quality would be addressed during final site plan review by the Engineering Department.

There was a brief discussion on the appropriate recommending body for the proposed parking space reduction.

Resolution # PC-2010-09-065
Moved by: Schultz
Seconded by: Strat

RESOLVED, The Planning Commission hereby recommends approval of a reduction in the number of required parking spaces for the proposed Walmart expansion to 1,128 when a total of 1,203 spaces are required on the site based on off-street parking space requirements, as per Article XL. This 75-space reduction is justified through the application of ITE methodologies, as outlined in the Parking Analysis prepared by CESO, and further analyzed using ULI methodologies in the review letter prepared by OHM.

BE IT FURTHER RESOLVED, That the Planning Commission hereby recommends that Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed Walmart expansion, located south of Maple and west of Crooks (2001 W. Maple Road), in Section 32, within the M-1 zoning district, be granted, subject to the following conditions:

1. Design consideration that stormwater quality issues be considered for the existing site.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

STUDY ITEMS

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

Mr. Branigan gave a status report on the completion of the Zoning Ordinance rewrite. He indicated Article 20, Form Based Codes, would be discussed at the next meeting.

Mr. Branigan reviewed Article 10, Planned Unit Development, and addressed the following changes:
- Number of Public Hearings required.
- Process simplification.
- Authority to Zoning Administrator to waive certain information and materials.

A brief discussion followed.

Mr. Branigan reviewed Article 13, Landscaping, and addressed the following:

- Percentage of site area required to be landscaped (Section 13.07 A).
- Green incentives (vegetative roof, reduction in turf grass).
- Table 13.1 – Reference table for tree types.
- Low impact stormwater development.
- Natural landscape (Section 13.13).
- Maintenance schedule and enforcement.

A brief discussion followed.

OTHER BUSINESS

7. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENTS

There was discussion around the table on the following:

- Troy/Birmingham Intermodal Transit Facility.
  - Memorandum distributed by the City Manager, dated September 14, 2010.
  - Consideration of Preliminary Site Plan Approval by City Council at their September 20, 2010 meeting. Two recommendations going forward to City Council.
    - Recommendation by City Management to approve Preliminary Site Plan as submitted because the application meets all Zoning Ordinance requirements.
    - Recommendation by Planning Commission to approve Preliminary Site Plan with design considerations, and a design workshop held prior to final approval.
- Zoning Ordinance Rewrite.
  - Stormwater management and quality.
  - Relationship of stormwater management to Planning Department/Planning Commission.
  - Engineering design standards.
  - Green incentives.
- Michigan Association of Planning (MAP) Conference, Detroit.
  - Budget monies available.
  - Contact Planning Department for assistance.

Mr. Maxwell addressed maintenance and care of residential lawns.

The Regular Meeting of the Planning Commission adjourned at 8:57 p.m.

Respectfully submitted,

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Michael W. Hutson, Chair

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Kathy L. Czarnecki, Recording Secretary

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