The Regular Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on January 11, 2011, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

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

Absent:
Mark Maxwell
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-2011-01-001
Moved by: Schultz
Seconded by: Edmunds

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2011-01-002
Moved by: Tagle
Seconded by: Sanzica

RESOLVED, To approve the minutes of the December 14, 2010 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE REQUEST

5. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 385) – Proposed Additions to St. Joseph Chaldean Catholic Church, 2442 E. Big Beaver, South side of Big Beaver, East of John R, Section 25, Currently Zoned R-1E (One Family Residential) and RM-1 (Multiple Family Residential) Districts

Mr. Branigan presented a summary of the proposed Special Use and Preliminary Site Plan application for St. Joseph Chaldean Catholic Church. He specifically addressed the additional access drive on Big Beaver, the drive along the western portion of the property and the building improvements.

Mr. Branigan reported the proposed project could not move forward without relief from the Zoning Ordinance. Therefore, he recommended taking no action on the request to allow the petitioner to seek the appropriate variances from the Board of Zoning Appeals (BZA). Mr. Branigan further indicated a revised application addressing items noted in the review and a new application for Special Use Approval would be required should the BZA grant the variances.

Ghassan Abdelnour, project architect, of G.A.V & Associates, Inc., 31471 Northwestern Highway, Farmington Hills, and Dawad A. Defouni, project engineer, of J.A.D. Engineering Services, 4197 Court Anthony, Waterford, were present to represent the petitioner.

Mr. Abdelnour addressed the intent of the proposed plan to alleviate traffic congestion by providing better circulation and traffic flow. He also addressed the proposed building improvements.

The petitioner, Monsignor Zouhair Toma Kajbou, addressed the traffic congestion that results with church traffic, especially during holidays and special celebrations. He stated the church often uses the Troy Police Department services to assist in directing the traffic. Fr. Kajbou addressed the size and makeup of the congregation and the service schedule.

Discussion followed on:

- Traffic circulation and flow.
- Parking.
- Existing and proposed drop off areas.
- Traffic Engineer review.
- Proof of difficulty of land / hardship required for granting variances.

- Potential for deceleration lane on Big Beaver.
- Services schedule.
- Notification to public of Public Hearing.

PUBLIC HEARING OPENED

Stanley Pilchowski of 2993 Roundtree, Troy, was present. Mr. Pilchowski spoke in opposition of the proposed project. He voiced concerns relating to the traffic, the proposed driveway and drop off area on the western portion of the property, lighting, noise and the public hearing notification process.

Samuel Mitchell of 2914 Roundtree, Troy, was present. Mr. Mitchell spoke in opposition of the proposed project. He voiced concerns relating to the traffic, property values, lighting and noise.

Charles Pelzer of 2878 Roundtree, Troy, was present. Mr. Pelzer spoke in opposition of the proposed project. He voiced concerns relating to the traffic, noise and lighting. Mr. Pelzer indicated his bedroom window would face the proposed driveway on the western portion of the property and shared a photograph showing the view from his bedroom window.

Sam Daya of 2541 Marcus, Troy, was present. Mr. Daya spoke in opposition of the proposed project. He voiced concerns with traffic and the public hearing notification process.

David Livingston, City of Troy Police Lieutenant/Special Operations section, was present. Lt. Livingston addressed the traffic congestion on Big Beaver Road with respect to the church services, daily activity, holidays and special celebrations. He expressed appreciation for the efforts taken by the church to improve the flow and circulation of traffic. Lt. Livingston said the Police Department would welcome any circulation design that alleviates the congestion. Lt. Livingston briefly addressed the process to erect a traffic light.

Fr. Kajbou addressed the schedule of weekday church activities and Sunday and holiday services. He indicated the church's willingness to go to the expense necessary to alleviate existing traffic problems.

Brian King of 2884 Roundtree, Troy, was present. Mr. King spoke in opposition of the proposed project. He voiced concerns relating to the close proximity of the proposed driveway to the residential homes, lighting and property values.

PUBLIC HEARING CLOSED

Discussion continued on:

- Potential for deceleration lane.
- Special Use standards applicable to site plan.
- Photometrics plan; impact of vehicular and building lights to adjacent residential.
- Landscaping.
- City owned property to the south.

OTHER BUSINESS

6. DISTRIBUTION OF DRAFT CITY OF TROY ZONING ORDINANCE

A hard copy of the Draft Zoning Ordinance was distributed to each Board member.

Mr. Savidant briefly outlined the schedule to introduce the Draft Zoning Ordinance to other Boards and Commissions and the adoption process by the Planning Commission and the City Council.

It was the consensus of the Board to place the Draft Zoning Ordinance as an agenda item for discussion on the January 25, 2011 Special/Study meeting. Mr. Savidant asked members to submit in writing any suggestions or revisions for discussion at the meeting.

7. ELECTION OF OFFICERS FOR THE YEAR 2011

Chair Hutson asked for nominations from the floor for Chair.

Mr. Schultz nominated Michael Hutson.

Hearing no further nominations, Chair Hutson declared the nominations for the position of Chair closed.

A voice vote was taken; all ayes, no nays.

Mr. Hutson was announced as Chair.

Chair Hutson asked for nominations from the floor for Vice Chair.

Mr. Schultz nominated Mark Maxwell.
Mr. Strat nominated Donald Edmunds.
Mr. Edmunds nominated John Tagle.

Hearing no further nominations, Chair Hutson declared the nominations for the position of Vice Chair closed.

A hand vote was taken; Mr. Maxwell received five (5) hand votes.

Mr. Maxwell was announced as Vice Chair.

Messrs. Savidant and Branigan discussed the representation of a Planning Commission member on the Board of Zoning Appeals (BZA) with respect to the new Draft Zoning Ordinance.

Chair Hutson asked for nominations from the floor for a Board of Zoning Appeals (BZA) Representative.

Mr. Sanzica nominated Thomas Strat.

Hearing no further nominations, Chair Hutson declared the nominations for the position of Board of Zoning Appeals Representative closed.

A voice vote was taken; all ayes, no nays.

Mr. Strat was announced as BZA Representative.

Chair Hutson asked for nominations from the floor for a Board of Zoning Appeals (BZA) Alternate.

Mr. Ullmann nominated Donald Edmunds.
Mr. Edmunds nominated Philip Sanzica.

At the request of Mr. Edmunds, Mr. Ullmann withdrew Mr. Edmunds' name from the table.

Hearing no further nominations, Chair Hutson declared the nominations for the position of Board of Zoning Appeals Alternate closed.

A voice vote was taken; all ayes, no nays.

Mr. Sanzica was announced as Alternate BZA Representative.

8. PUBLIC COMMENTS – Items on Current Agenda

Greg Geisler of 50 Aspinwall, Troy, was present to address the Draft Zoning Ordinance.

Chair Hutson briefly reviewed the adoption process.

Mr. Savidant announced a hard copy of the Draft Zoning Ordinance would be available at the Planning Department counter as well as posted on the City's website. He encouraged the public to forward any suggestions or concerns to the Planning Department in writing.

9. PLANNING COMMISSION COMMENTS

A Happy New Year was wished around the table.

Agenda item 5, Special Use Approval and Preliminary Site Plan Review for St. Joseph Chaldean Catholic Church, was discussed briefly:

- Staff to meet with petitioner to work on design that might alleviate traffic congestion.
- Public Hearing notification.

The Regular Meeting of the Planning Commission adjourned at 9:14 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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