

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on February 8, 2011, 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 (arrived 7:38 pm)
 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-2011-02-005

Moved by: Maxwell
 Seconded by: Edmunds

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
 Absent: Strat (arrived 7:38 pm), Vleck

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2011-02-006

Moved by: Edmunds
 Seconded by: Sanzica

RESOLVED, To approve the minutes of the January 25, 2011 Special/Study meeting as prepared.

Yes: All present (7)
 Absent: Strat (arrived 7:38 pm), Vleck

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

SITE CONDOMINIUM PRELIMINARY SITE PLAN

5. PRELIMINARY SITE CONDOMINIUM APPROVAL (EXTENSION) – Proposed Oak Forest South Site Condominium, 25 units/lots, South of Square Lake Road, East Side of Willow Grove, Section 11, Zoned R-1C (One Family Residential) District

Chair Hutson and Mr. Ullmann requested to be recused from discussion and action on the item. Chair Hutson stated he is in partnership with the petitioner on another project. Mr. Ullmann indicated he resides in the near proximity of the proposed development.

The petitioner, Dale Garrett of 5877 Livernois, Troy, requested to have the item considered after the arrival of Mr. Strat.

6. DRAFT CITY OF TROY ZONING ORDINANCE – Discussion with Representatives from Carlisle/Wortman Associates, Inc.

Mr. Branigan addressed the Draft Zoning Ordinance, revised and dated February 4, 2011. He indicated revisions made to the Draft were based on comments and corrections from the last meeting.

There was discussion on the following items:

- Article 2, Page 3 – Adult Day Care Home and Adult Day Care Centers.

[Tom Strat arrived 7:38 pm]

Resolution # PC-2011-02-007

Moved by: Schultz
Seconded by: Maxwell

RESOLVED, To table this item and revisit Agenda item # 5.

MOTION CARRIED

5. PRELIMINARY SITE CONDOMINIUM APPROVAL (EXTENSION) – Proposed Oak Forest South Site Condominium, 25 units/lots, South of Square Lake Road, East Side of Willow Grove, Section 11, Zoned R-1C (One Family Residential) District

Chair Hutson and Mr. Ullmann recused themselves and exited the meeting.

Vice Chair Maxwell chaired the meeting.

Mr. Edmunds disclosed that he resides in the residential subdivision adjoining the proposed development. He indicated he is comfortable discussing and taking action on the item if there are no objection from the Board.

The Board agreed there is no reason to recuse Mr. Edmunds.

Mr. Savidant reviewed the history of the application and renewal request. He provided a brief description of the proposed development and explanation of a site condominium development. Mr. Savidant announced that the Planning Department received correspondence in opposition of the proposed development from Ann Bonelli of 5612 Willow Grove.

Mr. Savidant said it is his intent to forward the same Resolution to City Council that it granted on January 25, 2010.

The petitioner, Mr. Garrett, addressed the Board. He indicated nothing has changed on the site plan and offered to answer any questions.

Mr. Tagle asked the petitioner to address the neighbor's concern relating to water discharge and flooding.

Mr. Garrett said the correspondence is from the neighbor who backs up to the proposed Units 20 through 25, along the northern border stormwater line. He said all the water from the proposed development would be captured for storage in the pond next to the drain. Mr. Garrett said he would work with the City Engineering Department during the construction phase to assure all water is discharged appropriately with no runoff to adjacent residential. He indicated construction plans would be the next phase for final approval.

Mr. Motzny confirmed that it would be appropriate for the Commission to incorporate in the Planning Commission Resolution the conditions stipulated in the City Council Resolution approved on January 25, 2010.

Vice Chair Maxwell opened the floor to the public.

There was no one present to speak.

Vice Chair Maxwell closed the floor.

Resolution # PC-2011-02-008

Moved by: Schultz

Seconded by: Sanzica

RESOLVED, That the Planning Commission recommends to City Council that the Preliminary Site Plan (Section 34.30.00 Unplatted One-Family Residential Development), as requested for Oak Forest South Site Condominium, including 25 units, located south of Square Lake Road on the east side of Willow Grove, Section 11, within the R-1C (One Family Residential) zoning district, be granted in accordance with Council Resolution #2010-01-024.

Yes: All present (6)

Absent: Vleck

(Note: Chair Hutson and Mr. Ullmann recused from meeting.)

MOTION CARRIED

OTHER BUSINESS

Chair Hutson and Mr. Ullmann returned. Chair Hutson chaired the meeting.

6. DRAFT CITY OF TROY ZONING ORDINANCE – Discussion with Representatives from Carlisle/Wortman Associates, Inc.

Discussion continued on the following items:

- Article 2, page 3 – Adult Day Care Home and Adult Day Care Centers (how to permit).
- Article 2, page 4 – Alterations (definition).
- Article 2, page 4-5 – Building Height (definition and graphics).
- Article 2, page 12 – Grade (calculation).
- Article 4, page 49 – Use Table (formatted; revisions to day care facilities).

- Article 5, page 24 – Building Design and Materials (specificity of materials).
- Article 5, page 39 – Use Groups Permitted Table (added labels for easier reading).
- Article 6, page 1 – Adult Foster Care Facilities (large group homes).
- Article 6, page 24 – Paragraph C.1.e. (note from Mr. Edmunds).
- Article 7, page 2 – General Requirements (Paragraph A.3 re necessity of paragraph)
- Article 7, page 8 – Storage of Recreational Vehicles and Equipment (Paragraph A. 1, solution to 3 feet distance to any side or rear lot line).
- Article 8, page 2 – Site Plan Procedure (Pre-application meetings).
- Article 8, page 7 – Submittal Requirements (sealed drawings and lighting plan).
- Article 12, page 5 – Wind Energy Conversion Systems (Paragraph 3. b., adjacent property buildings).
- Article 13, page 4 – Screening Between Land Uses (Paragraph 2. a., calculation).
- Article 13, page 8 – Screening Requirements (construction materials).
- Article 13, page 29 – Off Street Parking Lot Design Standards and Requirements (Paragraph 2, bumper blocks).
- Article 15, page 9 – Rules and Procedures for Use Variances (Pre-hearing conference waiver).

A brief discussion followed on use and dimensional variances:

- Rescission of variances, based on false statements by applicant.
 - No provision to rescind.
 - Remedy potential through court action.
 - Stronger language in application to advise petitioner is under oath and subject to perjury.
- Permanence of variances.
- Time limit on variances.

Mr. Branigan thanked the members for their input in the Draft Zoning Ordinance. He recommended that the Commission set a public hearing at the regular March meeting.

Resolution # PC-2011-02-009

Moved by: Schultz
Seconded by: Strat

RESOLVED, To set a Public Hearing for the Draft Zoning Ordinance at the March 8, 2011 Regular meeting.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

Mr. Branigan said he would incorporate the revisions discussed this evening and prepare a Public Hearing hard copy draft.

7. PUBLIC COMMENTS – Items on Current Agenda

None.

8. PLANNING COMMISSION COMMENTS

Mr. Sanzica asked the status of the Troy/Birmingham Transit Center.

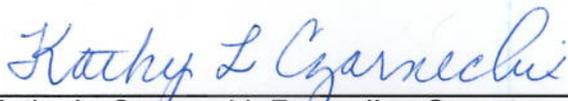
Mr. Savidant requested time to gather information and provide a report to the Board at a later date.

The Regular Meeting of the Planning Commission adjourned at 9:22 p.m.

Respectfully submitted,



Michael W. Hutson, Chair



Kathy L. Czarnecki, Recording Secretary