

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on April 26, 2011 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds  
 Michael W. Hutson  
 Tom Krent  
 Mark Maxwell  
 Philip Sanzica  
 Robert M. Schultz  
 Thomas Strat  
 John J. Tagle  
 Lon M. Ullmann

Also Present:

R. Brent Savidant, Acting Planning Director  
 Allan Motzny, Assistant City Attorney  
 Zachary Branigan, Carlisle/Wortman Associates, Inc.  
 Kathy Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2010-04-021**

Moved by: Schultz  
 Seconded by: Maxwell

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

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2011-04-022**

Moved by: Edmunds  
 Seconded by: Strat

**RESOLVED**, To approve the minutes of the April 12, 2011 Regular meeting as prepared.

Yes: Edmunds, Hutson, Krent, Maxwell, Sanzica, Schultz, Strat, Tagle  
 Abstain: Ullmann

**MOTION CARRIED**

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Strat presented a summary of the April 19, 2011 Board of Zoning Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant presented a summary of the April 27, 2011 DDA meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the newly adopted Zoning Ordinance.

Mr. Branigan reported on the windmills situated in front of City Hall.

**PRELIMINARY SITE PLAN REVIEW**

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 967) – Proposed Gaucho Brazilian Steakhouse, 3635 Rochester Road, West Side of Rochester between Troywood and Colebrook, Section 22, Currently Zoned B-3 (General Business) District and P-1 (Vehicular Parking) District

**Resolution #2011-04-023**

Moved by: Tagle  
Seconded by: Schultz

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed Gaucho Brazilian Steakhouse, located on the west side of Rochester between Troywood and Colebrook (3635 Rochester Road), in Section 22, within the B-3 zoning district, be granted, subject to the following conditions:

1. That the parking immediately to the south of the building be revisited or redesigned to consider angled parking and a sidewalk added to connect the entry point of the building to the western part of the building.
2. To grant the Planning Department discretion to eliminate one parking space, if necessary, from the site plan as originally submitted.

Yes: All present (9)

**MOTION CARRIED**

**OTHER ITEMS**

9. **PUBLIC COMMENT** – Items on Current Agenda

There was no one present who wished to speak.

10. **PLANNING COMMISSION COMMENT**

There was general Planning Commission discussion.

**ADJOURN**

The Special/Study Meeting of the Planning Commission adjourned at 8:34 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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