

Chair Faison called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 22, 2019 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Carlton M. Faison
Michael W. Hutson
Tom Krent
Sadek Rahman
John J. Tagle

Absent:

Barbara Fowler

Also Present:

R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle Wortman Associates
Julie Quinlan Dufrane, Assistant City Attorney
Hemanth Tadepalli, Student Representative
Jackie Ferencz, Planning Department Administrative Assistant
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Mr. Savidant said his office received an email from the applicant requesting to remove Agenda item #6 from tonight's agenda. Mr. Savidant said his office made an effort to contact those residents who were notified of the meeting and inform them the item was being removed from the agenda at the applicant's request.

Resolution # PC-2019-01-006

Moved by: Tagle
Support by: Hutson

RESOLVED, To remove Agenda item #6 and approve the Agenda as revised.

Yes: All present (7)
Absent: Fowler

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2019-01-007

Moved by: Apahidean

Support by: Krent

RESOLVED, To approve the minutes of the January 8, 2019 Regular meeting as submitted.

Yes: All present (7)

Absent: Fowler

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE APPROVAL

5. SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2018-0018) – Proposed 901 Tower Retail with Drive-Through, Southeast Corner of Crooks and Tower Drive (901 Tower), Section 8, Zoned OM (Office Mixed Use) District

Mr. Carlisle gave a brief review of the application that was last considered by the Board at its December 11, 2018 meeting. He addressed the significant site layout revisions the applicant made based on Planning Commission feedback. Mr. Carlisle said that if the Board is in agreement with the proposed landbanked parking, it is recommended to grant Special Use and Preliminary Site Plan approval.

Larry Goss of Core BKG Manager LLC was present.

The applicant was commended for listening to the Planning Commission comments and making improvements to the pedestrian access and parking layout.

Ms. Crusse asked the applicant why he proposed a single-story building when the zoning district would allow a multi-story building.

Mr. Goss addressed the existing office vacancy and the market study that indicated a need for restaurants and retail in the area.

Chair Faison opened the floor for public comment; acknowledging there was no one present to speak, the floor was closed.

Resolution # PC-2019-01-008

Moved by: Krent
Support by: Hutson

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Articles 8 and 9 of the Zoning Ordinance, as requested for the proposed retail center with drive-through, including the location of 27 landbanked parking spaces, located on the southeast corner of Crooks and Tower (901 Tower), Section 9, Currently Zoned OM (Office Mixed Use) District, be granted.

Yes: Apahidean, Faison, Hutson, Krent, Rahman, Tagle
No: Crusse
Absent: Fowler

MOTION CARRIED

- 6. SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2017-0003) – Proposed Bethesda Romanian Pentecostal Church Addition, North side of Long Lake, East of John R, South of Tucker (2075 E Long Lake), Section 12, Currently Zoned R-1C (One Family Residential) District

Item removed from agenda at request of applicant.

OTHER BUSINESS

- 7. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

- 8. PLANNING COMMISSION COMMENT

Ms. Crusse addressed the City’s vision along the Big Beaver corridor in terms of the Master Plan and height and density of buildings. She stated her objection to Agenda item #5 is because she feels a drive-through is not appropriate in that high-trafficked Big Beaver and Crooks area.

Mr. Hutson commended the Planning Department in taking the time to notify residents of the removal of the Bethesda Church application from tonight’s agenda.

Ms. Dufrane gave an update on the Tollbrook litigation.

The Regular meeting of the Planning Commission adjourned at 7:21 p.m.

Respectfully submitted,

Carlton Faison, Chair

Kathy L. Czarnecki, Recording Secretary

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