

Chair Edmunds called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 28, 2014 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Karen Crusse
Donald Edmunds
Steve Gottlieb
Michael W. Hutson
Tom Krent
Philip Sanzica
Thomas Strat
John J. Tagle

Absent:

Gordon Schepke

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2014-10-055

Moved by: Sanzica
Seconded by: Krent

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Schepke

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-10-056

Moved by: Krent
Seconded by: Gottlieb

RESOLVED, To approve the minutes of the October 14, 2014 Regular meeting as published.

Yes: All present (8)
Absent: Schepke

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent reported the regularly scheduled October meeting for the Zoning Board of Appeals was canceled because there were no cases to be heard.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant gave a report on the October 15, 2014 Downtown Development Authority meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on potential development applications.

POSTPONED ITEM

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 1000) – Proposed Penske Automotive Group Parking Lot Expansion, North side of Maple, West of Stephenson (1225 East Maple), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reported on the revised preliminary site plan application. He specifically addressed:

- Applicant letter outlining site operations.
- Stormwater management.
- Landscaping.
- Photometrics.

Mr. Carlisle recommended approval of the preliminary site plan application as submitted with the conditions as outlined in his report dated October 20, 2014.

Present were Jill Lajdziak, President and Chief Executive Officer, QEK; Jeff Anderson, Director Corporate Construction, Penske Automotive Group; and Jason Longhurst, Project Engineer, Nowak & Fraus.

Ms. Lajdziak addressed their interest in the site because of its expansion capabilities for their growing business and the intent to relocate their corporate office to the Maple Road site. Ms. Lajdziak thanked Board members and City administration in getting the application back on the agenda in a timely manner.

Mr. Anderson addressed the anticipated timeline for the corporate office relocation.

Board members commended the applicant for the significant site plan improvements specifically relating to innovative stormwater management.

Resolution # PC-2014-10-057

Moved by: Krent
Seconded by: Strat

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Penske Automotive Group Parking Lot Expansion, located on the north side of Maple, west of Stephenson (1225 East Maple), Section 26, within the IB (Integrated Industrial and Business) District, be granted, subject to the following:

1. All repair and maintenance activities shall be performed entirely within the enclosed building.
2. Dismantled, wrecked, or inoperable vehicles or any vehicle parts or scrap of any kind shall not be stored outdoors.

Yes: All present (8)
Absent: Schepke

MOTION CARRIED

OTHER BUSINESS

9. **POTENTIAL ZONING ORDINANCE TEXT AMENDMENT** – Mineral Extraction

There was discussion on a potential zoning ordinance text amendment relating to mineral extraction. The Board directed the Planning Consultant and City administration to prepare proposed draft language that would permit oil and mineral extraction by special use with conditions to mitigate negative impacts on surrounding uses and to protect the health, safety and welfare of the public.

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

There was no one present who wished to speak.

11. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

The Special/Study meeting of the Planning Commission adjourned at 7:50 p.m.

Respectfully submitted,



Donald Edmunds, Chair



Kathy L. Czarnecki, Recording Secretary