

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on June 12, 2007, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Michael W. Hutson
Mary Kerwin
Lawrence Littman
Robert Schultz
Thomas Strat
John J. Tagle
Kathleen Troshynski
Mark J. Vleck
Wayne Wright

Also Present:

Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Richard Carlisle, Carlisle/Wortman Associates, Inc.
Jonathan Shin, Student Representative
Kathy Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Mr. Hutson requested to advance Agenda item #10, William Beaumont Hospital Pedestrian Bridge (SP 305-G), to Agenda item #4(a).

Resolution # PC-2007-06-098

Moved by: Hutson
Seconded by: Strat

RESOLVED, To approve the agenda as revised.

Yes: All present (9)

MOTION CARRIED

3. MINUTES

Resolution # PC-2007-06-099

Moved by: Kerwin

Seconded by: Tagle

RESOLVED, To approve the May 22, 2007 Special/Study meeting minutes as presented.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

SITE PLAN REVIEW

4.(a) SITE PLAN REVIEW (SP 305-G) – Proposed Pedestrian Bridge, William Beaumont Hospital, West side of Dequindre, South of South Blvd. (44201 Dequindre), Section 1, Zoned C-F (Community Facilities) and E-P (Environmental Provisions) District

Mr. Savidant presented a summary of the Planning Department report on the proposed William Beaumont Hospital pedestrian bridge, and reported it is the recommendation of City Management to approve the site plan as submitted.

The petitioner, Craig McEwen of Harley Ellis Devereaux, 26913 Northwestern Hwy, Southfield, was present. Mr. McEwen briefly addressed the variance received from the Board of Zoning Appeals.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

Resolution # PC-2007-06-100

Moved by: Kerwin

Seconded by: Wright

RESOLVED, That the proposed William Beaumont Hospital pedestrian bridge, located on the west side of Dequindre, south of South Boulevard, located in Section 1, on approximately 67.695 acres in area, within the C-F and E-P zoning districts, be granted.

Yes: All present (9)

MOTION CARRIED

PLANNED UNIT DEVELOPMENTS

5. PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (P.U.D. #6) – Proposed Oasis at Centennial Park, South side of Long Lake, West side of John R, Section 14, Currently Zoned R-1C (One Family Residential) District

Mr. Miller indicated City Management concurs with the recommendation of Carlisle/Wortman Associates, Inc. He briefly reviewed the new approval procedure for planned unit development projects.

Richard Carlisle of Carlisle/Wortman Associates, Inc., provided an updated report on the proposed development and addressed the revisions to the plan since the members last reviewed it. Mr. Carlisle recommends approval of the Concept Development Plan.

Discussed briefly were the dumpster location in relation to the café and the need for grease containers.

Norman Hyman of 38500 Woodward Avenue, Bloomfield Hills, was present to represent the petitioner. He introduced project team members Carol Thurber of Fazal Khan & Associates, Paul Landry of Landry + Newman Architects, and Stefano Mularoni, developer. Mr. Hyman noted the location of dumpsters and grease containers would be addressed further during preliminary site plan preparation. He said they tried to balance the uses and create a site plan with the least impact on the neighbors.

Mr. Strat commended the petitioner on the proposed development. He asked for clarification of the “pool” designations on the site plan.

Ms. Thurber replied the “pool” designations refer to sedimentation forebays.

Mr. Landry presented a rendering of the proposed development and reviewed the building materials.

PUBLIC HEARING OPENED

Nancy-Street Merriweather of 1834 Wilmet Drive, Troy, was present. Ms. Merriweather spoke in opposition of the proposed development. She addressed concerns with lighting, traffic and safety of school children, and indicated she would like to see the area stay residential.

Peter Milosavlevski of 4843 John R, Troy, was present. Mr. Milosavlevski spoke in opposition of the proposed development. He explained that he and his sister were present tonight to speak on behalf of their mother who lives in the house adjacent to the proposed development. They are owners of the Beer Barrel store. Mr. Milosavlevski addressed concerns relating to noise, privacy and property values.

Saša Doll of 4843 John R, Troy, was present. Ms. Doll spoke in opposition of the proposed development. She spoke of the investment in rebuilding the home and her mother's love of the back yard, pool and garden. Ms. Doll addressed concerns with property values, noise and traffic.

Chair Schultz clarified that the development proposes to build one-story buildings only, and explained that the development cannot vary from the approved site plan.

Mr. Strat emphasized the developer is proposing to provide landscaping far above what is required.

Ms. Troshynski said the petitioner would most likely address any lighting concerns since it has been brought to their attention.

Roberta Burgin of 1872 E. Long Lake Road, Troy, was present. Ms. Burgin spoke in opposition of the proposed development. She addressed concerns with the location of the proposed restaurant in relation to their home, traffic, and existing retail vacancies and child care facilities in the neighborhood.

Mark Weir of 4867 John R, Troy, was present. Mr. Weir is the owner of one of the properties to be developed. He indicated his home and the three properties to the north are in disrepair. Mr. Weir believes the proposed development is good and would benefit the City.

Mike Burgin of 1872 E. Long Lake Road, Troy, was present. Mr. Burgin spoke in opposition of the proposed development. He spoke of the potential to rebuild the homes in the area and maintain the area as residential. Mr. Burgin addressed concerns relating to traffic and the proposed restaurant location in relation to his home.

Mr. Strat asked the orientation of the Burgin garage.

Mr. Burgin replied their garage is attached to the house and would face the project.

Scott Berry of 1881 Carr, Troy, was present. Mr. Berry spoke in opposition of the proposed development. His property is directly adjacent to the proposed development. Mr. Berry addressed concerns relating to the investment in their home, the natural park-like setting, existing retail vacancies, traffic and property values.

There were brief comments on the relationship of the property owned by Mark Weir to 4843 John R.

PUBLIC HEARING CLOSED

Mr. Hyman said they met with the neighbors and two concerns were expressed: 1) they did not want multi-story buildings; and 2) they did not want a through street to the residential. Mr. Hyman said the proposed development has one-story buildings only, and there is no street connection to any residential. He said property values would most likely increase should the development go forward. He also indicated the subject area would not be conducive to single family residential development.

Ms. Kerwin asked the petitioner to address public comments expressed tonight on the 1872 Long Lake residence in relation to the proposal, the park-like setting on Carr Drive, and the number of stories proposed for the senior housing.

Mr. Hyman said the garage of the 1872 Long Lake residence would face landbanked parking. The landbanked parking would be maintained with grass, shrubs and trees for potential parking should it be needed in the future. Mr. Hyman said they tried their best to minimize the visual impact of the proposed development to the surrounding residential by providing a water feature and landscaping that far exceeds the open space requirements of the ordinance. Mr. Hyman addressed the greenhouse elderly housing that is a one-story building, and submitted a *New York Times* article titled "Rethinking Old Age", dated May 24, 2007, that talks about the revolutionary concept.

Ms. Kerwin said it appears the residents do not have the same perception of the proposed development as the members do, and encouraged the petitioner to provide the neighbors with the same information and renderings that have been provided to the members.

Mr. Hyman said they would be happy to meet with the neighbors at any time.

Mr. Strat said the concerns expressed tonight by the neighbors are valid, and it is the responsibility of the members to protect their properties. He indicated he would scrutinize the landscape plan to assure surrounding properties are protected.

Mr. Littman questioned the continuation of the stockade fence north of Carr.

Ms. Thurber explained the fence is an existing fence and is part of the topographical survey.

Mr. Vleck addressed the impact to the neighbors should single family residential go in the area versus the proposed planned unit development project. He brought to the public's attention the developer is not developing to the maximum and the proposed 31% open space is unprecedented in the City of Troy. Mr. Vleck said the walkability resulting from the proposed development would be an asset to the

surrounding residential. Mr. Vleck said he speaks from personal experience, noting that he lives near two planned unit development projects.

Mr. Strat agreed with Mr. Vleck's comments and noted further that should the area be developed as residential, Carr Drive would open up and the residents would be dealing with drive-through traffic.

Chair Schultz said the density of development would be appreciably higher with residential and agreed the 30+% of open space would be an asset to the surrounding neighbors.

Resolution # PC-2007-06-101

Moved by: Littman

Seconded by: Vleck

WHEREAS, the Planning Commission reviewed a Concept Development Plan for a Planned Unit Development, pursuant to Article 35.50.01, as requested by Oasis at Centennial Park, LLC for the Oasis at Centennial Park Planned Unit Development (PUD 6), located on the south side of Long Lake Road and west side of John R Road, Section 14, within the R-1C zoning district, being approximately 9.34 acres in size; and

WHEREAS, the City's Planning Consultant Richard Carlisle of Carlisle/Wortman Associates, Inc. prepared a memorandum dated June 6, 2007 that recommends Concept Development Plan approval of Oasis at Centennial Park Planned Unit Development; and

WHEREAS, the proposed PUD meets the Standards for Approval set forth in Article 35.30.00; and

BE IT FINALLY RESOLVED, that the Planning Commission recommends that Concept Development Plan Approval for Oasis at Centennial Park Planned Unit Development be granted.

Yes: All present (9)

MOTION CARRIED

Chair Schultz briefly addressed the procedure for the City Council public hearing.

6. **PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (P.U.D. #8) – Proposed Big Beaver Place, North side of Big Beaver, East of John R, Section 24, Currently Zoned R-1E (One Family Residential) District**

Mr. Miller indicated City Management concurs with the recommendation of Carlisle/Wortman Associates, Inc.

Richard Carlisle of Carlisle/Wortman Associates, Inc., provided an updated report on the proposed development and indicated there are no outstanding issues. Mr. Carlisle recommends approval of the Concept Development Plan.

A discussion followed on the internal traffic circulation. Concerns with egress and a designated “No ‘U’ Turn” sign were discussed.

Norman Hyman of 38500 Woodward Avenue, Bloomfield Hills, was present to represent the petitioner. He introduced project team members Carol Thurber of Fazal Khan & Associates, Paul Landry of Landry + Newman Architects, and Stefano Mularoni, developer. Mr. Hyman said the revisions made to the internal traffic pattern were a result of a consensus of their traffic consultant and the City’s Traffic Engineer.

Ms. Thurber said three traffic pattern alternatives were discussed at an April Planning Commission study session, and the plan reflects the direction given by the members, as well as a consensus reached by the City’s Traffic Engineer and the project traffic consultant. She also addressed the deceleration lane as relates to the Oakland County Road Commission (OCRC).

Mr. Landry provided a rendering of the proposed development. He addressed the configurations of the retail building and pond and provided details on the building materials.

PUBLIC HEARING OPENED

Mike Dunaj of 2100 Orpington, Troy, was present. Mr. Dunaj spoke in opposition of the proposed development. He addressed the commercial use near residential and existing retail vacancies.

Victor DeFlorio of 3609 Cedar Brook, Rochester Hills, was present. Mr. DeFlorio developed Rhode Island Estates, a residential development located east of the subject proposal. He addressed the difference in development concepts between the proposed development and Rhode Island Estates. Mr. DeFlorio said residents are concerned with privacy, property values, traffic and density.

PUBLIC HEARING CLOSED

Ms. Troshynski commented favorably on the amount of landscape buffer proposed for the development, especially to the east to buffer the proposed parking from the back yards of those residents in Rhode Island Estates. She said getting that information out to the neighbors might result in a better understanding of the development.

Mr. Strat commended the developer on the project, but noted he is not pleased with the internal traffic circulation.

Mr. Vleck emphasized the developer's intent to provide 25% open space. He indicated the petitioner might consider additional buffering, such as a fence, in the final stage of site plan review.

Mr. Littman said initially he was not comfortable with the fit of the proposed development in the neighborhood, and has gradually grown to appreciate it. He indicated the critical point for him is the buffering between the two developments, and encouraged communication between the developer and neighbors.

Resolution # PC-2007-06-102

Moved by: Littman

Seconded by: Kerwin

WHEREAS, the Planning Commission reviewed a Concept Development Plan for a Planned Unit Development, pursuant to Article 35.50.01, as requested by Big Beaver Place, LLC for the Big Beaver Place Planned Unit Development (PUD 8), located on the north side of Big Beaver Road and east side of John R Road, Section 24, within the R-1E zoning district, being approximately 4.77 acres in size; and

WHEREAS, the City's Planning Consultant Richard Carlisle of Carlisle/Wortman Associates, Inc. prepared a memorandum dated June 6, 2007 that recommends Concept Development Plan Approval of Big Beaver Place Planned Unit Development; and

WHEREAS, the proposed PUD meets the Eligibility Requirements set forth in Article 35.30.00; and

BE IT FINALLY RESOLVED, that the Planning Commission recommends that Concept Development Plan Approval for Big Beaver Place Preliminary Planned Unit Development be granted.

Yes: All present (9)

MOTION CARRIED

Chair Schultz briefly addressed the procedure for the City Council public hearing.

Chair Schultz requested a recess at 9:17 p.m.

The meeting reconvened at 9:28 p.m.

SPECIAL USE REQUEST**7. PUBLIC HEARING – SPECIAL USE REQUEST (SU 351) – Proposed Mitchell's Ocean Club Restaurant, Southwest corner of Big Beaver and Coolidge, Section 30, Zoned O-S-C (Office-Service-Commercial) District**

Mr. Miller presented a summary of the Planning Department report on the proposed special use request and site plan. He brought to the attention of the members a slight inconsistency between the site plan and landscape plan with respect to the parking area south of the proposed restaurant was noticed by the Planning Department after the written report was prepared. Mr. Miller noted the revisions to the plan since last reviewed by the members at a previous study session. Mr. Miller said the petitioner submitted a letter of justification for the required reduction of 345 parking spaces. Mr. Miller said the site plan meets all the Zoning Ordinance requirements with the exception of the parking.

Mr. Miller stated the application meets the requirements for free-standing, full service restaurants situated on "pad-sites" or individual out-parcels per Section 26.30.05, but indicated the Planning Commission must determine whether the application meets the special use approval standards of Section 03.31.05. He reported that all special uses are required to meet two other general standards:

- 1) The land use or activity being proposed shall be of such location, size, and character as to be compatible with the orderly development or use of the adjacent land and/or districts.
- 2) The land use or activity under consideration is within the capacity limitations of the existing or proposed public services and facilities which serve its location.

The petitioner, Larry Nemer of 26877 Northwestern Hwy, Southfield, was present. Mr. Nemer gave a brief history of the property, and indicated his intent to complement the existing office complex and prominent corner with the upscale restaurant. Mr. Nemer reviewed the revisions made to the site plan since the Planning Commission last reviewed it. Developers of the Somerset Collection informed him that development on their pad-sites is prohibited to assure visibility of the department stores. Mr. Nemer said the site plan presented tonight is a compromise of their needs and the City's desires, and he hopes it is acceptable to the members.

Chair Schultz asked for clarification on what is proposed between the building and Big Beaver Road.

Mr. Nemer confirmed that a one-way circle drive and 18 feet of parking is proposed.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Mr. Hutson said he likes the plan and restaurant concept but would like to see more concentration of trees and shrubbery near the outdoor seating area to make it more park-like.

Chair Schultz said he understands the petitioner's concern for not bringing the restaurant onto Big Beaver Road. He would like to see the parking on the circle drive eliminated and replaced with landscaping, the two ends of the circle drive narrowed by 6 feet each to 18 feet from 24 feet, and the building moved another 12 feet closer to Big Beaver Road. Chair Schultz said he would support the plan if those revisions were made.

Mr. Tagle said he appreciates the efforts of the petitioner to move the building forward, but he would like to see the whole corner designed so there is more of a pedestrian draw to the restaurant site.

Ms. Kerwin addressed the Big Beaver Road Corridor Study and the vision shared by the City. She indicated she would not support the plan as presented because it does not meet that vision.

Mr. Vleck said he would not support the plan as presented. He wants the development to correlate with the Big Beaver Road Corridor Study that was adopted, and indicated he would not support any plan with any kind of traffic or parking between Big Beaver and the restaurant. Mr. Vleck said he would entertain a motion to postpone so the petitioner could look at other options. He addressed the restaurant's visibility and pedestrian-friendly aspect.

Mr. Strat agreed he would not support a plan with any traffic or parking between the base of the structure and Big Beaver Road. He would prefer the building to come forward also, but noted that might not be the only solution. He would like to see the development more pedestrian-oriented. Mr. Strat noted other developers are conforming to the Big Beaver Road Corridor Study concept.

Mr. Littman said he is fine with the site plan as presented. He complimented the petitioner on the compromises and site plan revisions made since last reviewed. Mr. Littman compared the parking and traffic between the building and roads with the previously discussed PUD project. He personally would like the development to go forward as presented, and not risk losing the restaurant completely.

Mr. Wright agreed with the comments of Mr. Littman. He said the parking on the corners to the southeast and northeast are going to stay. He said eliminating the turnaround driveway for valet parking would not make much of a difference.

Chair Schultz stated the proposed restaurant location is within the downtown zone of the Big Beaver Corridor Study where there is to be a sense of place, walkability and pedestrian-friendly.

Mark Knauer, architect from Cameron Mitchell Restaurants, 720 N. Waukegan Road, Deerfield, Illinois, was present. Mr. Knauer said they are willing to work within the guidelines of the Big Beaver Road Corridor Study. He said they want to design and build a very successful restaurant, and it is their intent to work this out with the City. Mr. Knauer familiarized himself with developments along Big Beaver Road, and realizes Mitchell's would be the only restaurant on Big Beaver Road that would not have parking or a drive in front of the building. He addressed the need to have the front door and valet drop-off at the Big Beaver and Coolidge intersection. He also indicated their intent to embellish the site with landscaping, especially near the outdoor seating.

Mr. Nemer addressed the site plan presented in relation to the Zoning Ordinance requirements and Future Land Use Plan. He said members are saying they won't approve the plan with a driveway in front of the building when nothing in the Zoning Ordinance prohibits the driveway, and the plan presented could not be more consistent with the Future Land Use Plan.

Keith Rogers, consultant for Restaurant Development Advisors, 6162 Birchcrest Lane, Commerce, was present. Mr. Rogers addressed the restaurant operation with respect to the front entrance and valet drop-off. He said watching people coming and going is the type of activity that will make a restaurant successful, and indicated activity would not be visible from Big Beaver Road if the restaurant access is to the side of the development. Mr. Rogers said they do not want to compromise the success of the restaurant, nor the standards set by the City. Mr. Rogers said he understands the concept of mixing urban and suburban environments.

Discussion continued on:

- Restaurant orientation
- Restaurant entrance / valet drop-off
- Walkability / pedestrian-friendly environment
- Landscaping
- Special Use Request in relation to parking variance and discretion of Planning Commission
- Postponement of the item

Mr. Nemer indicated his willingness to work with the City and addressed the standards and discretion of the Planning Commission in granting approval of a Special Use Request. Mr. Nemer also addressed the existing parking in relation to the restaurant hours.

Chair Schultz said he wants to see the restaurant developed at this site, and he wants the development to be the best for the petitioner, Cameron Mitchell Restaurants and the City of Troy residents. He indicated the Commission has ultimate discretion on the parking waiver and the Special Use Request cannot be granted without the parking waiver.

Mr. Vleck said one discretionary option is the fact that the plan presented is not compatible with the vision of future development of the neighboring property.

Resolution # PC-2007-06-103

Moved by: Vleck

Seconded by: Tagle

RESOLVED, That we postpone the Special Use Approval for the Mitchell's Ocean Club restaurant to such a time that the petitioner has the opportunity to submit revised plans.

Yes: All present (9)

MOTION CARRIED

Chair Schultz advised the petitioner to submit revised plans in a timely fashion so they can be distributed with the Planning Commission meeting packets.

ZONING ORDINANCE TEXT AMENDMENT

8. **ZONING ORDINANCE TEXT AMENDMENT (ZOTA 231)** – Article 28.30.11 – Restaurants in the M-1 Light Industrial Zoning District

Mr. Miller reviewed the proposed zoning ordinance text amendment relating to restaurants in the M-1 Light Industrial District.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2007-06-104

Moved by: Kerwin

Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends to the City Council that Articles XXVIII M-1 LIGHT INDUSTRIAL DISTRICT, pertaining to permitting restaurants subject to Special Use Approval in the M-1 District, be amended as printed on the proposed Zoning Ordinance Text Amendment, Planning Commission Draft.

Yes: All present (8)
Absent: Littman (not present for the vote)

MOTION CARRIED

SITE PLAN REVIEWS

9. SITE PLAN REVIEW (SP 939) – Proposed Binson's Medical Equipment Store, Northwest corner of Rochester Road and Marengo, Section 3, Zoned B-1 (Local Business) District

Mr. Savidant presented a summary of the Planning Department report on the proposed site plan, and reported it is the recommendation of City Management to approve the site plan as submitted. He noted the petitioner provided a letter with respect to the parking justification.

There was discussion on whether an additional egress would be required in the basement.

David Plunkett of Williams, Williams, Rattner & Plunkett, P.C., 380 N. Old Woodward Avenue, Birmingham, was present to represent the petitioner. He introduced Jim Lawrence of Contracting Resources, James Gerback of Binson's, and Shiloh Winiarski of Alpine Engineering. Mr. Plunkett said they would abide by all building codes.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

Mr. Littman commented on an additional egress in the basement.

Chair Schultz asked the petitioner to consider planting trees in the grass area behind the building and addressed the maintenance of the area.

Mr. Plunkett said they would consider those comments.

Resolution # PC-2007-06-105

Moved by: Littman
Seconded by: Wright

RESOLVED, That the Planning Commission hereby approves a reduction in the total number of required parking spaces to 34 when a total of 58 spaces are required on the site based on the off-street parking space requirements for retail

uses, as per Article XL. This 24 space reduction meets the standards of Article 40.20.12 given the parking demands for the retail uses.

RESOLVED, That the proposed Binson's Medical Equipment Store, located on the northwest corner of Rochester and Marengo, located in Section 3, on approximately 0.88 acres in area, within the B-1 zoning district, be granted, subject to:

1. Additional checking by the Building or Engineering Departments to insure that no barrier free access or second egress is required for the basement area; and
2. Upon landscape plan approval, consideration is given to protect all the grass in the back against drought.

Yes: All present (9)

MOTION CARRIED

10. SITE PLAN REVIEW (SP 305-G) – Proposed Pedestrian Bridge, William Beaumont Hospital, West side of Dequindre, South of South Blvd. (44201 Dequindre), Section 1, Zoned C-F (Community Facilities) and E-P (Environmental Provisions) District

[Refer to Agenda item #4.(a).]

11. SITE PLAN REVIEW (SP 940) – Proposed FedEx Truck Terminal Expansion, North side of Park Drive, East of Livernois (205 Park Drive), Section 34, Zoned M-1 (Light Industrial) District

Mr. Savidant presented a summary of the Planning Department report on the proposed site plan, and reported it is the recommendation of City Management to approve the site plan as submitted.

The petitioner was present.

Resolution # PC-2007-06-106

Moved by: Littman

Seconded by: Kerwin

RESOLVED, That the proposed FedEx Truck Terminal Expansion, located on the north side of Park Drive, east of Livernois, located in Section 34, on approximately 9.84 acres in area, within the M-1 zoning district, be granted.

Yes: All present (8)
Absent: Wright (absent for the vote)

MOTION CARRIED

OTHER ITEMS**12. CITY OF BIRMINGHAM MASTER PLAN AMENDMENT – Triangle District Urban Design Plan**

Mr. Savidant provided a brief review of the Master Plan draft amendment for the City of Birmingham.

Resolution # PC-2007-06-107

Moved by: Tagle

Seconded by: Strat

WHEREAS, the City of Birmingham has prepared the City of Birmingham Master Plan Draft Amendment - Triangle District Urban Design Plan; and,

WHEREAS, the City of Birmingham Master Plan Draft Amendment - Triangle District Urban Design Plan will have no impact on the City of Troy; and,

WHEREAS, the City of Birmingham has provided a copy of the City of Birmingham Master Plan Draft Amendment - Triangle District Urban Design Plan to the City of Troy Planning Commission for their review and comment, as required by Public Act 285 of 1931, known as the Municipal Planning Act; and,

WHEREAS, the City of Troy Planning Commission has determined that the Draft Plan is not inconsistent with the Future Land Use Plan of the City of Troy.

NOW THEREFORE BE IT RESOLVED, the City of Troy Planning Commission hereby supports the proposed amendment to the City of Birmingham Master Plan.

Yes: All present (8)

Absent: Wright (absent for the vote)

MOTION CARRIED**13. PUBLIC COMMENTS – Items on Current Agenda**

There was no one present who wished to speak.

14. PLANNING COMMISSION COMMENTS

Ms. Lancaster reported on her research relating to site plan approval for school districts.

Mr. Miller commended the members on their leadership role and actions taken at tonight's meeting.

Mr. Strat addressed the site plan approval process and asked the Planning Department to provide members with a punchlist of site plan submission requirements.

Mr. Miller replied they would follow through with the request.

Ms. Troshynski thanked Mr. Strat for his request of a punchlist. She noted it would be most helpful to some of the newer members. Ms. Troshynski addressed how the punchlist and materials submitted to the Planning Commission might be beneficial to the residents in the proximity of proposed new development.

Ms. Kerwin addressed the technological aspect of presenting materials and renderings to the residents during the meeting. She asked that Mr. Miller's remarks on Agenda item #7 relating to two additional general standards that must be met for special use approval are reflected in the minutes. Ms. Kerwin addressed the Comprehensive Master Plan with respect to landscape requirements.

Mr. Littman addressed the standardization of procedures. He asked fellow members to submit their reports on the national conference for the learning experience of those who were not in attendance. Mr. Littman said the wisdom of the new Planned Unit Development ordinance was well demonstrated tonight.

Chair Schultz thanked members for a good meeting. He addressed the article and drawings received from Paul Lin relating to the proposed Pavilions of Troy. Chair Schultz reminded everyone of the Smart Growth Readiness Assessment Tool (SGRAT) meeting on June 21, and said unfortunately he would not be in attendance.

The Regular Meeting of the Planning Commission was adjourned at 11:02 p.m.

Respectfully submitted,

Robert Schultz, Chair

Kathy L. Czarnecki, Recording Secretary