

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 12, 2016 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Donald Edmunds
Carlton M. Faison
Michael W. Hutson
Tom Krent
Philip Sanzica
John J. Tagle

Absent:

Padma Kuppa

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-2016-01-001

Moved by: Krent
Seconded by: Sanzica

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Kuppa

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2016-01-002

Moved by: Apahidean
Seconded by: Tagle

RESOLVED, To approve the minutes of the December 22, 2015 Regular meeting as published.

Yes: All present (8)
Absent: Kuppa

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 1010) – Proposed Bradley Square Condominiums, East side of Rochester between Bradley and Shallowdale, Section 14, Currently Zoned RT (One-Family Attached Residential) and R-1C (One Family Residential) Districts

Mr. Carlisle reviewed items discussed at the December 8, 2015 meeting relating to the width of parking spaces adjacent to the stormwater detention, screening along Rochester, stormwater management and proposed elevations. Mr. Carlisle noted the applicant met with and is addressing concerns expressed by an adjacent neighbor to the east by providing additional evergreen trees along the shared eastern property line. In summary, Mr. Carlisle said the site plan meets all requirements of the Zoning Ordinance. He recommended a dialogue between Board members and the applicant on the revised elevations.

Tim Loughrin and Jim Clark of Robertson Brothers, 6905 Telegraph, Bloomfield Hills, were present. They addressed in detail:

- Landscape plan; along Rochester and the eastern property line.
- Elevations – handouts distributed and material samples/colors displayed.
 - Patios, balconies, rooflines.
 - Windows, shutters, vertical boards.
 - Urban look/style.
 - Condominium association bylaws; management.
- Stormwater management from architectural and engineering standpoints.

There was discussion on:

- Height of evergreen trees.
- Architectural design of rear elevation of building located on the north end of development (units 1-4) because of its visibility from Rochester.

Resolution # PC-2016-01-003

Moved by: Sanzica

Seconded by: Krent

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Bradley Square Condominiums, including thirty-one (31) units, located on the east side of Rochester between Bradley and Shallowdale, Section 14, within the RT (One-Family Attached Residential) and R-1C (One Family Residential) Districts, be granted, subject to the following conditions:

1. Pines being revised to 8 foot minimum height.
2. Developer working with the staff regarding the gable roof and shake shingles on the proposed building on the north (Units 1 through 4) and shake shingles be included where there are no shutters proposed.

Yes: All present (8)

Absent: Kuppa

MOTION CARRIED

PLANNED UNIT DEVELOPMENT

6. PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014-A) – Proposed Revised Elevations Stonecrest Assisted Living Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned PUD 14

Mr. Savidant addressed the flexibility within the Stonecrest Assisted Living PUD Development Agreement that allows the Planning Commission to review and approve any significant changes to the building elevation of the development that was granted preliminary approval by City Council in November 2015.

Mark Pomerence, NorthPoint Development, 5015 NW Canal Street, Riverside, Missouri, presented a revised elevation to incorporate what is now considered their “signature” style to which gives the facility a more residential feel. He addressed construction materials and colors and architectural features such as rooflines, windows, shaker siding, chimneys, etc.

Mr. Pomerence addressed their timelines for occupancy and grand opening.

Board members expressed favorable comments.

Resolution # PC-2016-01-004

Moved by: Crusse

Seconded by: Tagle

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed revised building elevations for Stonecrest Assisted Living facility, located on the east side of Livernois between Big Beaver and Wattles, Section 22, within PUD 14 zoning district, be granted.

Yes: All present (8)

Absent: Kuppa

MOTION CARRIED

OTHER BUSINESS**7. ELECTION OF OFFICERS**

Chair Edmunds opened the floor for nominations of Chair, Vice Chair and Zoning Board of Appeals Representative.

Mr. Tagle nominated and recommends to City Council that Philip Sanzica continue his capacity as Zoning Board of Appeals Representative. Ms. Crusse supported the nomination. There were no further nominations placed on the floor.

Roll Call vote on the nomination on the floor.

Yes: All present (8)
Absent: Kuppa

MOTION CARRIED

Chair Edmunds respectfully asked the Board's support to continue his capacity as Chair. He further asked for the Board's consideration to nominate Tom Krent as Vice Chair.

Mr. Sanzica nominated and recommends to City Council that Donald Edmunds continue his capacity as Chair and Tom Krent as Vice Chair. Ms. Crusse supported the nomination. There were no further nominations placed on the floor.

Roll Call vote on the nominations on the floor.

Yes: All present (8)
Absent: Kuppa

MOTION CARRIED**8. PUBLIC COMMENT – Items on Current Agenda**

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

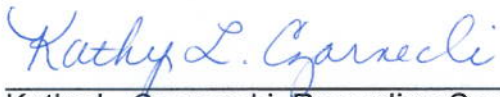
Mr. Savidant identified two Public Hearing items scheduled on the February 8, 2016 City Council meeting agenda.

The Regular meeting of the Planning Commission adjourned at 8:10 p.m.

Respectfully submitted,



Donald Edmunds, Chair



Kathy L. Czarnecki, Recording Secretary

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