

Vice Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on November 26, 2019 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Michael W. Hutson
Tom Krent
David Lambert
Sadek Rahman
John J. Tagle

Absent:

Karen Crusse
Carlton M. Faison
Barbara Fowler

Also Present:

R. Brent Savidant, Community Development Director
Julie Quinlan Dufrane, Assistant City Attorney
Jackie Ferencz, Planning Department Administrative Assistant
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2019-11-079

Moved by: Tagle
Support by: Apahidean

RESOLVED, To approve the Agenda as prepared.

Yes: All present (6)
Absent: Crusse, Faison, Fowler

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2019-11-080

Moved by: Lambert
Support by: Hutson

RESOLVED, To approve the minutes of the November 12, 2019 Regular meeting as submitted.

Yes: All present (6)
Absent: Crusse, Faison, Fowler

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEWS

5. PUBLIC HEARING - SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2019-0033) – Proposed Bethesda Romanian Pentecostal Church Addition, North of Long Lake, East of John R, South of Tucker (2075 E Long Lake), Section 12, Currently Zoned R-1C (One Family Residential) District

Mr. Savidant asked Commissioner Apahidean to discuss his relationship with the church, noting he recused himself in previous meetings that the Board considered an application from the church.

Mr. Apahidean said he lives 800 feet from the church. He said he has no pecuniary interest in the application and feels he could render a decision on facts and findings presented. He asked the Board's preference if he should recuse himself from discussion and action on the item.

Vice Chair Krent went around the table asking each member his preference. It was the consensus of the Board that Mr. Apahidean could remain.

Mr. Savidant announced a Special Use Approval requires five (5) affirmative votes and the applicant could request a postponement until a full Board is present.

Jamal Hamood, attorney representing the church, asked to postpone the item until a full board is present.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2019-11-081

Moved by: Rahman

Support by: Tagle

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Bethesda Romanian Pentecostal Church Addition, North side of Long Lake Road, East of John R, South of Tucker (2075 E. Long Lake), Section 12, Currently Zoned R-1C (One Family Residential) District, be postponed to the December 10, 2019 Regular meeting.

Yes: All present (6)
Absent: Crusse, Faison, Fowler

MOTION CARRIED

Vice Chair Krent said the Public Hearing would continue at the December 10, 2019 Regular meeting.

6. PUBLIC HEARING - SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2019-0036) – Proposed Horizon Bank Site Improvements, West side of Crooks, South of Big Beaver (2555 Crooks), Section 29, Currently Zoned O (Office) District

Mr. Savidant reviewed the proposed Horizon Bank application. He addressed the location of the drive-through, parking, landscaping improvements, lighting and elevations. Mr. Savidant said the Special Use Standards have been met and it is recommended to grant Special Use Approval and Preliminary Site Plan Approval with one condition as identified in the Planning Consultant report dated November 5, 2019.

Present were Chris Brayak of Wightman Architects and James Jaska of Horizon Bank.

Mr. Brayak addressed site improvements, specifically landscaping and lighting.

There was discussion on:

- Building occupancy; bank and other tenants.
- Ground sign; application in process.

PUBLIC HEARING OPENED

There was no one present who wished to speak. *

PUBLIC HEARING CLOSED

Resolution # PC-2019-11-082

Moved by: Hutson
Support by: Rahman

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Horizon Bank Site Improvements, including ATM drive-through, West side of Crooks, South of Big Beaver (2555 Crooks), Section 29, Currently Zoned O (Office) District, be granted, subject to the following condition:

1. Provide lighting fixture cutsheets on plan set prior to Final Site Plan Approval.

Yes: All present (6)
Absent: Crusse, Faison, Fowler

MOTION CARRIED

OTHER BUSINESS7. **PUBLIC COMMENT** – Items on Current Agenda *

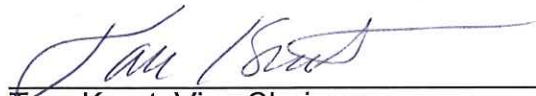
Tom Strat, 2410 Silver Pointe Drive, Waterford; addressed Agenda item #6. Mr. Strat voiced no objection to the application but noted the narrowness of the drive-through lane.

8. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 7:23 p.m.

Respectfully submitted,

 12 / 10 / 19
Tom Krent, Vice Chair


Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2019 PC Minutes\Final\2019 11 26 Regular Meeting_Final.doc