

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 28, 2021, in the Council Chamber of the Troy City Hall. Chair Krent presented opening remarks relative to the role of the Planning Commission and procedure of tonight’s meeting.

1. ROLL CALL

Present:

- Carlton M. Faison
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- Sadek Rahman
- Jerry Rauch
- John J. Tagle

Also Present:

- R. Brent Savidant, Community Development Director
- Ben Carlisle, Carlisle Wortman Associates
- Julie Quinlan Dufrane, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2021-09-068

- Moved by: Faison
- Support by: Lambert

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2021-09-069

- Moved by: Tagle
- Support by: Rahman

RESOLVED, To approve the minutes of the September 14, 2021, Regular meeting as submitted.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Perakis, Rahman, Tagle
 Abstain: Rauch

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

SPECIAL USE REQUEST

5. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2021-001) – Proposed Panera Bread Café (with Drive Through), East side of Coolidge, South of Maple (1484 Coolidge), Section 32, Currently Zoned MR (Maple Road) District

Mr. Carlisle gave a review of the proposed Special Use Request and Preliminary Site Plan application to convert a financial institution into a Panera Bread Café. He said the footprint would be the same and addressed site improvements such as removal of the existing canopy, additional stacking spaces to the drive-through, additional landscaping, outdoor seating area, additional internal sidewalks and striping, parking refiguration, façade improvements and new dumpster enclosure.

Mr. Carlisle referenced Zoning Ordinance Section 14.04.A as relates to a non-conforming structure. He reported the applicant is not increasing the building non-conformity and re-occupancy of the site is permitted but that the parking must be screened from Coolidge Highway.

Mr. Carlisle addressed engineering concerns noted in his report, the applicant's request to waiver the required loading space, trash enclosure screening, re-submission of a photometric plan, and transparency calculations.

Mr. Carlisle recommends approval of the Special Use and Preliminary Site Plan application with conditions as identified in his report dated September 21, 2021.

Project architect Todd Bundren of Lawrence Group was present. He said Panera is excited about the proposed move and re-use of an existing building, noting the new location offers a drive-through, outdoor patio and rapid pickup. Mr. Bundren addressed angle parking, stating that Panera believes the one-way drive would be safer.

Mr. Bundren said Panera cafes do not typically dedicate loading spaces in any of its locations. He said the larger WB 62 truck deliveries would be twice or three times a week in non-peak hours for approximately 20-30 minutes to unload; deliveries from smaller box trucks are every night after hours to deliver dough. Mr. Bundren asked the Board's consideration in waiving the required loading space and assured the Board that Panera would accommodate the conditions identified in the Planning Consultant report.

PUBLIC HEARING OPENED

There was no one present to speak.

PUBLIC HEARING CLOSED

There was discussion on:

- Moving handicapped parking to west side of building to accommodate easier access to outdoor patio seating.
- Location of loading space if waiver request not granted.
- Traffic concerns with access from Coolidge Highway.
 - Left-hand turn signal, potential traffic backup/congestion.
 - Traffic Consultant review of traffic safety.
 - Consideration of one-way entrance and exit drives.
- Angle parking; as relates to one-way / two-way traffic flow.
- Transparency requirements/calculations.
- Engineering standard to use curb stops.
- Clarification of required number of bicycle spaces.
- Screening of parking on Coolidge Highway.
- Proposed signage; off-site signage not permitted.
- Cross access easements; best management practice.

Resolution # PC-2021-09-070

Moved by: Lambert
 Support by: Faison

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Panera Bread Café (with Drive Through), East side of Coolidge, South of Maple (1484 Coolidge), Section 32, Currently Zoned MR (Maple Road) District, be granted, subject to the following conditions:

1. Screen parking from Coolidge Highway and also screen the trash enclosure.
2. Provide transparency calculations.
3. Waive the loading space requirement.
4. Resubmit the photometric plan and lighting fixture details.
5. Address the Engineering Department noted items.
6. Move the handicapped parking to the west side of the building.
7. Review of the plan by the Traffic Engineer, and recommend that the Coolidge entrances be modified to one-way; south entrance be one-way to enter and north entrance be one-way to exit.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

6. **PUBLIC COMMENTS** – For Items on the Agenda

There was no one present who wished to speak.

7. **PLANNING COMMISSION COMMENT**

Mr. Lambert encouraged members to listen to public comment at the September 27, 2021 City Council meeting.

Mr. Savidant reported on the following two items presented to City Council at their September 27, 2021 meeting.

- 1) Troy Crossing PUD Proposed Amendment (File No. PUD JPLN2021-0008); granted as initially submitted to Planning Commission.
- 2) Conditional Rezoning (File No. CR JPLN2021-001), Pine View Condominiums; applicant withdrew item.

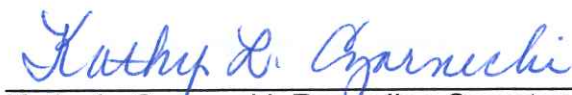
8. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 7:49 p.m.

Respectfully submitted,



Tom Krent, Chair



Kathy L. Czarnecki, Recording Secretary