



## **PLANNING COMMISSION 2015 ANNUAL REPORT**

The Michigan Planning Enabling Act requires that municipal planning commissions prepare an annual written report to the legislative body concerning operations and the status of planning activities undertaken during the calendar year. In accordance, the following information has been compiled:

### **PLANNING COMMISSION**

In 2015 the Planning Commission consisted of Donald Edmunds (Chair), Philip Sanzica (Vice Chair), Karen Crusse, Ollie Apahedian (appointed January 26, 2015), Padma Kuppa (appointed January 26, 2015), Michael Hutson, Tom Krent, John Tagle and Carlton Faison (appointed August 10, 2015, replacing Thomas Strat who resigned). The Student Representative was Frank Boudon.

Philip Sanzica was Zoning Board of Appeals (ZBA) Representative.

The Planning Commission held twenty-three (23) meetings during the year. There were three (3) joint Planning Commission/City Council meetings held on September 14, October 12 and November 23.

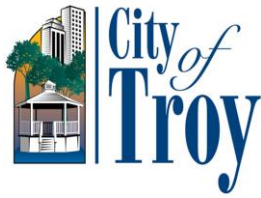
Thomas Strat and Michael Hutson served on the Sustainable Design Review Committee. Donald Edmunds replaced Thomas Strat in August.

### **Planning Commission Training**

The newest Planning Commission member Carleton Faison attended training sessions at the Michigan Association of Planning (MAP) Annual Conference.

### **MASTER PLAN UPDATE**

The process for updating the Master Plan was ongoing in 2015. The Student Forum was held on January 19, 2015. The Neighborhood Association Forum was held on February 16, 2015. The Boomers and Shakers Forum was held on August 17, 2015. The Planning Commission recommended that City Council distribute the draft Master Plan for public review on December 22, 2015.

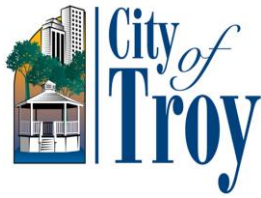


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### SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2015:

<b>Project</b>	<b>Description</b>	<b>PC Action</b>
<b>SP-1001</b>	Multi-Tenant Development, Northeast corner of Big Beaver & Talbot (335 E Big Beaver), Section 22, Zoned BB	Granted Preliminary Site Plan Approval on 1/13/15; Revised elevations approved 6/9/2015
<b>SP-1002</b>	The Mark of Troy, Southeast corner of Maple and Axtell (2785 W Maple), Section 32, Zoned IB	Granted Preliminary Site Plan Approval on 3/24/15
<b>Pinery Woods Site Condominium</b>	26 unit site condominium, North side of Wattles between Greensboro & Forsyth, Section 13, Zoned R-1C	Granted Preliminary Site Plan Approval on 4/24/15
<b>Hunters Park 2 Site Condominium</b>	25 unit site condominium, East side of John R between Tucker & Mayflower, Section 12, Zoned R-1C	Granted Preliminary Site Plan Approval on 3/24/15
<b>SP-998</b>	Murray Plaza Retail Center, West side of Rochester between Vanderpool & Trombley (3385 Rochester), Section 22, Zoned GB	Granted Preliminary Site Plan Approval on 6/23/15
<b>SP-1006</b>	Maple Veterinary Hospital Addition, South of Maple, West of Dequindre, Section 36, Zoned NN "B"	Granted Preliminary Site Plan Approval on 6/9/15
<b>SP-1007</b>	Evangel Baptist Church Auditorium, South of Maple, West of Dequindre, Section 36, Zoned RT and IB	Granted Preliminary Site Plan Approval on 7/14/15
<b>SP-853-A</b>	Sandalwood South, West side of Rochester, North of Long Lake, Section 10, Zoned R-1C (Consent Judgment)	Granted Preliminary Site Plan Approval on 5/12/15
<b>SU-414</b>	Speedway Service Station, Southeast Corner of Big Beaver & John R, Section 25, Zoned GB (Consent Judgment)	Granted Special Use and Preliminary Site Plan Approval on 7/14/15
<b>SP-1008</b>	Virginia Tile Showroom, East side of Crooks, North of Maple, Section 28, Zoned MR	Granted Preliminary Site Plan Approval on 7/28/15
<b>SP-1009</b>	Sedona Taphouse Restaurant, South side of Big Beaver, East of Livernois, Section 27, Zoned BB	Granted Preliminary Site Plan Approval on 8/11/15
<b>Casca Villa Site Condominium</b>	4 unit site condominium, North side of Andrew Drive between Crooks & Granger, Section 4, Zoned R-1B District	Granted Preliminary Site Plan Approval on 9/22/15
<b>SP-1003</b>	DTE Ariel Substation, South of Maple, East of Doyle, Section 31, Zoned IB	Granted Preliminary Site Plan Approval on 12/8/15



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<b>SP-1011</b>	SRB Medical Dental Building, East side of Crooks, South of Wattles, Section 21, Zoned NN "I"	Granted Preliminary Site Plan Approval on 11/10/15
<b>SP-1010</b>	Bradley Square Condominiums (31 units), East side of Rochester between Bradley & Shallowdale, Section 14, Zoned RT and R-1C	Postponed item to future meeting

### ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2015:

Amendment	Description	PC Action
<b>ZOTA 247</b>	Zoning Ordinance Text Amendment - Oil and Gas Extraction	Held public hearing and recommended approval on 6/23/15. Discussed at joint meeting on 9/14/15
<b>Z 746</b>	Rezoning – Troy Fire Station No. 4, North side of Maple, East of John R, Section 25, From R-1E to NN 'C'	Held public hearing and recommended approval on 6/23/15
<b>CR 013</b>	Conditional Rezoning - Amber Studios and Lofts, East side of Livernois between Vermont & Birchwood, Section 21, From O to MR	Held public hearing and recommended approval on 7/28/15
<b>ZOTA 248</b>	Zoning Ordinance Text - Woodland Protection	Held public hearing and recommended approval on 12/22/15
<b>PUD 014</b>	Stonecrest Planned Unit Development, East side of Livernois between Big Beaver & Wattles, Section 22, From R-1E to PUD 014	Held public hearing and recommended approval on 9/22/15

### OTHER ITEMS

The Planning Commission considered the following items in 2015:

Project	Description	PC Action
<b>Street Barricade</b>	Tucker Street Barricade	Discussed and made recommendation on 8/11/15
<b>SV 190</b>	Street Vacation – Alley between Vermont & Birchwood, Section 27	Held public hearing and recommended approval on 9/22/15
<b>SV 191</b>	Street Vacation – 10 Foot of Alley east of John R between Gabriel & Vermont, Section 25	Held public hearing and recommended approval on 12/22/15