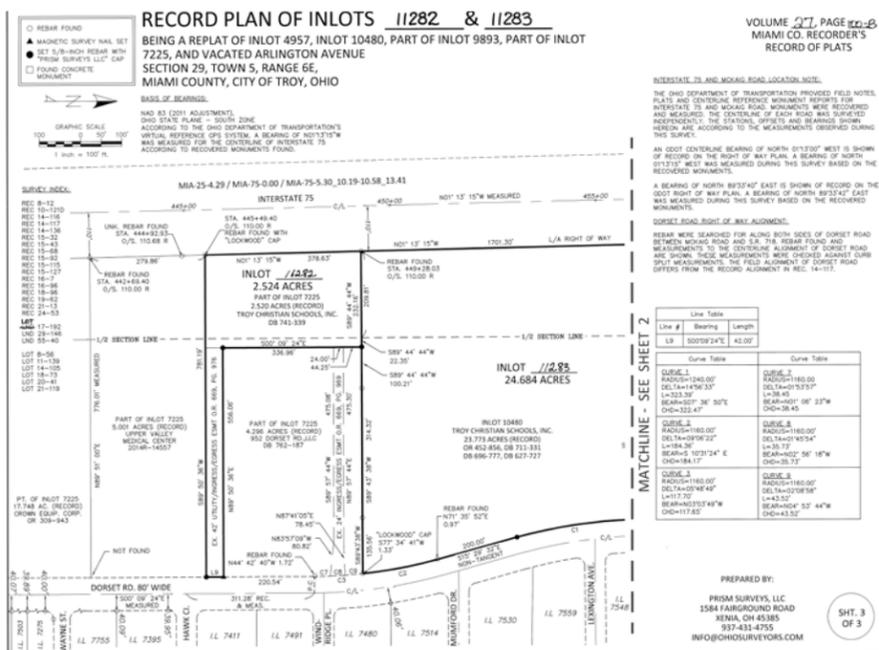
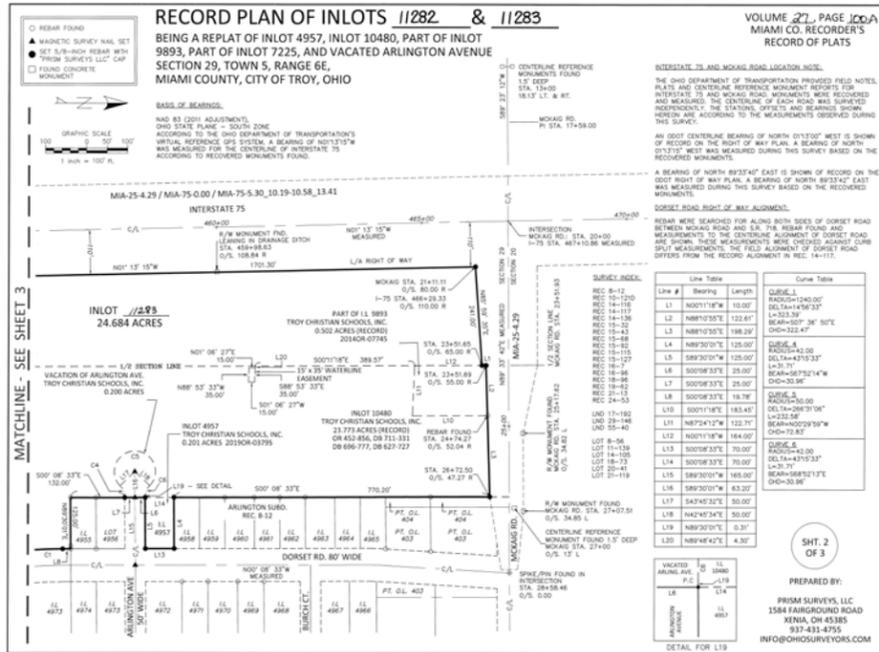


A regular meeting of the Troy Planning Commission was held remotely on Wednesday, August 26, 2020, at 3:40 p.m., with Chairman Alan Kappers presiding. Members attending – Titterington, Wolke, Oda, Westmeyer, McGarry, and Ehrlich; Staff attending: Development Director Davis and Assistant Development Director Harris.

MINUTES OF AUGUST 12 MEETING. Minute were approved upon motion of Mr. McGarry, second by Mr. Titterington.

**MAJOR CHANGE TO THE TROY CHRISTIAN SCHOOLS EDUCATION AND PERFORMING ARTS FACILITY PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) AT 700 S. DORSET ROAD TO ADD A PARCEL TO THE AREA OF THE PD-R (IL 4958, PARCEL NO. D08-048770) AND REZONE THAT PARCEL TO THE PD-R ZONING, ESTABLISH A PARKING LOT WITHIN THE PD AREA TO INCLUDE IL 4958, WITH THE LOT LOCATED OFF ARLINGTON AVENUE; AND INCREASE THE AREA OF THE PLANNED DEVELOPMENT FROM 24.684 ACRES TO 24.862 ACRES; OWNER: TROY CHRISTIAN SCHOOLS, INC.; APPLICANT: STEPHEN BUTLER (COMMUNITY CIVIL ENGINEERS, LLC).** Staff reported: applicant is requesting a major revision to the General Plan of the Planned Development approved by City Council last September by Ordinance O-31-2019. See approved Record Plan below.



The original Planned Development measured 24.684 acres bordered by the land located between I-75, McKaig Road, and Arlington Avenue and S. Dorset. Troy Christian Schools (TCS) located at 700 S. Dorset Road has recently acquired residential lot 466 S. Dorset Road consisting of 0.178 acres, and now wishes to combine this parcel zoned R-5 Single-Family with the original 24.684 acre zoned Planned Development. The proposed Planned Development parcel would total 24.862 acres.



3. The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; **The Plan is compatible with these characteristics.**
4. The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; **Public improvement and infrastructure have been studied with this proposed use for this area. The proposed parking lot will be reviewed for proper access and traffic flow as an addition to the site.**
5. The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; **The proposed development will serve both the APAC and Education facilities as off-street parking in this neighborhood.**
6. All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; **The property has access to public utilities at the site and will meet any storm water requirements.**
7. Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; **An exemption is warranted from regular zoning. The PD proposes to combine both lots and bring the additional property into compliance with the City of Troy Zoning Code.**
8. The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; **Not applicable in this request.**
9. Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; **The proposed PD will create a positive effect on the community serving both the performance arts center and school.**
10. The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. **The General Plan is capable of implementation by a Final Development Plan.**

**ZONING CODE:**

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

*(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code. The rezoning would be consistent with the following sections of the Zoning Code:*

- 1131.02 (g) "To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision."
- 1131.02 (v) "To provide for thorough, efficient and lawful Code administration."

*(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions. No changes in the area have created this rezoning request.*

*(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity. The proposed use of the property is compatible with the other uses in the immediate vicinity. Schools – public or private, are permitted within residential districts.*

*(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified. The proposed PD can and will be served by City water and sewer. All other public services can be provided with the proposed rezoning.*

*(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development. The property is not surrounded by vacant land with the current R-5 and M-2 zoning classifications.*

*(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property. Not applicable in this request.*

Staff also commented that the following minor changes are part of the application, but do not require PC recommendation or Council approval:

1. Moving a monument sign 10' to the north of the initial location,
2. Widening the drive to the south end of the development.

Mr. Kappers asked if the monument sign will be lighted and how the parking lot lighting will be handled. Staff advised that will be part of the staff review of the final plan, but that the landscaping and lighting location will be sensitive to the neighbors.

Staff did not recommend the Commission hold a public hearing, noting that City Council is required to hold a public hearing. Staff recommended that Planning Commission make a positive recommendation to City Council to approve this request for Planned Development zoning.

**RECOMMENDATION REGARDING PUBLIC HEARING.** A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, that the Planning Commission not hold a public hearing on the Major Change to the Troy Christian Schools and Performing Arts Facility Planned Development – Residential. **MOTION TO NOT HOLD A PUBLIC HEARING APPROVED BY UNANIMOUS ROLL CALL VOTE**

**RECOMMENDATION TO COUNCIL:** A motion was made by Mr. McGarry, seconded by Mr. Westmeyer, that the Troy Planning Commission recommends to Troy City Council that the proposed Major Change to the General Plan of the Troy Christian Schools and Performing Arts Facility Planned Development – Residential be approved as presented, and as recommended by City staff for the elements of

- Include Inlot 4958, Parcel No. D08-048770, 466 S. Dorset Road, in the Planned Development and rezone that lot from R-5, Single-Family Residential District, to Planned Development – Residential
- Establish a parking lot within the Planned Development, with the parking lot to include Inlot 4958. The parking lot is to be located off Arlington Avenue.
- Increase the area of the Planned Development from 24.684 acres to 24.862 acres.

**MOTION APPROVED, UNANIMOUS ROLL CALL VOTE**

There being no further business, the meeting adjourned at 3:56 p.m. upon motion of Mr. Wolke, seconded by Mr. McGarry.

Respectfully submitted,

\_\_\_\_\_ Chairman

\_\_\_\_\_ Secretary