Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 8 2013 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Philip Sanzica
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

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-2013-10-076
Moved by: Sanzica
Seconded by: Edmunds

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-10-077
Moved by: Krent
Seconded by: Kempen

RESOLVED, To approve the minutes of the September 24, 2013 Special/Study meeting as published.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

POSTPONED ITEM

5. CONDITIONAL REZONING APPLICATION (File Number CR 009) – Proposed Troy Marriott Hotels, West side of Stephenson Highway, North of 14 Mile (333 Stephenson Highway), Section 35, From O (Office) District to OM (Office Mixed Use) District

Mr. Carlisle said the application was postponed at two prior meetings to give the applicant an opportunity to address some site planning issues as well as concerns expressed by adjacent neighbors. Mr. Carlisle highlighted the revisions to the application since it was last reviewed by the Planning Commission. He recommended approval of the Site Plan and Special Use Request and further recommended that the Planning Commission recommend to City Council approval of the Conditional Rezoning. Mr. Carlisle said any Planning Commission approval of the Site Plan and Special Use Request is contingent upon the City Council granting the Conditional Rezoning. He noted if City Council grants the Conditional Rezoning, the applicant shall address the items as noted in his report, dated September 30, 2013, at Final Site Plan approval.

Present to represent the applicant were Victor Saroki of Victor Saroki and Associates and Andy Wakeland of Giffels Webster. Akram Namou of A&M Hospitality was also present.

Mr. Saroki reviewed the revisions to the site plan. He addressed the actions taken to mitigate concerns expressed by the residents. Mr. Saroki said details are being worked out with Marriott corporate office and committed to the entire first floor of the Fairfield Inn being masonry. Mr. Saroki said they understand that final approval is through City Council and the site plan is conditioned on the items as itemized by the Planning Consultant at Final Site Plan review.

PUBLIC HEARING OPENED

The following people spoke in opposition to the proposed development. Concerns expressed related to employee parking, wetlands, lighting, safety, occupancy rates and home values.

Cynthia Wilsher, 369 E Maple
Sally Wilsher, 350 Redwood
Mary Jo Austin, 242 Redwood
Nick Penchoff, 302 Redwood,
Kay Vavruski, 278 Redwood
Suzanne Ciminelli, 254 Redwood
Mike Davey, 325 Redwood

PUBLIC HEARING CLOSED

There was discussion on:

- Marriott brand hotels.
- Conditions offered by applicant to mitigate concerns of adjacent property owners.
- Photometric Plan; no spillage of lighting.
- Homes for sale in subdivision.
- Wetlands; drainage.
- City revenue.

Mr. Saroki said they would work with the resident on the north end of the proposed development (278 Redwood) to extend the 8 foot concrete privacy fence across the rear yard, should the homeowner desire that.

Resolution # PC-2013-10-078
Moved by: Schultz
Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to OM conditional rezoning request, which incorporates Preliminary Site Plan Approval and Special Use Approval, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Stephenson Highway, north of 14 Mile Road (333 Stephenson Highway), within Section 35, being approximately 4.5 acres in size, be granted, subject to the following conditions:

1. Place light pole locations on the site plan;
2. Confirm that there is no building lighting above the first floor on the rear and side elevations, and note such on the photometric plan.
3. Add screen/noise wall detail to plans.
4. Revise elevations to include Fairfield Inn first floor masonry details as part of the final site plan submittal.

Yes: All present (9)

MOTION PASSED

PRELIMINARY SITE PLAN REVIEWS

6. PRELIMINARY SITE CONDOMINIUM PLAN REVIEW – Proposed Belleclaire Estates, 15 units/lots, East of Rochester, North of Wattles, South side of Lamb, Section 14, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Condominium application. Mr. Carlisle said the site plan layout has not changed since the Board granted approval for the original 9 units. The applicant purchased additional property and he is now seeking approval for 15 units. Mr. Carlisle reported the only item to address are the number and location of trees to be planted along Belleclaire Court. Mr. Carlisle said the revised application meets Zoning Ordinance requirements, and it is recommended that the Planning Commission approve the Preliminary Site Condominium application, conditioned on items as itemized in his report dated September 26, 2103.

The petitioner Joseph Maniaci was present.

Resolution # PC-2013-10-079
Moved by: Krent
Seconded by: Schultz

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Belleclaire Estates Site Condominium, 15 units/lots, East of Rochester, North of Wattles, Section 14, currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. That the trees along Belleclaire Court meet Zoning Ordinance requirements.
2. Provide seed mix for detention facility.

Yes: All present (9)

MOTION CARRIED

7. PRELIMINARY SITE CONDOMINIUM PLAN REVIEW – Proposed Brooke View Site Condominium, 9 units/lots, North of Square Lake, West of Dequindre (6308 Evanswood), Section 1, Currently Zoned R-1D (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Condominium application. He said the plan is a conventional layout and noted there are no changes in the plan since it was previously approved, but has since expired. He addressed:

- New road design that makes 6232 Evanswood a corner lot.
- 6322 Evanswood should it be developed in the future.
- Applicant seeking sidewalk waiver for portion of required public sidewalk.

Mr. Carlisle recommended the Planning Commission approve the Preliminary Site Condominium application, as conditioned to the requirements outlined in his report dated, September 25, 2013, as part of the Final Site Plan submittal.

Project Engineer Fazal Khan was present to represent the property owner. Mr. Khan said if a sidewalk variance is granted, the corner house could be screened more. He indicated the site plan before the Board this evening shows the required 5 foot sidewalk and asked for the Board's approval.

Chair Tagle opened the floor for public comment.

There was no one present who wished to speak.

Chair Tagle closed the floor for public comment.

Resolution # PC-2013-10-080
Moved by: Schultz
Seconded by: Edmunds

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Brooke View Site Condominium, 9 units/lots, North of Square Lake, West of Dequindre (6308 Evanswood), Section 1, currently zoned R-1D (One Family Residential) District, be granted, subject to the following:

1. Correct all zoning information on site plan sheet.
2. Include tree preservation details on the Landscape Plan.
3. Engineering and Fire to approve the turnaround as part of Final Site Plan review.
4. Amend site plan to show turnaround.
5. If sidewalk waiver is granted, the applicant shall work with City Staff to identify a satisfactory landscaping treatment in the area of the waived sidewalk.

Yes: All present (9)

MOTION CARRIED

OTHER BUSINESS

8. PUBLIC COMMENTS – For Items on Current Agenda

Daniel Trotta of 1182 Lamb addressed agenda item #6, Belleclaire Estates Site Condominium. He circulated photographs/drawings to express his concerns of potential flooding with the development in relation to his property.

Chair Tagle assured Mr. Trotta that a developer must legally retain water within a development. He urged Mr. Trotta to address his concerns directly with the Engineering Department.

Mr. Savidant said the developer of Belleclaire Estates is still in the audience and heard the concerns expressed by Mr. Trotta. Mr. Savidant reiterated that a development must have no negative impact on adjacent properties.

Jeff Denard of 1256 Lamb confirmed the area has flooding/drainage issues.

9. PLANNING COMMISSION COMMENTS

There were general comments with respect to the MAP conference and Michigan Citizen Planner classes.

Mr. Savidant announced a joint meeting with City Council and the Planning Commission is scheduled on November 26, 2013. The joint meeting will begin at 6:00 p.m. and the regularly scheduled Special/Study session will follow at 7:00 p.m.

The topics for discussion with City Council are:

- City of Troy Master Plan amendments
- Infill development, including residential
- Big Beaver Road development not meeting increased density
- Sober Living Facilities
- Maximum building height in GB General Business District
- Other

The Regular meeting of the Planning Commission adjourned at 8:13 p.m.

Respectfully submitted,

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John J. Tagle, Chair

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Kathy L. Czarnecki, Recording Secretary

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