Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:03 p.m. on October 22, 2013 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

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

Absent:
Philip Sanzica

Also Present:
R. Brent Savidant, Planning Director
Susan Lancaster, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Frank Boudon, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2013-10-081
Moved by: Schultz
Seconded by: Hutson

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-10-082
Moved by: Edmunds
Seconded by: Strat

RESOLVED, To approve the minutes of the October 8, 2013 Regular meeting as published.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

Terry Adams of 5970 Sussex, Troy, addressed the Sunoco pipeline going in at the southeast corner of Square Lake and Adams as relates to the safety of residents.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent reported on the October 15, 2013 Zoning Board of Appeals (ZBA) meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported the October 16, 2013 Downtown Development Authority (DDA) meeting was canceled; the meeting is rescheduled for October 30, 2013.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported Public Hearings are scheduled at the November 11, 2013 City Council meeting for the following applications:

- CR 009 Troy Marriot Hotels
- PUD 10-A Kilmer Place

POSTPONED ITEMS

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 985) – Proposed Oakland Troy Senior Project, Southeast Corner of Square Lake and Adams, Section 20, Currently Zoned R-1A (One Family Residential) District

Mr. Savidant addressed the Sunoco pipeline improvements, to which Mr. Adams referred under Public Comments. Mr. Savidant said an application for the improvements should have been processed through the Planning Department prior to construction. Follow-up discussions with Sunoco resulted in the submission of a landscape plan, of which is the purview of the City administration. The plan proposes to seamlessly transition the landscaping with the proposed Oakland Troy Senior Project.

Mr. Savidant extended apologies to the neighbors and offered assistance going forward with questions, concerns or copies of the landscape plan, of which a copy has been provided to Mr. Adams.

Mr. Carlisle highlighted the revisions to the site plan since it was last reviewed by the Planning Commission. He corrected errors in his written report, stating the applicant is compliant with both the required number of parking spaces and bicycle parking. Mr. Carlisle addressed building access in relation to the parking lot, screening along the east property line and the recommendations of the Traffic Consultant's review.

Mr. Carlisle addressed a written communication received from John Mills of 5755 Sussex with respect to the definition of 'senior assisted living' in the Zoning Ordinance. Mr. Carlisle stated the definition is listed in Article 2, under "Senior Housing". He confirmed the use of a senior assisted living facility is permissible in residential districts.

There was discussion on:

- Screening residential.
  - vehicular lights
  - additional vegetation
  - 3 foot height restriction in front yard
    - seek variance
    - 3 feet screening on top of berm
- Dumpster location.
- Parking, staff and visitors.

Lorenzo Cavaliere was present to represent the applicant. He addressed the building orientation and building access as relates to pedestrian circulation, as well as visitor patterns, code access and security cameras. Mr. Cavaliere said entry points must be controlled for security and safety purposes. The north entrance would be the main entrance for visitors; the east and west entrances for deliveries and staff. Mr. Cavaliere said the layout of the building is practical and internally works for the facility. He also addressed the screening/vegetation proposed on the east property line.

Chair Tagle opened the floor for public comment.

The following persons spoke in opposition.

Kathy Mills of 5755 Sussex; addressed letter submitted by John Mills.
Terry Adams of 5970 Sussex; addressed screening.
Bob Tourtillott of 5900 Adams; addressed noise (emergency vehicles), dumpster.
Jennifer Myers of 2770 Lenox; addressed landscaping, parking.
Roger Howard of 5726 Sussex; addressed level of care, licensing, unit size, location.
Marge Qualmann of 2914 Lenox; addressed building size, parking.
Ron Paulinski of 5712 Sussex; addressed development in general.
Lois Kruse of 2850 Lenox; addressed parking, dumpster.
Salvatore Delisi of 5856 Adams; addressed stormwater management, building size.
Robert Gosselin of 5773 Sussex; addressed residential zoning district, original subdivision plat.
Marian Beer of 5920 Adams; addressed easy accessibility to home's private driveway.
Susan Haven of 5940 Sussex; addressed Sunoco tanker, pipeline improvements.
Denise Smith of 2847 Arlund Way; addressed consideration of residents' concerns.
Lenore Paxton of 5900 Sussex; addressed respect for residential community.
Chuck Ohman of 2800 Lenox; addressed trash, traffic, location.

Chair Tagle closed the floor for public comment.

There was further discussion on:

- Screening of headlights.
- Subdivision deed restrictions; due diligence responsibility of homeowners.
- Potential 'other' uses for parcel.
- Building orientation / parking around building.
- Application meets all Zoning Ordinance requirements; minor deficiencies relate to screening along Sussex and site circulation.

Ms. Lancaster informed the Board that the City would be open to a lawsuit should the Board deny the application because the use is permitted by right and all Zoning Ordinance requirements are met.

Mr. Cavaliere stated deliveries would occur between the hours of 9 a.m. and 5 p.m. and offered to work with the Planning Department with respect to screening residential properties along Sussex and Arlund Way.

Resolution # PC-2013-10-083
Moved by: Krent
Seconded by: Schepke

RESOLVED, To postpone the application to the November 26, 2013 Special/Study meeting so the applicant can come back with a site plan that delineates the proposed screening along Sussex Drive and Arlund Way, and further to research the building orientation as relates to parking and pedestrian circulation.

Yes: Edmunds, Kempen, Krent, Schepke, Schultz, Strat, Tagle
No: Hutson
Absent: Sanzica

MOTION CARRIED

Mr. Hutson said the applicant meets all Zoning Ordinance requirements and is entitled to get approval at this meeting.

Chair Tagle requested a recess at 8:15 p.m.; the meeting reconvened at 8:23 p.m.

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9. SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 409) – Proposed Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District

Mr. Carlisle said the applicant held a neighborhood meeting on October 5 and outlined the plan that was agreed upon at that meeting. He noted all of the fencing is on the property line. Mr. Carlisle said there were no other changes from the earlier submittal. The 25-foot tree collar and mature trees would remain and the underbrush would be cleared. Mr.

Carlisle recommended Special Use approval and Preliminary Site Plan approval with the condition that the hours of field use are limited to no later than 9:00 p.m.

The petitioner, Joseph Casiglia, and Nathan Robinson, the project engineer, were present.

Mr. Casiglia addressed the meeting in which nine households were represented and the unanimous decision reached as relates to screening. He said field play would be organized to keep the youngest children at the northwest end of the property, where there is continuous fencing.

Chair Tagle opened the floor for public comment.

Colleen Geyer of 2816 Majestic Court was present to represent the neighborhood and expressed full support of the plan that is in front of Board this evening.

Chair Tagle closed the floor for public comment.

Resolution # PC-2013-10-084
Moved by: Edmunds
Seconded by: Krent

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the improvements proposed for Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District be granted, subject to the following conditions:

1. Hours of field use are limited to no later than 9:00 p.m.
2. Fencing shown on Sheet 1 is binding; Landscape Plan shall be revised to be made consistent with fencing shown on Sheet 1 prior to Final Site Plan Approval.

Yes: Edmunds, Hutson, Kempen, Krent, Schepke, Strat, Tagle
No: Schultz
Absent: Sanzica

MOTION CARRIED

Mr. Schultz said the fence should be consistent for all adjacent property owners and that select property homeowners extorted property from the church.

OTHER BUSINESS

10. POTENTIAL DEVELOPMENT PROJECT – Hi-Lex Property (1055 W. Square Lake Road), Southwest corner of Square Lake Road and Crooks Road, Section 8, Currently Zoned RC (Research Center) District

Mr. Savidant introduced the potential development project and outlined options for utilizing the building for indoor commercial recreation.

Present were:
Ron Reynolds, Vercruysse Murray & Calzone PC
Mike Topolewski, Hi-Lex Controls
Joe Banja, Real Estate Broker

Mr. Reynolds briefly addressed the proposed use of the building, noting the building has been vacant for the past six years. He said the use as a gymnastics facility on the first floor and office on the second floor would be complementary as relates to parking.

There was discussion on:

- Spot zoning.
- Isolation of subject property.
- Parking.
- Conditional rezoning, limited uses, go with the land in the future.

Chair Tagle opened the floor for public comment.

Fred Laws of 581 Colebrook stated his company has a serious interest in the subject property to bring in and start up an automotive prototype/engineering firm.

Mr. Reynolds agreed they were approached by the company a few weeks earlier. To date, no offer has been made and other potential sites are still in the running. Mr. Reynolds said going forward with a conditional rezoning would not stop an offer to purchase.

Chair Tagle closed the floor for public comment.

11. JOINT PLANNING COMMISSION / CITY COUNCIL MEETING – November 26, 2013

Mr. Carlisle asked the Board if they would like to focus on a particular topic, and/or if they wish to add any specific topics to the agenda.

The consensus was to:

- Add “Signs” as a topic.
- Ask City administration of its meeting ‘intent’ and ‘direction’.
- Consider meeting facilitator.

12. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

13. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Special/Study meeting of the Planning Commission adjourned at 9:08 p.m.

Respectfully submitted,

John J. Tagle, Chair

Kathy L. Czarnecki, Recording Secretary

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