

Chair Edmunds called the Special/Study meeting of the Troy City Planning Commission to order at 7:04 p.m. on March 25, 2014 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Steve Gottlieb
Michael W. Hutson
Tom Krent
Philip Sanzica
Robert Schultz
Thomas Strat
John J. Tagle

Absent:

Gordon Schepke

Also Present:

R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Frank Boudon, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2014-03-016

Moved by: Schultz

Seconded by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-03-017

Moved by: Gottlieb

Seconded by: Hutson

RESOLVED, To approve the minutes of the March 11, 2014 Regular meeting as published.

Yes: All present (8)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent gave a report on the February 18, 2014 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant said a joint meeting of the Downtown Development Authority and City Council is scheduled on April 2, 2014 at 6:00 p.m.

7. PLANNING AND ZONING REPORT

Mr. Savidant informed the Board of recent planning activity.

PRELIMINARY SITE PLAN REVIEW

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 080-D) – Proposed Walsh College Renovations and Addition, East side of Livernois, South of Wattles (3838 Livernois), Section 22, Currently Zoned CF (Community Facilities) District

Mr. Savidant reviewed the Preliminary Site Plan application for Walsh College. He reported the variances sought by the applicant were granted by the Zoning Board of Appeals with conditions to which the applicant has met. Mr. Savidant addressed the applicant’s request for a parking deviation from the required number of parking spaces and said the existing 985 parking spaces are sufficient for the new project. Mr. Savidant recommended approval of the proposed Preliminary Site Plan because it is consistent with the requirements of the Zoning Ordinance and is a major improvement to the existing facility on the Walsh College Campus.

Stephanie Bergeron, President and Chief Executive Officer of Walsh College, was present.

Chair Edmunds opened the floor for public comment. There was no one present; the floor was closed for public comment.

Resolution # PC-2014-03-018

Moved by: Schultz

Seconded by: Strat

RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the proposed Walsh College Renovations and Addition to 985 when a total of 1,048 spaces are required on the site based on the off-street parking space requirements for post-secondary schools and auditoriums. This 63-space reduction meets the standards of Section 13.06; and,

BE IT FINALLY RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Walsh College Renovations and Addition, located on the east side of Livernois, south of Wattles (3838 Livernois), Section 22, within the CF (Community Facilities) District, be granted.

Yes: All present (8)

MOTION CARRIED

CONDITIONAL REZONING REQUEST

9. PUBLIC HEARING – CONDITIONAL REZONING APPLICATION (File Number CR 011)
 – Proposed Amber Town Center Townhomes and Lofts, West side of Livernois, North of Town Center (3409 Livernois), Section 21, From O (Office) District to BB (Big Beaver) District

Mr. Savidant reviewed the proposed Conditional Rezoning application for Amber Town Center Townhomes and Lofts and gave a history of the proposed development as relates to the previous traditional rezoning submission. He addressed the follow changes proposed in the Conditional Rezoning application:

- Building height reduced by one story; 4 story, 51 feet high.
- Number of units reduced.
- Additional green space.
- Reduction in parking spaces.
- Greater percentage of brick on elevations.
- Open space exceeds requirement.

Mr. Savidant said the Preliminary Site Plan submitted represents the conditions as proposed and if the Conditional Rezoning application is ultimately approved by City Council, the conditions would be final. He said any significant modifications in the future would have to come back before the Planning Commission for review and approval. Mr. Savidant said the proposed conditions volunteered by the applicant would control future development of the property.

Mr. Savidant said it is recommended to approve the proposed Conditional Rezoning application for the reasons as provided by the Planning Consultant in his report dated March 13, 2014.

There was discussion on:

- Proposed open space; surpasses minimum requirement of 15%.
- Density compared to existing apartment buildings in City.
- Traffic generation; reviewed by City Traffic Engineer.
- Building addressing; charge of the City’s Building Department.
- Reciprocal cross access easement/agreement with property to the north.

Dennis Cowan of Plunkett Cooney was present to represent the petitioner. Mr. Cowan said it is their belief the Conditional Rezoning application addresses every concern expressed by the Planning Commission, City Council and neighbors, both commercial and residential. He said the proposed development remains a viable and economic project.

Justin Wieber of SHW Group, project architect, displayed and addressed the sight line demonstrations, renderings and elevations.

PUBLIC HEARING OPENED

Craig Goldin of Cosmetic Dentistry Institute, 3415 Livernois, spoke in opposition. He addressed the Master Plan, visibility of his office building, potential increase in traffic and concerns with parking and wear and tear on the parking lot as relates to the cross access easement.

Michael Fahmy of OMPT Specialists, 3435 Livernois, spoke in opposition. He addressed the potential increase in traffic, visibility of existing office buildings and safety of his clientele.

Sanjay Shah of 123 Millstone spoke in opposition. He distributed information he prepared relating to surrounding zoning, the Master Plan, traffic, compatibility of proposed use and the knowledge of a prospective purchaser of the subject property with an interest to develop office.

Mr. Savidant clarified the information received from Mr. Shah as relates to the surrounding zoning and advised Mr. Shah and the audience of the legal zoning classifications of the surrounding area.

Chetan Rastogi of 3535 Cherished View spoke in opposition. He addressed potential increase of traffic and safety of children.

PUBLIC HEARING CLOSED

Mr. Hutson said is supportive of the application. He outlined the activity of development around the office building in which he works located at 292 Town Center since constructed in 1985. He said the missing element is residential with the access to community services such as the library, aquatic center and recreational center.

Mr. Schultz said he is supportive of the application because it is a good development in a good location. He addressed the application process, traffic and alternative living accommodations. Mr. Schultz said he is pleased the petitioner is offering a conditional rezoning so there is control going forward with any future development. He hopes the City Council will share the vision of the Planning Commission and provide new housing stock within the City.

Mr. Tagle said he is supportive of the application and agrees the proposed development would provide the walkability, sustainability and a different housing stock, views shared in the 20/20 Vision study in which residents were involved.

Mr. Krent addressed the generation of traffic and parking for office versus residential with respect to the times of day. He addressed the visibility of existing buildings as relates to any development on the subject parcel.

Mr. Savidant confirmed the Preliminary Site Plan application meets all requirements of the Zoning Ordinance. He addressed the vacancy history and the potential development of the subject parcel under its existing zoning classification.

Mr. Strat said he is supportive of the application. He said it is an excellent location for young professionals to reside with its close proximity to the City campus.

Mr. Sanzica said he is supportive of the application. He commended the petitioner on the application and his existing developments in Royal Oak and Clawson.

Chair Edmunds said he is happy to support the recommendation to City Council, noting the petitioner went beyond all expectations.

Mr. Cowan addressed the Probate Court’s decision on the conservatorship of the subject property.

Resolution # PC-2014-03-019

Moved by: Schultz

Seconded by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to BB conditional rezoning request, which incorporates Preliminary Site Plan Approval, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Livernois, north of Town Center (3409 Livernois), within Section 21, being approximately 1.23 acres in size, be granted.

Yes: All present (8)

MOTION PASSED

Mr. Savidant announced a Public Hearing on the proposed Conditional Rezoning application is scheduled for the April 14, 2014 City Council meeting.

OTHER BUSINESS

10. **PLANNING COMMISSION BYLAWS – Draft Revisions**

Assistant City Attorney Motzny circulated draft bylaws that were reviewed and marked-up by the City Attorney. He briefly outlined the proposed revisions.

There was discussion on:

- Rotating roll call vote vs voice vote on procedural matters.

It was determined the Bylaws would come back before the Board for a vote at the next Planning Commission meeting.

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

Mr. Schultz said he accepted an employment position with the City and it was determined by the City Clerk that he cannot simultaneously serve on the Planning Commission as an active employee. He said tonight would be his last meeting after serving on the Board for 12 years.

Goodbyes and best wishes from around the table went out to Mr. Schultz.

There were general Planning Commission comments that followed.

The Special/Study meeting of the Planning Commission adjourned at 8:32 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

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