Chair Edmunds called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 22, 2014 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Steve Gottlieb
Michael W. Hutson
Tom Krent
Philip Sanzica
Gordon Schepke
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-2014-04-025
Moved by: Hutson
Seconded by: Tagle

RESOLVED, To reverse the order of Agenda items 8 and 9.

Yes: All present (8)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-04-026
Moved by: Tagle
Seconded by: Krent

RESOLVED, To approve the minutes of the April 8, 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 April 15, 2014 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant gave a report on the April 16, 2014 Downtown Development Authority meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant addressed:
- Prospective application from Detroit Medical Center.
- Conditional Rezoning approval for Amber Town Center Townhomes and Lofts.
- Master Plan Real Estate Forum, April 29.

STUDY ITEM

9. POTENTIAL CONDITIONAL REZONING APPLICATION – Proposed Ciena Regency at Troy, (part of) 3668 Livernois, (part of) PID 88-20-22-101-034, Section 22, Currently Zoned R-1C (One Family Residential) District

Mr. Savidant stated the Planning Department is not in receipt of an application and/or the applicable fee for this item. He said the item is in front of the Board this evening for dialogue purposes only, no action will be taken, nor is it a Public Hearing. Mr. Savidant informed the audience of the procedure that would be followed should the applicant go forward with an application.

Mr. Motzny addressed the procedure for public comment.

Mr. Carlisle said a complete review was not conducted because there is not an official application or fee submitted. He addressed the conceptual site plan as follows:
- Proposed development site will be split from the Zion Christian Church.
- Proposed use is a skilled nursing and rehabilitation care center.
  - 122 beds.
  - Post-hospital services, short-term rehabilitation to long term care.
  - No outpatient rehabilitation.
- Proposed use is interpreted as a Convalescent Center under the Zoning Ordinance and is not a permitted use in R-1C zoning district. Convalescent Centers relate to a higher degree of staffing and a higher level of State regulations.
- Conditions of the Conditional Rezoning have not been indicated by the applicant.
- Applicant must meet specific use standards of Section 6.25 of the Zoning Ordinance.

- Applicant must provide 50-foot greenbelt setback requirement to the north, or obtain a variance from Zoning Board of Appeals.
- Applicant is required to submit a traffic impact study.
- Applicant is seeking direction from the Planning Commission to move forward with the application.

Present to represent the prospective applicant were Brian Jilbert of NSA Architects, David Stobb, General Counsel for Ciena Healthcare and Steve Sorensen of Professional Engineers Associates.

Mr. Jilbert addressed the services that would be offered by the skilled nursing facility and identified existing Ciena nursing care facilities in Michigan.

Chair Edmunds opened the floor for public comment.

The following people spoke in opposition to the proposed development.

- Brian Wattles, 3864 Livernois
- Floriane Bishay, 3459 Talbot
- Anthony Leo, 34727 Bunker Hill, Farmington Hills (submitted 36 written signatures in opposition)
- Barb Lemaigre, 90 Wendelton
- Anne Smith, 3950 Ruthland
- Cynthia Khan, (no address) representative of Pakistani and Indian church
- Karen Crusse, 55 Timberview, Westwood Homeowners Association
- Beth Schwark, 3252 Frankton
- Cory Milliken, 117 Biltmore
- Alicia Hartig, 2541 (cannot read street name)
- David Leo, (453 Mayapple and 2703 Downey)
- Reda Y. Megally, 4940 Hubbard (submitted rezoning protest signatures in opposition)

Dick Ramsdell, Zion Christian Church, 3668 Livernois, addressed the due diligence, analysis and process of the sale of the property. He offered the church as a venue for discussion with those concerned about the proposed development.

Chair Edmunds closed the floor for public comment.

Mr. Hutson said he would not support the prospective conditional rezoning based on the 20/20 Vision study, the Master Plan and Zoning Ordinance interpretation of a Convalescent Center.

Discussion followed. In general, the remainder of Board members said they would keep an open mind and remain neutral until the applicant submits a Conditional Rezoning application.

The prospective applicants addressed:
- Benefit of facility near church and community services.
- Traffic study.
- Access point(s).
- Shared parking.
- Residential design of facility.
- Mitigation of neighbors' concerns.
- Tours for Board members of existing facilities.
- Purchase Agreement with church subject to rezoning approval.
- Certificate of Need obtained; loss of beds should proposed development fail.

The Board members and City staff encouraged communication among the neighboring residents, church members and applicant.

_____

Chair Tagle requested a recess at 8:20 p.m. The meeting reconvened at 8:27 p.m.

_____

PLANNED UNIT DEVELOPMENT

8. PLANNED UNIT DEVELOPMENT APPLICATION (File Number PUD 8-A) – Proposed Big Beaver Place, North side of Big Beaver, East of John R, Section 24, Currently Zoned PUD #8 (Planned Unit Development #8) District

Mr. Savidant said the applicant is seeking direction from the Board whether the proposed development is consistent with the Conceptual Development Plan (CDP) previously approved in 2007 and since expired.

Mr. Carlisle reviewed the proposed Conceptual Development Plan and addressed:
- PUD process.
- Comparisons between the previously approved CDP and the revised CDP.
- Circulation; parking, access point(s).
- Site arrangement.
- Transparency of signage and window covering.

Present were Brad Boyer of URS Corporation and the applicant, Jack Berke of Affinity RE LLC. Colored elevations of the commercial phase were circulated.

Discussion followed on:
- Outdoor seating.
- Access points.
- Drive-through restaurant.
- Water feature.

- Parking.
- Bioswales.
- Unit size of single family residential.

The Board members concurred that the revised Conceptual Development Plan appears to be consistent with the formerly approved plan.

10. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Special/Study meeting of the Planning Commission adjourned at 9:06 p.m.

Respectfully submitted,

_____
Donald Edmunds, Chair

_____
Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2014 PC Minutes\Draft\2014 04 22 Special Study Meeting_Draft.doc