



**PLANNING COMMISSION  
MEETING AGENDA  
SPECIAL/STUDY MEETING**

500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3364  
www.troymi.gov  
planning@troymi.gov

Donald Edmunds, Chair, Philip Sanzica, Vice Chair  
Karen Crusse, Steve Gottlieb, Michael W. Hutson, Tom Krent  
Gordon Schepke, Thomas Strat and John J. Tagle

---

**May 27, 2014**

**7:00 P.M.**

**Council Board Room**

---

1. ROLL CALL
2. APPROVAL OF AGENDA
3. MINUTES – May 13, 2014 Regular Meeting
4. PUBLIC COMMENT – For Items Not on the Agenda
5. ZONING BOARD OF APPEALS (ZBA) REPORT
6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT
7. PLANNING AND ZONING REPORT

**PRELIMINARY SITE PLAN APPLICATION**

8. PRELIMINARY SITE PLAN APPLICATION (File Number SP 994) – Proposed Children’s Hospital of Michigan, Northeast corner of Big Beaver Road and Civic Center Drive (350 W. Big Beaver Road), Section 21, Currently Zoned BB (Big Beaver) District

**OTHER BUSINESS**

9. APA NATIONAL CONFERENCE – Report by Tom Krent
10. PUBLIC COMMENT – Items on Current Agenda
11. PLANNING COMMISSION COMMENT

ADJOURN

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 13, 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.  
Susan Lancaster, Assistant City Attorney  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2014-05-027**

Moved by: Tagle  
Seconded by: Hutson

**RESOLVED**, To approve the Agenda as printed.

Yes: All present (8)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2014-05-028**

Moved by: Gottlieb  
Seconded by: Schepke

**RESOLVED**, To approve the minutes of the April 22, 2014 Special/Study meeting as prepared.

Yes: All present (8)

**MOTION CARRIED**

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

**SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW**

5. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 117-D) – Proposed St. Mark Coptic Orthodox Church, West side of Livernois, South of Wattles (3603-3615 Livernois), Section 21, Currently Zoned R-1BH (One Family Residential) District

Mr. Carlisle said his review of the application is based on the proposal as a permanent addition to the site. He addressed the following outstanding items:

- Parking.
- Extension of existing sidewalk to parking lot access drive.
- Landscape as relates to parking lot and additional screening.
- Floor plan as relates to restrooms, extension of utility lines.
- Elevations; compatibility with adjacent properties and other buildings on site.
- Photometrics plan.

Mr. Carlisle reported that compliance with the Special Use Standards could not be determined at this time because of the outstanding issues. He recommended the applicant address the outstanding issues prior to Special Use and Preliminary Site Plan approval.

Present were Harold Remlinger, project architect from DesignTeam Plus, and Joe Jarvis, representative of St. Mark Coptic Orthodox Church.

Mr. Remlinger circulated revised site plan drawings as well as photographs of existing landscaping and sight distance views with adjacent residential properties. He specifically addressed landscaping, elevations and lighting. He asked the Board's to not take into consideration public comments dated in 2011 because the comments do not relate to the current application submission. Mr. Remlinger informed the Board that a public informational meeting in which neighboring property owners were invited was held at the church on March 24.

Mr. Remlinger said the intent is to meet all Zoning Ordinance requirements and comply with the outstanding issues addressed by the Planning Consultant. He asked for the Board's consideration for approval this evening and to proceed with the approval process through the Building Department.

PUBLIC HEARING OPENED

David Bemis, 365 Kirk Lane, spoke in opposition; against temporary structures, use of modular classrooms during week.

Reda Megally, 4940 Hubbard, spoke in support. Mr. Megally said the project is good for church and community.

Samuel (did not sign in) questioned the proposed use as relates to temporary or permanent structure and the application requirements.

Mr. Savidant clarified the definition of a temporary building. He said because the church cannot designate a timeframe for the proposed temporary structures, the City is assuming that the classrooms will be on site for a long time. Therefore the application is being reviewed as a permanent addition to the site.

PUBLIC HEARING CLOSED

After discussion, it was the consensus of the Board that a complete set of plans addressing the outstanding items should be resubmitted and the Board provided time to review for consideration of approval. The major concern addressed is the compatibility of the proposed addition to adjacent residential properties.

**Resolution # PC-2014-05-029**

Moved by: Krent  
 Seconded by: Strat

**RESOLVED**, To postpone the item to the June 10, 2014 Regular meeting.

Yes: All present (8)

**MOTION CARRIED**

6. TROY REAL ESTATE FORUM

Messrs. Savidant and Carlisle gave an overview of the Troy Real Estate Forum held on April 29, 2014 at the Troy Community Center.

7. ZONING BOARD OF APPEALS RECOMMENDATIONS – Zoning Ordinance Revisions for Consideration by Planning Commission

Mr. Krent briefly reviewed text amendment recommendations from the Zoning Board of Appeals.

A brief discussion followed. The recommendations will be discussed and considered at a future Planning Commission meeting.

**OTHER BUSINESS**

7. **PUBLIC COMMENTS** – For Items on Current Agenda

There was no one present who wished to speak.

9. **PLANNING COMMISSION COMMENTS**

There were general Planning Commission comments.

Mr. Krent said he would submit a written report on the APA National Convention.

Mr. Savidant said going forward he would provide the Planning Commission information on applications granted administrative approval.

Chair Edmunds reminded the Board of the upcoming I-75 Modernization Project Open House on June 4, 2014 at the Troy Community Center.

The Regular meeting of the Planning Commission adjourned at 8:42 p.m.

Respectfully submitted,

---

Donald Edmunds, Chair

---

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2014 PC Minutes\Draft\2014 05 13 Regular Meeting\_Draft.doc

DATE: May 22, 2014

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN APPLICATION (File Number SP 994) – Proposed Children’s Hospital of Michigan, Northeast corner of Big Beaver Road and Civic Center Drive (350 W. Big Beaver Road), Section 21, Currently Zoned BB (Big Beaver) District

The petitioner Detroit Medical Center (DMC) submitted the above referenced Preliminary Site Plan application for the proposed Children’s Hospital of Michigan development. The application was submitted May 20, 2014 and the City has just started the review process. The applicant submitted the attached color concept drawings to the Planning Commission for informational purposes.

The property is currently zoned BB (Big Beaver) District. The Planning Commission is responsible for granting Preliminary Site Plan approval for this item.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City’s Planning Consultant, summarizes the project. The report was prepared prior to receiving the complete Preliminary Site Plan application.

The applicant does NOT seek approval on May 27. This item is intended to inform the Planning Commission of the upcoming item and generate discussion.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Concept drawings (color)

G:\SITE PLANS\SP 994 Childrens Hospital of Michigan Sec 21\SP-994 PC Memo 05 27 2014.docx



Legend:

Parcels

Street Name Text

333 0 167 333Feet

Scale 1:2,000



**Legend:**

**Parcels**

**Street Name Text**

**Form Based Zoning (Current)**

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MR) Maple Road (Form Based)
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential District
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

500 0 250 500 Feet

Scale 1: 3,000



CARLISLE

WORTMAN  
associates, inc.

605 S. Main Street, Ste. 1  
Ann Arbor, MI 48104

(734) 662-2200  
(734) 662-1935 Fax

**MEMORANDUM**

**TO:** R. Brent Savidant, AICP, Planning Director

**FROM:** Benjamin R. Carlisle, AICP

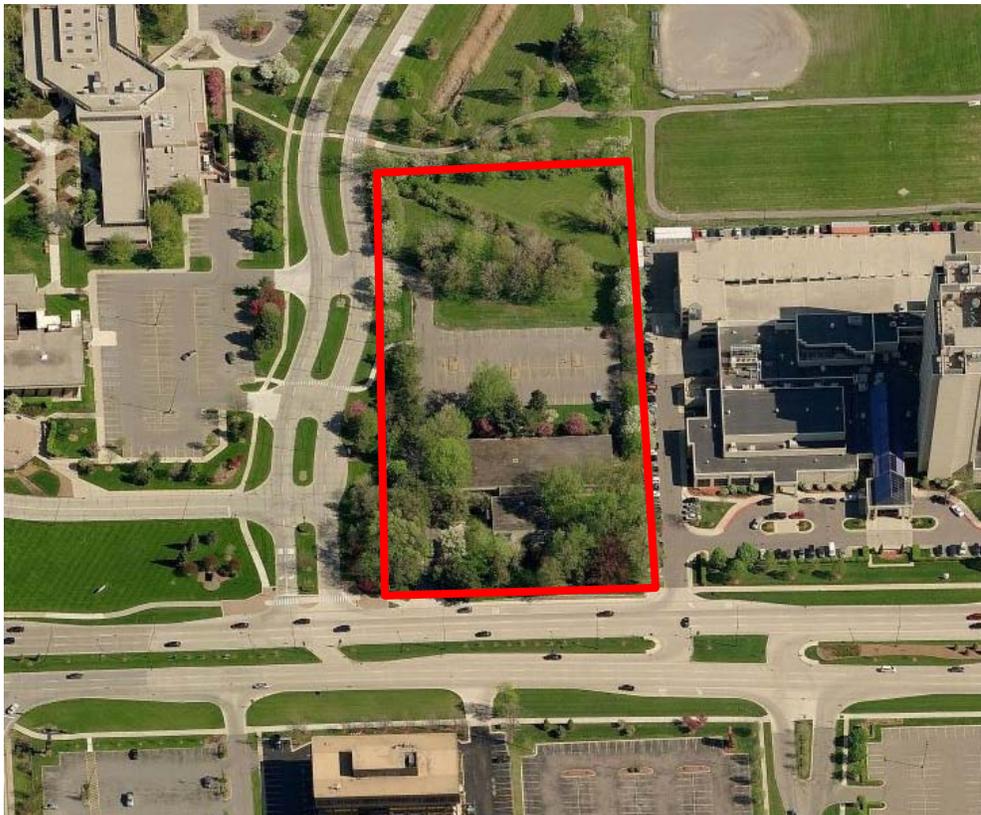
**DATE:** May 19, 2014

**RE:** DMC-Children's Hospital of Michigan

---

Detroit Medical Center (DMC) proposes to construct a 60,000 sq/ft, 3 story children's medical center at the northeast corner of Civic Center Drive and Big Beaver Road. According to DMC, the facility will be open 24-hours and will serve emergency and specialty children's care but will not have overnight accommodations. Any need for an overnight stay will require transport to the downtown Detroit facility.

The site is located within the Big Beaver Form Based District. The applicant has not submitted a site plan application; however they have submitted a conceptual site plan and elevations. The applicant wishes to present the conceptual plan and elevations to the Planning Commission for introductory discussion.



### Building Placement: 5.03.B

The building must be placed 10-feet from the Big Beaver ROW but may be moved back up to 30-feet upon approval of the Planning Commission. The applicant plans on removing the retaining wall along Big Beaver and donating a portion of front of the site to the City for the expansion of the Big Beaver ROW. The setback line will be measured from the new Big Beaver ROW.

### Building Design: Section 5.04.E

The building design must comply with the design standards set forth in Section 5.04.E. These design standards include façade variation, primary entrance off Big Beaver, transparency, transitional features, and parking to the rear and site of buildings.

### Site Layout and Parking

The main building entrance and lobby is located adjacent to Big Beaver and highlighted with a canopy. The emergency and ambulatory access is located in the rear of the building and also served with a canopy. Parking is distributed along the side and rear of the building. In addition, the applicant has obtained a shared parking agreement with Marriot Hotel to the east.

### Site Access and Circulation

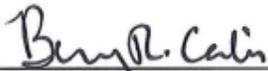
The applicant plans on removing the existing site curb-cut on Big Beaver. Site access will via two curb cuts on Civic Center Drive. The main access point will be line up directly with the main City Hall access point. This requires a new curb cut. The second access point is the existing curb cut to the north.

### Utilities

The building utilities including loading docks and trash enclosure is located in the rear of the building and screened from Civic Center Drive. The mechanicals are located on the roof and will be screened.

I look forward to addressing any comments and questions.

---

  
\_\_\_\_\_  
**CARLISLE/WORTMAN ASSOC., INC.**  
Benjamin R. Carlisle, LEED AP, AICP





South Elevation  
Scale: 1"=20'-0"



West Elevation  
Scale: 1"=20'-0"



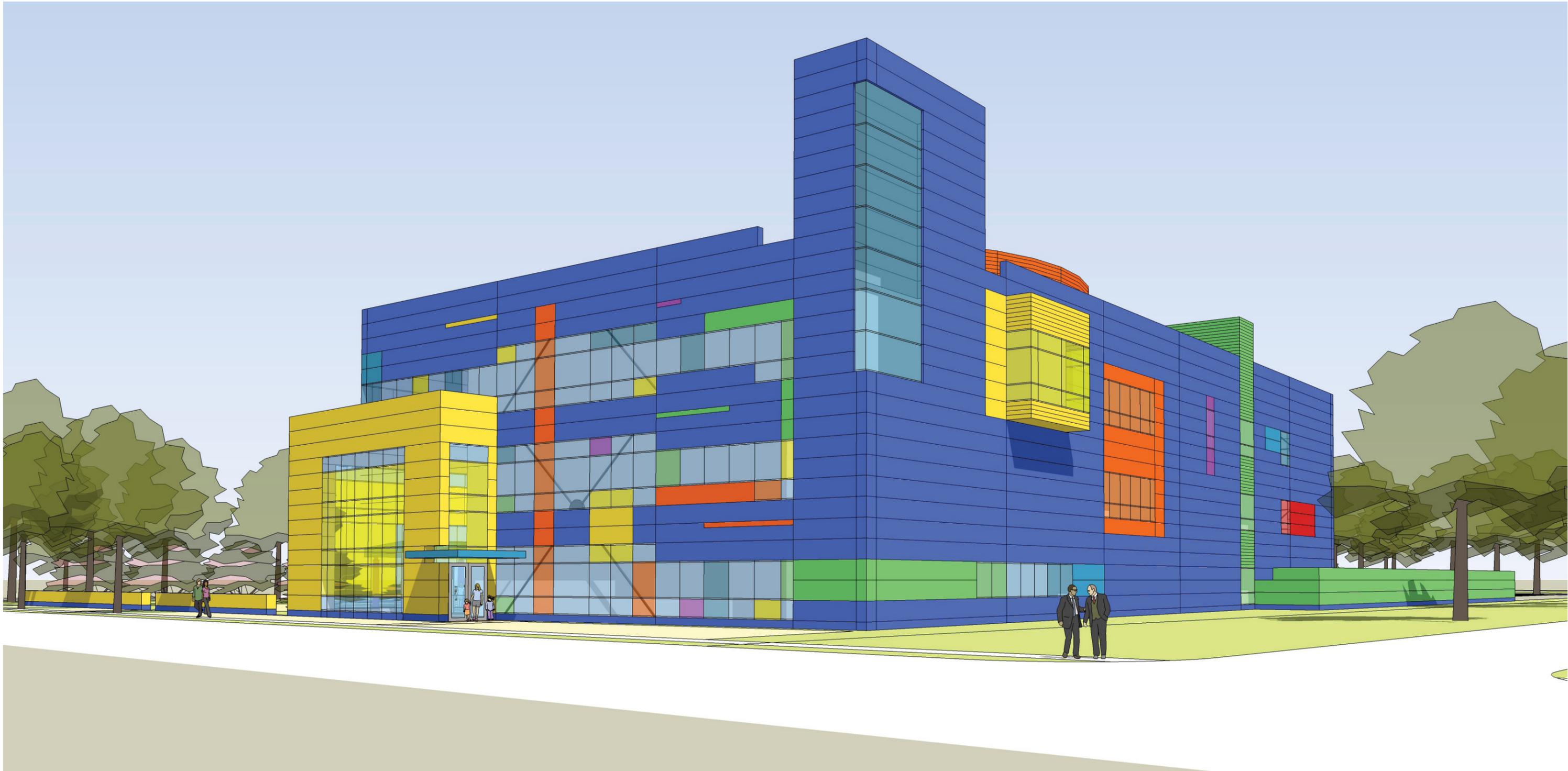
North Elevation  
Scale: 1"=20'-0"



East Elevation  
Scale: 1"=20'-0"







DATE: May 22, 2014  
TO: Planning Commission  
FROM: R. Brent Savidant, Planning Director  
SUBJECT: AMERICAN PLANNING ASSOCIATION NATIONAL CONFERENCE – Report by Tom Krent

The 2014 APA Annual Conference was held in Atlanta, Georgia, from April 26 to April 30, 2014. Planning Commission member Tom Krent attend the conference. He is the only member who did so.

Mr. Krent attended numerous seminars and prepared the attached presentation for the Planning Commission. He will make the presentation to the Planning Commission at the May 27, 2014 Special/Study meeting.

Attachment:

1. Report prepared by Tom Krent

G:\PLANNING COMMISSION\American Planning Association APA\2014 APA Natl Conf PC Memo 2014 05 27.docx

# HIGHLIGHTS OF THE 2014 AMERICAN PLANNING ASSOCIATION NATIONAL CONFERENCE IN ATLANTA, GEORGIA: April 26-30, 2014

report by: Tom Krent - May 21, 2014

Of the many topics covered at this conference, I focused on conference sessions that I think are most relevant to the City of Troy. I attended the following sessions: Complete Streets, Raising the Value of Streets, Mixed Use Developments, Turning Grayfield Into Downtown, Regional Trails, Reinventing Regional Malls, and Signs. Since describing these topics is best done visually, I have produced a slide presentation that I will show at the next Planning Commission meeting.

## COMPLETE STREETS

The overall concept is to develop streets that include the design criteria, features, and amenities that create a sense of place while emphasizing ways to increase safe mobility for all that use streets. The main reason to develop complete streets is that it improves the economy of that area. The presenters stated that if a city wants to compete with other cities for the next generation of residents and businesses, they need to be focused on that generation's expectations. If not, people will find other places that do meet their expectations.

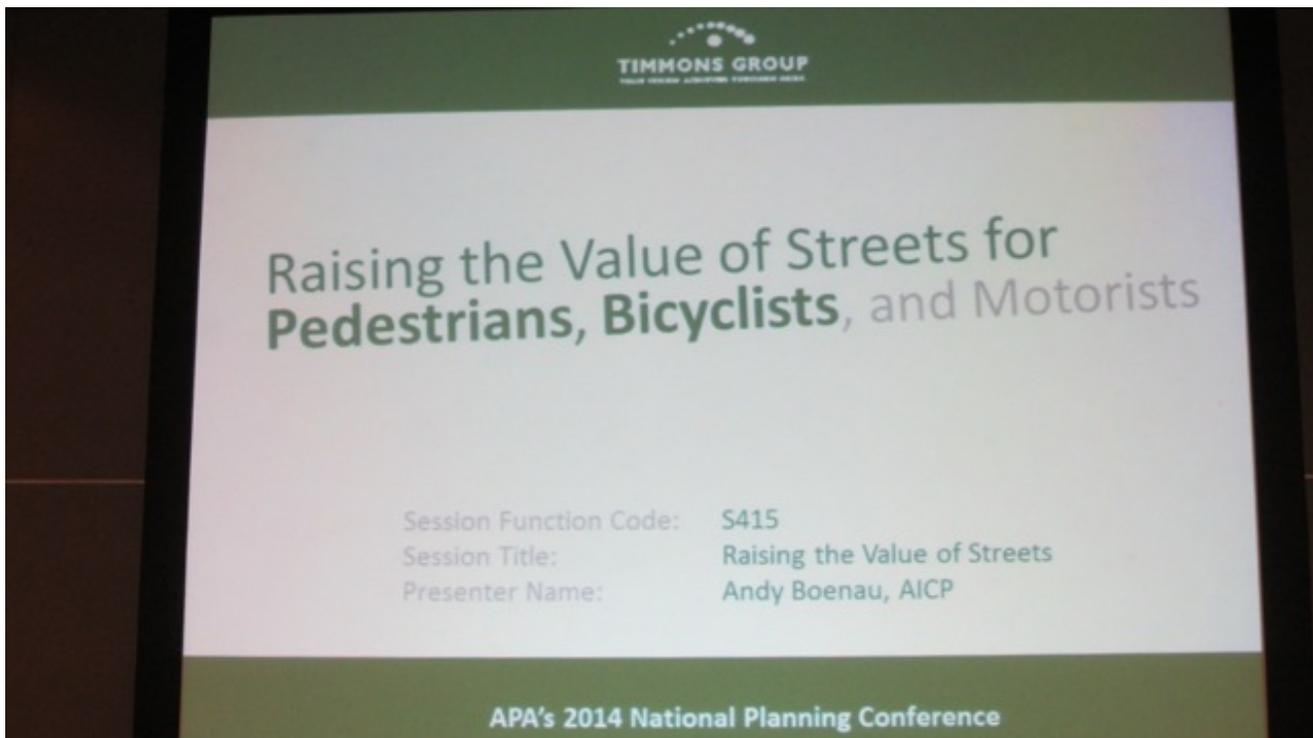
Complete streets considers the needs of **all users**; all ages, all abilities, motorists, bicyclists, pedestrians, transit users, and commercial and emergency vehicles. Complete streets incorporates well-defined, easy-to-follow street graphics that clearly separate motorized vehicles from bicycles and pedestrians. Complete streets utilizes trees, plants, seating, signs, lighting, trash receptacles, and, sometimes, music, to enhance one's experience while traveling the streets.



## RAISING THE VALUE OF STREETS

This session made a key point. *Instead of driving to a destination place to enjoy the view and relax, cities need to provide destination areas in a streetscape that include places to relax, sit, and enjoy the view.*

Elements used to create such streets are minimizing the amount of motor vehicle lanes, adding traffic calming devices, encouraging economic development that enhances the street, providing pedestrian-friendly crosswalks, adding separated bike paths, bus shelters, public art, and minimizing vast areas of paved parking.



## MIXED USE DEVELOPMENTS

I participated in field trips to various mixed use developments. There are several common elements at the sites that I visited. One, the projects involved demolishing most or all of the existing buildings and, in some cases, providing all new road layouts. Two, the projects were funded almost entirely by private funds with very little government funding. Three, most were developed within the last ten years. Four, the result was a little like creating mini-Disneyland Main Streets. Common themes are two lane roads with street parking, retail on the first floor with housing above, lots of "complete street" amenities (trees, flowers, benches, bike racks, etc.), and, in some cases, soft background music from concealed outdoor speakers.

I toured some mixed use developments in and around the City of Atlanta. Smyrna, Vinings, Jubilee (in Vinings), Atlantic Station, West Village, and Dunwoody (Perimeter Mall area) were some of the areas on the tours.



West Village



Dunwoody



Atlantic Station



Smyrna

The City of Smyrna utilizes an “Urban Design Commission” that has total control of building materials, signage, colors, lighting, etc. This commission allows Smyrna to maintain very high architectural and streetscape standards. I think that the City of Troy should adopt that approach for new developments.

## TURNING A SUBURBAN GRAYFIELD INTO DOWNTOWN

This session focused on an area just north of Atlanta called “Sandy Springs”. It’s a project that is in the works. Very little has been developed at this time, but it is moving forward. Currently, this town has retail located in strip malls on multi-lane roads that look similar to many unattractive towns in Michigan. It is a vehicle-centric community, and the major roads are virtually impossible for pedestrians to cross because of the relatively high traffic speed and 5 or more lanes of traffic to cross. The plans call for major changes in the roads and demolition of much of the existing buildings. This is a pattern that the Atlanta area has embraced and constantly repeats. Basically, it’s city planning by total demolition and build from the ground up.



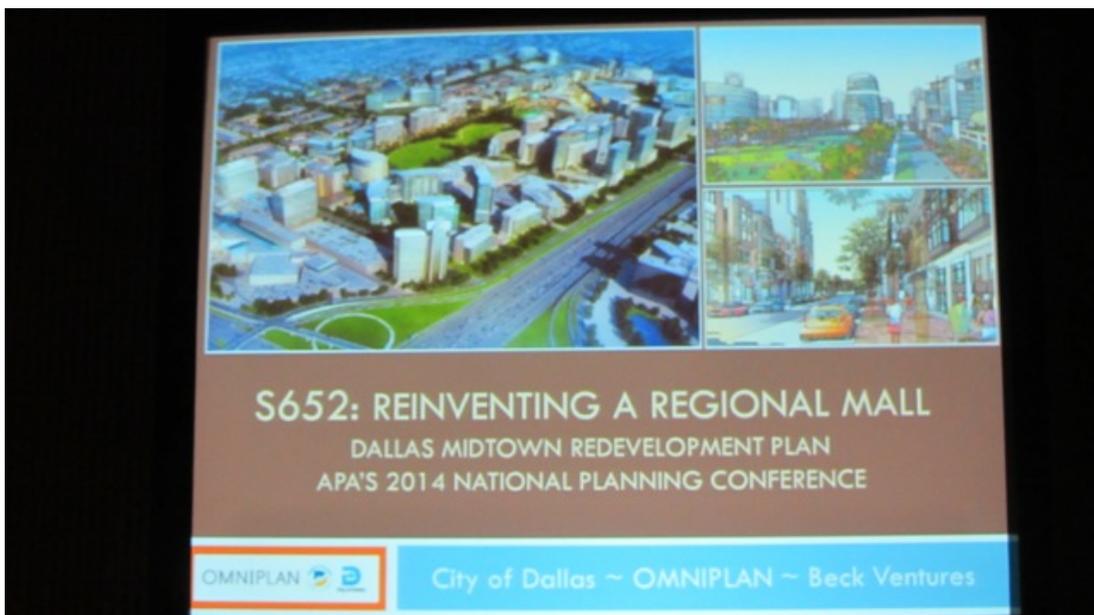
## REGIONAL TRAILS - GEORGIA

This session focused on the Silver Comet Trail. The trail covers 3 counties, 7 cities, 24 stakeholder groups, and is over 61 miles long. It starts in Smyrna, GA, and ends at the Georgia/Alabama state line. The distribution of users is 71% bicycles, 28% pedestrians, and 1% other. 1,887,610 people use this trail yearly. Approximately 69% of the people using the trail use it year-round, and 84% of the users drive to the trail to use it. The trail has restrooms along the way, stores near the trail when going through cities, and it's funded by the cities that are located along the trail. Total development cost is estimated at \$56,000,000.



## REINVENTING A REGIONAL MALL

This session focused on a mall in Dallas TX. Most of the stores in the mall are vacant. Of the former anchor stores, J.C. Penney, Sears, and Macy's, only Sears remains open. The mall is very similar to Oakland Mall in Troy. The new development will demolish the entire mall except for Sears and build a mini downtown with retail, housing, and a central park.



## **SIGNS**

This session focused on sign technology, sign ordinances, and related court cases. It addressed sign brightness, intervals between display changes, placement, size, driver distractions, legal actions, and a variety of court decisions on federal, state and local levels.

