The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:31 p.m. on March 6, 2007 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Mary Kerwin (arrived at 7:35 p.m.)
Lawrence Littman
Robert Schultz
Thomas Strat
John J. Tagle
Kathleen Troshynski
Mark J. Vleck
Wayne Wright

Absent:
Michael W. Hutson

Also Present:
R. Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Jonathan Shin, Student Representative
Richard Carlisle, Carlisle/Wortman Associates, Inc.

Chair Schultz indicated that Ms. Kerwin would be arriving a few minutes late to the meeting.

Resolution # PC-2007-03-050
Moved by: Wright
Seconded by: Strat

RESOLVED, That Member Hutson is excused from attendance at this meeting for personal reasons.

Yes: All (7)
No: None
Absent: Hutson, Kerwin (arrived at 7:35 p.m.)

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2007-03-051
Moved by: Littman
Seconded by: Tagle

RESOLVED, To approve the Agenda as published.

Yes: All (7)
No: None
Absent: Hutson, Kerwin (arrived at 7:35 p.m.)

MOTION CARRIED

3. MINUTES – February 13, 2007 Special/Study Meeting

Resolution # PC-2007-03-052
Moved by: Littman
Seconded by: Tagle

RESOLVED, To approve the February 13, 2007 Special/Study meeting minutes as presented.

Yes: All (8)
No: None
Absent: Hutson

MOTION CARRIED

4. PUBLIC COMMENT (Items Not on the Agenda)

There was no one present who wished to speak.

POSTPONED ITEM

5. PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (P.U.D. #7) – Proposed Village at Big Beaver, Southwest corner of Big Beaver and John R, Section 26, Zoned M-1 (Light Industrial) District

Mr. Savidant briefly summarized the project and introduced the applicant.

Jim Butler, PEA Associates, Project Engineer, summarized the PUD negotiation process to date and summarized the project. Mr. Butler provided building material samples for the proposed CVS and commercial buildings C and D.

Laura Hester, Sunrise Senior Living, summarized the southern senior living facility portion of the project. She explained the levels of care proposed for the project. She indicated there are no similar facilities presently constructed in Michigan although there is one that will soon be under construction in Grosse Pointe.

Mr. Littman commented on the location with respect to residents' ability to walk to the drug store, restaurants, shops, etc.

General discussion followed.

Mr. Strat stated the proposed elevations for Sunrise senior living facility remind him of Disney World and are not appropriate. He said elevations for other projects, including Grosse Pointe, are better.

Ms. Troshynski expressed concern with whether there is enough parking.

Ms. Hester stated the retail component of the PUD offered shared parking opportunities. She said the parking ratio for this project is higher than other projects they have developed.

Ms. Hester provided brick and siding samples for Sunrise. The proposed construction is 50% brick and 50% siding. Ms. Hester said elevations are still being developed.

Mr. Littman asked Mr. Butler if pervious pavement was considered.

Mr. Butler replied in the negative.

Mr. Strat expressed concern with the visibility of the retail parking area from Big Beaver. Additionally, he expressed concern with the different architectural styles between Sunrise and the retail component. Mr. Strat said it looks like two separate developments. He stressed it was a significantly better development than when he first saw plans for it.

Richard Carlisle, Carlisle/Wortman Associates, Inc., presented a review of the project. He stated the project has advanced and improved from when it was first presented. He suggested details could be worked out prior to Final Approval. Further, signage should simply comply with the respective zoning districts normally applied to each use (B and RM zoning districts).

Mr. Carlisle recommended Preliminary Approval with conditions.

Bob Jacobs, attorney for the applicant, stated if the applicant received a recommendation for Preliminary Approval this evening, they would voluntarily agree to bring the project back for a Planning Commission recommendation prior to Final Approval.

Chair Schultz opened the public hearing.

Gary Smith, owner 2691 John R, abutting the property to the south, asked if the City would require a zoning change to his property as part of PUD approval.

Chair Schultz responded in the negative.

Philip Fitzgerald, 2601 John R, Troy, MI, representing the abutting church, spoke in support of the PUD project.

Chair Schultz closed the public hearing.

Mr. Vleck stated there was not much difference between the retail portion of the PUD and the retail development on the north side of Big Beaver. He wanted to see something more like the Novi Town Center, more like a “downtown”. He does not

see public benefit; what the City would be getting in excess of what it would get under "normal" development.

Ms. Kerwin was pleased to see a fully phased facility for seniors at this location. She is concerned with the 6-story height. She asked if the site plan specifically delineated staff parking.

Ms. Hester responded that staff would be directed to park in the most remote spaces; visitors would enter and exit through the porte-cochere.

Mr. Tagle asked the City's Planning Consultant if his concerns have been addressed.

Mr. Carlisle responded in the affirmative.

Ms. Lancaster stated the additional third step is not provided in the existing PUD approval process. She is not sure what the creation of this step would accomplish.

Mr. Jacobs stated that the additional meeting was suggested as a way of meeting deadlines. They simply wanted to provide a third step to show the Planning Commission that the project incorporated their conditions.

Mr. Strat expressed his preference that the restaurant be moved closer to Big Beaver. He suggested the development was missing innovative storm water management techniques. Mr. Strat said he is not sure what the public benefit is, and suggested a location could be provided on the site for public art.

Mr. Vleck stated he wanted to see more of the Big Beaver Corridor Study concepts built into the project.

A straw vote was taken to determine the Planning Commission's opinion of the proposed 6-story height for the Sunrise building.

The Planning Commission generally did not have a problem with the 6-story height; however, some members supported the 6-story height only if the architectural style was appropriate with respect to the height.

Resolution # PC-2007-03-053
Moved by: Littman
Seconded by: Strat

RESOLVED, To postpone the item to such time that revised plans are submitted to the Planning Department.

Yes: All (8)
No: None
Absent: Hutson

MOTION CARRIED

Chair Schultz stated the public hearing would be re-opened at the next meeting.

Mr. Strat stressed the developer should submit new materials only, and indicated there is no need to provide new binders and reproduce materials.

Chair Schultz requested a recess at 9:45 p.m.

The meeting reconvened at 9:55 p.m.

OTHER ITEMS

6. CITY OF TROY MASTER PLAN

Richard Carlisle of Carlisle/Wortman Associates, Inc., presented the concept for the Housing chapter.

There was general support for the proposed chapter format.

Mr. Carlisle introduced the concept of the Smart Growth Readiness Assessment Tool (SGRAT). This online assessment tool is a self-evaluation process that gives a baseline score of how a community compares with accepted Smart Growth tenets.

General discussion followed.

7. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENTS

Mr. Wright addressed the number of geese that live at storm water retention basins. He indicated the City might want to discourage open water features due to the problem with geese.

Mr. Strat commented on CIOD, an industrial use under construction on the east side of Coolidge, south of Maple. Prior to receiving Preliminary Site Plan Approval from the Planning Commission, they were granted variances from the BZA because the existing building was going to remain. Only two walls are presently standing; the building has essentially been demolished.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 11:15 p.m.

Respectfully submitted,

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Robert Schultz, Chair

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R. Brent Savidant, Principal Planner

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