

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on April 3, 2007 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Michael W. Hutson
Mary Kerwin
Lawrence Littman
Robert Schultz
Thomas Strat
John J. Tagle
Kathleen Troshynski
Mark J. Vleck

Absent:

Wayne Wright

Also Present:

Mark M. Miller, Planning Director
R. Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Jonathan Shin, Student Representative
Richard Carlisle, Carlisle/Wortman Associates, Inc.

2. APPROVAL OF AGENDA

Resolution # PC-2007-04-072

Moved by: Kerwin
Seconded by: Troshynski

RESOLVED, To approve the Agenda as published.

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

MOTION CARRIED

3. PUBLIC COMMENT (Items Not on the Agenda)

There was no one present who wished to speak.

POSTPONED ITEM

4. 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

Rod Arroyo of Birchler Arroyo Associates, Inc., summarized the changes to the PUD since last reviewed by the Planning Commission. These changes included the following:

- Sunrise was redesigned, including reduced height (from 6 stories to 4) and reduced density (from 230 units to 200 units).
- Realignment of north driveway on John R.
- Additional turn lane on westbound Big Beaver.
- Vehicular link to the church located to the south.
- Pedestrian link to Altair to the west.
- Addition of a place for public art at the intersection of Big Beaver/John R.
- Stronger integration of the residential and commercial components of the project.

Mr. Arroyo explained how the PUD met the Eligibility requirements and Approval Criteria of Section 35.30.00.B.2., specifically:

- High quality development.
- Mixture of land uses.
- Public improvements.
- Alleviate traffic congestion.
- Re-use of obsolete industrial site.
- Add a new housing type.
- Promote intent of Future Land Use Plan and Big Beaver Corridor Study.

Jim Butler of Professional Engineering Associates (PEA) summarized the commercial portion of the project.

Laura Hester of Sunrise summarized the Sunrise portion of the project.

Ms. Troshynski asked if there were benches proposed for the property.

Ms. Hester responded that each plaza area has benches and there is one bench approximately every 150 feet throughout the Sunrise portion of the project.

Mr. Littman asked where the mechanical equipment would be located.

Ms. Hester and Mr. Butler replied that all mechanical equipment would be located on the roof and fully screened.

Mr. Littman asked how stormwater would be handled.

Mr. Butler replied that they would utilize an underground system plus a detention basin. Additionally, pre-treatment would be utilized before entering the storm drain.

Mr. Littman stressed that in his opinion the project should have some sustainable stormwater elements.

Chair Schultz asked if there were windows proposed for the north side of the Sunrise development, as the site plan drawings were inconsistent.

Ms. Hester replied windows are proposed for the north side of the building.

Chair Schultz asked if vehicular cross access to the west was considered.

Mr. Arroyo said vehicular cross access to the west was considered but it was determined potential dangerous conflicts might result between the senior development on site and the potential cut-through traffic exiting the Altair site. He indicated the pedestrian link would make it safe and convenient for people working at Altair to visit the project.

Mr. Littman asked if they were providing art at the intersection of Big Beaver and John R.

Mr. Arroyo stated they were providing a place for public art.

Mr. Strat asked if they were funding art at that location.

Mr. Arroyo responded in the negative.

Mr. Vleck asked if there were any proposed improvements within the right-of-way that were above and beyond what is typically required.

Mr. Arroyo responded that the westbound turning lane on Big Beaver and the landscaping in the median were above what is normally required.

Richard Carlisle of Carlisle/Wortman Associates, Inc., summarized his review of the project. He supported the project and recommended Preliminary PUD Approval.

Mr. Miller asked if there was improved integration of the two components of the project.

Mr. Carlisle responded that the improved integration makes it a better project and a true PUD.

Mr. Carlisle asked Mr. Butler if there were opportunities to provide additional bioswales.

Mr. Butler replied that bioswales were proposed on the west side of the retail area plus water would sheet flow into the detention basin.

Mr. Carlisle asked how the project would be phased.

Mr. Butler responded that it was anticipated that the commercial portion would precede the residential portion.

Mr. Miller asked if a semi-tractor trailer would be able to negotiate the site.

Ms. Hester replied that the turn-around stub area on the west side of the Sunrise building would need to be extended.

Mr. Littman asked if all dumpsters would be screened.

Mr. Butler replied in the affirmative.

Chair Schultz opened the floor for public comment.

Philip Fitzgerald, 2601 John R, Troy, was present to represent the abutting church. He spoke in support of the PUD project.

The floor was closed.

Chair Schultz asked the Planning Commission if the meeting should be postponed to a future date to craft a resolution.

Mr. Miller stated the Planning Department could create appropriate resolution language based on comments generated at the meeting.

Chair Schultz called for a break at 9:05 p.m.

The meeting reconvened at 9:15 p.m.

Resolution # PC-2007-04-073

Moved by: Kerwin
Seconded by: Littman

WHEREAS, The Planning Commission reviewed a Preliminary Plan for a Planned Unit Development, pursuant to article 35.60.01, as requested by SAAAM-Troy, LLC for The Village at Big Beaver Planned Unit Development (PUD – 7), located on the south side of Big Beaver and west side of John R Road, located in section 26, within the M-1 zoning district, being approximately 15 acres in size; and

WHEREAS, The City's Planning Consultant Richard Carlisle of Carlisle/Wortman Associates, Inc., prepared a memorandum dated March 29, 2007 that recommends conditional approval of The Village at Big Beaver Planned Unit Development; and

WHEREAS, The proposed PUD meets the Eligibility Requirements set forth in Article 35.30.00 and the General Development Standards set forth in Section 35.40.00; and

WHEREAS, That the Preliminary Planned Unit Development application consists of the project manual and a set of full size plans.

BE IT FINALLY RESOLVED, That the Planning Commission recommends that The Village at Big Beaver Preliminary Planned Unit Development be granted, subject to the following conditions:

1. Signage for the entire retail portion, including the CVS Drugstore, Bank, Retail A, Retail B, Retail C and Retail D shall comply with the Sign Ordinance requirements for B districts. Signage for the senior housing facility shall comply with Sign Ordinance requirements for the R-M district.
2. Elevations for the proposed Bank and Retail Building A shall be consistent in design, character, and materials with the other buildings within the PUD. Furthermore, the elevations shall be brought back to the Planning Commission for review prior to granting of building permits.
3. The EVA shall be reconfigured to provide for semi tractor-trailer maneuverability.
4. Sheet P-6.0 Preliminary Details, prepared by PEA and dated February 1, 2007, shall be included in the Preliminary PUD application.
5. Rooftop mechanical equipment shall be fully screened with materials that are architecturally consistent with the building elevations.
6. The applicant shall investigate additional sustainable stormwater improvements with the Planning Consultant and City Management.
7. The west elevations of Retail Building D shall have similar articulation with the east elevations.

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

MOTION CARRIED

OTHER ITEMS

5. CITY OF TROY MASTER PLAN

Richard Carlisle summarized the Troy Master Plan Guide and the Smart Growth Regional Assessment Tool process. He stated the public input process is potentially scheduled for mid-May, 2007.

Mr. Miller summarized the public input process and the potential make-up of participants.

There was general discussion regarding meeting participants.

6. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 207) – Adult Use Businesses

Mr. Miller summarized the proposed text amendment. He stated that a public hearing is scheduled for this item on May 1, 2007.

General discussion followed.

Mr. Savidant stated that the reports prepared by other communities summarizing the secondary effects of adult businesses are available for review at the meeting. Furthermore they are available at the Planning Department during regular business hours for review, or they may be taken home. They are also available digitally and can be emailed upon request. Hard copies of the summaries of the reports have been provided to all Planning Commissioners, and have also been emailed to all Planning Commissioners.

There was general agreement that the Planning Department prepare maps showing the impact of increasing the minimum distance requirement from single family homes, schools, churches and parks from 500 feet to 600 feet, 700 feet, 800 feet, 900 feet and 1,000 feet.

Resolution # PC-2007-04-074

Moved by: Littman
Seconded by: Strat

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

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

MOTION CARRIED

7. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENTS

Ms. Kerwin commented on the importance of regionalism.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:25 p.m.

Respectfully submitted,

Robert Schultz, Chair

R. Brent Savidant, Principal Planner

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