



PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

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Troy, MI 48084
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Donald Edmunds, Chair, Philip Sanzica, Vice Chair
Karen Crusse, Steve Gottlieb, Michael W. Hutson, Tom Krent
Gordon Schepke, Thomas Strat and John J. Tagle

November 11, 2014

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. MINUTES – October 28, 2014 Special/Study Meeting
4. PUBLIC COMMENT – For Items Not on the Agenda

OTHER BUSINESS

5. MASTER PLAN UPDATE – Demographics
6. PUBLIC COMMENT – Items on Current Agenda
7. 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 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 Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 28, 2014 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

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

Absent:

Gordon Schepke

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-2014-10-055

Moved by: Sanzica
Seconded by: Krent

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Schepke

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-10-056

Moved by: Krent
Seconded by: Gottlieb

RESOLVED, To approve the minutes of the October 14, 2014 Regular meeting as published.

Yes: All present (8)
Absent: Schepke

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 reported the regularly scheduled October meeting for the Zoning Board of Appeals was canceled because there were no cases to be heard.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant gave a report on the October 15, 2014 Downtown Development Authority meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on potential development applications.

POSTPONED ITEM

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 1000) – Proposed Penske Automotive Group Parking Lot Expansion, North side of Maple, West of Stephenson (1225 East Maple), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reported on the revised preliminary site plan application. He specifically addressed:

- Applicant letter outlining site operations.
- Stormwater management.
- Landscaping.
- Photometrics.

Mr. Carlisle recommended approval of the preliminary site plan application as submitted with the conditions as outlined in his report dated October 20, 2014.

Present were Jill Lajdziak, President and Chief Executive Officer, QEK; Jeff Anderson, Director Corporate Construction, Penske Automotive Group; and Jason Longhurst, Project Engineer, Nowak & Fraus.

Ms. Lajdziak addressed their interest in the site because of its expansion capabilities for their growing business and the intent to relocate their corporate office to the Maple Road site. Ms. Lajdziak thanked Board members and City administration in getting the application back on the agenda in a timely manner.

Mr. Anderson addressed the anticipated timeline for the corporate office relocation.

Board members commended the applicant for the significant site plan improvements specifically relating to innovative stormwater management.

Resolution # PC-2014-10-057

Moved by: Krent
Seconded by: Strat

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Penske Automotive Group Parking Lot Expansion, located on the north side of Maple, west of Stephenson (1225 East Maple), Section 26, within the IB (Integrated Industrial and Business) District, be granted, subject to the following:

1. All repair and maintenance activities shall be performed entirely within the enclosed building.
2. Dismantled, wrecked, or inoperable vehicles or any vehicle parts or scrap of any kind shall not be stored outdoors.

Yes: All present (8)
Absent: Schepke

MOTION CARRIED

OTHER BUSINESS

9. **POTENTIAL ZONING ORDINANCE TEXT AMENDMENT** – Mineral Extraction

There was discussion on a potential zoning ordinance text amendment relating to mineral extraction. The Board directed the Planning Consultant and City administration to prepare proposed draft language that would permit oil and mineral extraction by special use with conditions to mitigate negative impacts on surrounding uses and to protect the health, safety and welfare of the public.

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 7:50 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

DATE: November 7, 2014
TO: Planning Commission
FROM: R. Brent Savidant, Planning Director
SUBJECT: MASTER PLAN UPDATE – Demographics

As we have discussed, the Master Plan Update will focus on four specific geographic study areas: North Troy, Big Beaver Road, Maple Road and Rochester Road. Additionally, the document will address changing demographics the impact on future land use and development in Troy. For example, housing demand will be affected by the aging baby boom population. This analysis will suggest strategies the City should consider moving forward to address these trends.

Please be prepared to discuss this section at the November 11, 2014 Regular meeting.

Attachments:

1. Demographics section (draft)

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Demographics and Quality of Life

Troy is changing, FAST. Baby boomers- 37% of Troys population-are rapidly hitting retirement age. Troy’s residents will be older and will be from more diverse backgrounds. Over 15,000 and growing of Troy residents are of Asian descent. While change can be challenging, change is also a sign of an evolving community. This massive transition marks an unprecedented demographic upheaval—and a historic opportunity.

By 2040, the first time in Troy’s history, there will be more seniors than people under 18 years of age.

Troy must plan for a future that will present a new set of challenges and opportunities to City residents, leaders and staff. This section of the plan recognizes the evolution of Troy’s population and the impact that those demographic changes will have on the physical and social character of the community.

A healthy and livable city is one that has all the elements that provide its residents with a high quality of life, including: quality built and preserved natural environment; economic and educational opportunities; access to cultural, religious, recreational, shopping and entertainment resources; and the ability to have a healthy and safe lifestyle. These cities are characterized by high levels of civic pride and community engagement and a strong sense of place.

Drivers of Change in Troy Over the Next 20 Years

- Shifting demographics, with both an aging population of baby boomers and an increasing minority population.
- People 65 years and older are projected to be 23 percent of the population by 2030, up from 14 percent in 2010.
- Troy is a fully built out community
- The “New” economic reality
- Access and use of increasingly more sophisticated communications technology
- Evolving employment characteristics
- Evolving energy technology
- Greater emphasis on health care delivery
- Desire for alternative transportation choices
- Market demand for increased housing options, such as smaller homes closer to services and amenities
- More severe weather-related events, including flooding.

HOW DO WE PLAN FOR AN EVOLVING COMMUNITY?

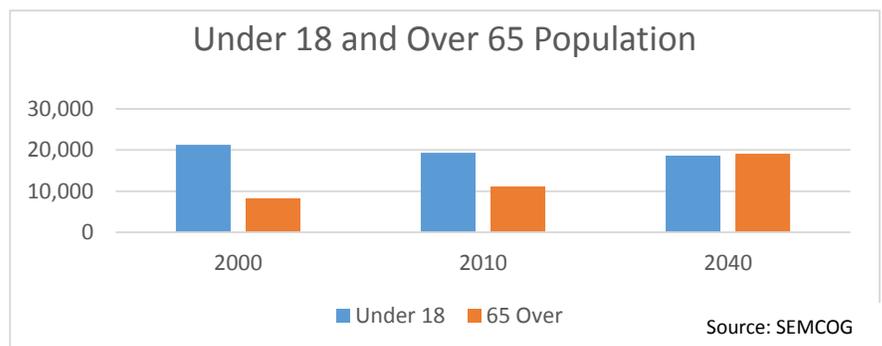
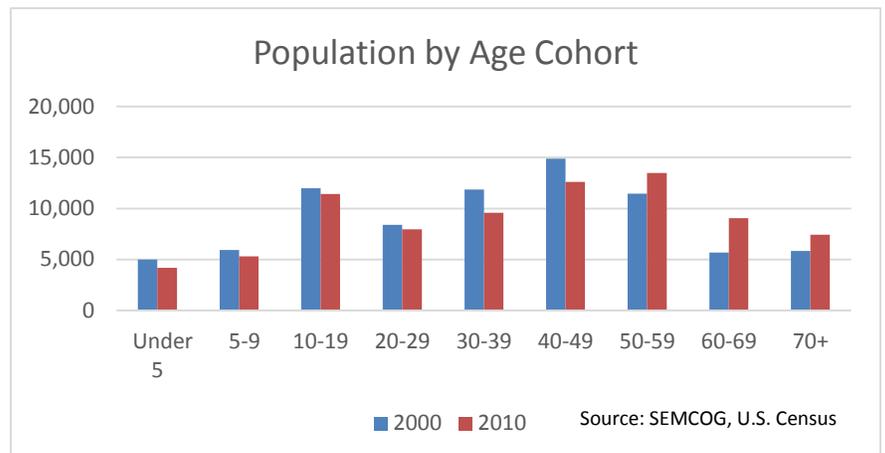
Troy will have a changing population that encompasses both the aging of the Baby Boomers and an increase in diversity. The aging of the population and changing demographics will affect Troy's economy, housing, land use, leisure, transportation, health and social services, and public resource allocation. We must not underestimate the magnitude or the lead-time required to prepare for these major demographic changes.

The rapid aging of Troy's population represents a demographic imperative that cannot be ignored. Troy's senior population, defined as those 65 and older, is expected to increase by 71% from 2010 to 2040. The greatest growth will be among the oldest Troy citizens, those age 85 years and older, whose numbers are projected to grow 116% over that 30 year period. By 2040, the first time in Troy's history, there will be more seniors than people under 18 years of age.

The confluence of expanded longevity, lower birthrates, and the redefinition of what it means to be older is creating a unique phenomenon, which some have described as an aging "tsunami." Stereotypes about aging are slowly crumbling as attitudes about the aging process and what it means to be old change. Today, people who are in their 60s typically do not consider themselves old, and it is normal to find 70 and 80-year-old individuals, who are active, healthy, and engaged.

Changing Demographics and Lifestyle Preferences

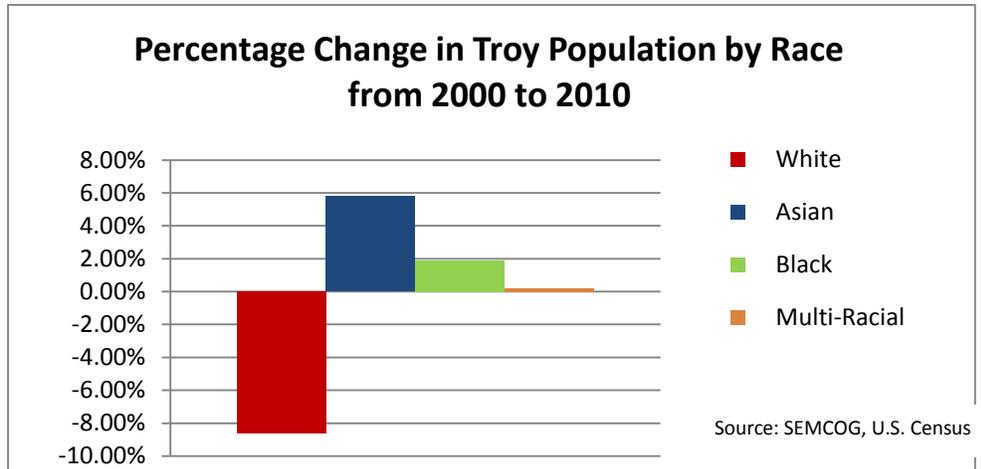
- Active Seniors, the largest growing segment of our community, will need additional services, recreational opportunities, and programs.
- Young Baby Boomers, set to start retiring, will be increasing in Troy; many will be downsizing and urbanizing, seeking retail and services close to home, and have new healthcare, recreation and community needs.
- Generation Y (Millennials), born 1990 to 2000, will be more ethnically diverse, tech savvy, environmentally conscious and interested in urban lifestyles.



Minorities account for 27% of the Troy population, up from 18% in 2000. Continuing this trend, Troy's population is expected to become more racially and ethnically diverse. Many of the minority population are immigrants or second generation.

Changes in populations results in changes in preferences and

needs for lifestyle choices such as housing types, transportation, shopping, health care, and entertainment and culture. Troy can capitalize on these changes to enhance the City's already high quality of life and its attractiveness as a destination for residents and visitors to live, work, play and thrive.



Three priorities to ensure Troy can continue to evolve and serve its changing population:

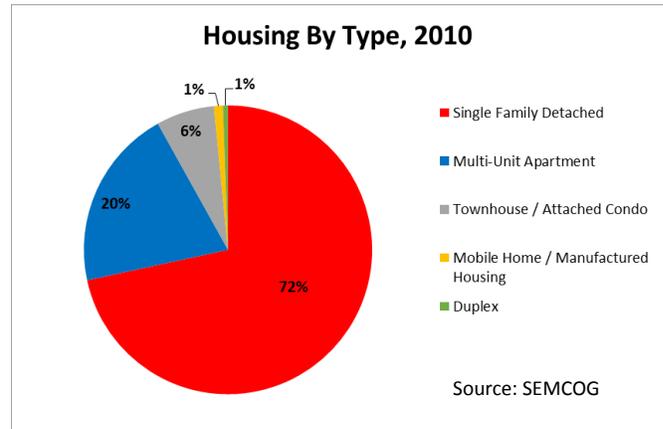
- Priority 1: Provide for a variety of housing options
- Priority 2: Maintain a high quality of life
- Priority 3: Continue to Access City Services Based on Changing Demographics

Priority 1: Provide for a Variety of Housing Options

Troy strives to provide a range of housing diversity including size, cost, type, and density. Housing options permit people to live in the community they work, allow them to age in the community, promote a mixture of income and age groups in each community, and to provide a range of housing choices to meet market needs.

Troy seeks to find the appropriate balance of single-family homes, duplex, apartment buildings, condominiums, senior, and mixed used housing options. The more options a community is able to provide the more diverse and vibrant it can be and better able to respond to current and future market trends.

The strength of Troy is deeply imbedded in the strength of the housing stock and strong single-family neighborhoods. Nothing in this plan is intended to change that. However, with changing demographics, comes changing housing needs. Seventy-two percent of the existing housing stock, 23,600 units, is single family detached. Single family detached appeals primarily to growing families. However, that housing type is not ideal for seniors, young professionals, or small families. Only twenty-seven percent, 9,000 units, of the Troy housing is apartments, townhomes, or duplex. Different housing types allow a community to meet the needs of residents and serve people of different stages of life and varied income levels. A variety of home prices is more likely in a community with a variety of housing types and densities.



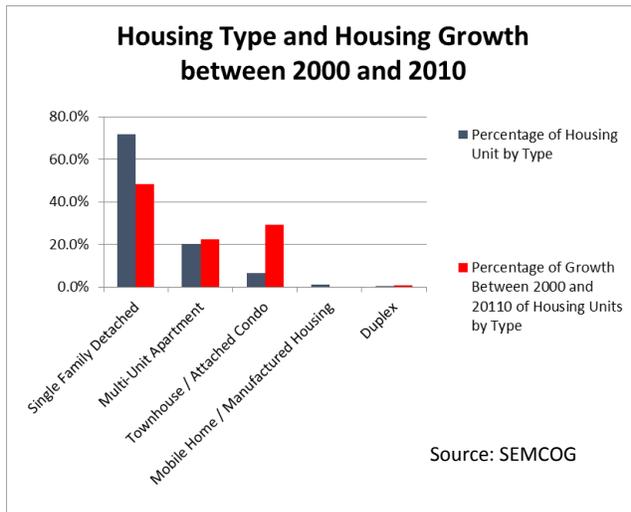
Strategy 1: Maintain a housing balance that reflects demographics

The housing options in Troy do not coincide with the demographics. Many trends, including aging population, changing demographics, and more stringent lending standards, point to more Americans living in housing other than single-family homes. While, over 44.3% of the 2010 population and 56.6 of the projected 2040 population are in the apartment, townhome, and duplex home buying demographic, over 74% of the housing units in Troy are single family detached homes.

Age Cohort	2010	Percent of total	2040	Percent of total
60+	16,449	29.2%	23,376	40.5%
35-59	31,285	55.6%	25,224	43.7%
25-34	8,514	15.1%	9,161	15.9%

Source: SEMCOG, U.S. Census

However, the market is starting to correct itself and the shift in housing options is evolving. Between 2000 and 2010, the growth in apartments was over 20% and the growth in townhomes was almost 30%.



One key component of Troy's housing stock is the "middle" housing type, which include duplexes, fourplexes, mid-scale apartments, and live-work units. Middle housing achieves medium-density yields and provide flexibility in density between single-family homes and mid-rise apartments.



Source Missing Middle Housing: Responding to the Demand for Walkable Urban Living By Daniel Parolek

The housing market is complex and demographics are only one factor. Other important factors include interest rates, the economy, and government housing policies and subsidies. While the City does not build housing, it can influence and inform the type of housing being built.

Actions:

- Strive to make sure that the housing supply is consistent with city demographics and housing demand.
- Encourage "middle" type housing.
- Continue to educate development community regarding market demand.

- Continue to review Zoning Ordinance to ensure it allows for a wide range of housing types and prices to meet evolving housing market.
- Encourage residential in mixed use developments.

Strategy 2: Encourage Universal Design

In 2014, The American Association for Retired Persons (AARP) released a report titled, “What is Livable? Community Preferences of Older Adults.” The report, which surveyed 4,500 people 50 years and older, showed that the nation’s older citizens want to age to age in place. According to the survey, almost 90 percent of adults 50+ prefer to stay in their homes as long as possible.

The desire to age at home is evident in the low moving rates and long-term occupancy of homeowners. Typically, older households are much less likely to move than younger households, with moving rates decreasing steadily as households age. For example, between 2010 and 2011, about 12 percent of 35–39 year-olds moved as compared to 2.8 percent of those in the 70–74 year-old range.

Reluctance to move is particularly true for those who own their home. The “What is Livable” survey by AARP found that nine out of ten older households express a desire to stay in their homes “as long as possible.” Reasons include: a love of the current home or neighborhood; a desire to stay in familiar surroundings; a lack of affordable, convenient, or attractive options; and a desire to remain independent.

While the some of the homes in Troy have some accessibility features, a great number lack features that make a home universally designed. Universal design is the concept of producing buildings, products and environments that are inherently accessible to older people, people without disabilities, and people with disabilities. Universal design is most often related to housing and specifically permitting aging-in-place. Universal design permits people of different ability, regardless of age or potential disability, to use the same residence.

Some of the more common universal design features:

- **No-step entry.** No one needs to use stairs to get into a universal home or into the home's main rooms.
- **One-story living.** Places to eat, use the bathroom and sleep are all located on one level, which is barrier-free.
- **Wide doorways.** Doorways that are 32-36 inches wide let wheelchairs pass through. They also make it easy to move big things in and out of the house.
- **Wide hallways.** Hallways should be 36-42 inches wide. That way, everyone and everything moves more easily from room to room.
- **Thresholds that are flush with the floor** make it easy for a wheelchair to get through a doorway. They also keep others from tripping.
- **Extra floor space.** Permits people in wheelchairs more space to turn.
- **Floors and bathtubs with non-slip surfaces** help everyone stay on their feet.

There are some federal requirements that mandate universal design. The Fair Housing Act requires that any residential building with four or more units constructed after 1991 must meet seven design and construction criteria, including accessible entrances and common areas and wide doors and hallways. There are no local requirements for Universal Design. These laws do not generally require single-family homes duplexes, triplexes, or multistory townhomes buildings without an elevator to meet any accessibility standards. Local policies that encourage the use of universal design features can ensure that homes not covered by existing federal law are accessible.

Actions:

- Encourage universal design to developers in the project design phase. It is especially important to incorporate these features into new residential developments, because modifying existing homes is typically more expensive.
- Recognize universal design branding.
- Incorporate universal design into any future city building and retrofit any existing city building where feasible.

Priority 2: Maintain a high quality of life

Quality of life is hard to describe, you have to experience it. Simply stated, Quality of Life is the reason people choose to live in Troy. Through quality schools, improving and maintaining infrastructure, and providing parks and recreation, Troy strives to maintain their existing assets and continue to offer a high quality of life.

Strategy 1: Provide for Aging In Places

The challenges of planning for an aging population have been on our radar for some time, but what we may not have predicted was the movement to rebrand aging, and promote and accommodate a more active lifestyle for older adults.

Today's active seniors are looking at retirement age differently, as many are retooling for a new career, finding ways to engage with their community, and focusing on their health and fitness.

This year, the youngest Baby Boomers turn 50. Michigan is home to nearly 9.9 million people. In 2010, almost 3.4 million (34.2 percent) were over age 50; over 1.9 million (19.5 percent) were over 60; nearly 1 million (9.5 percent) were over 70; and nearly 400,000 (4 percent) were over 80 (2010 U.S. Census). The state's population is listed as the 10th oldest nationwide, up from 12th. The age group that grew the fastest was 65 to 74 (2014).

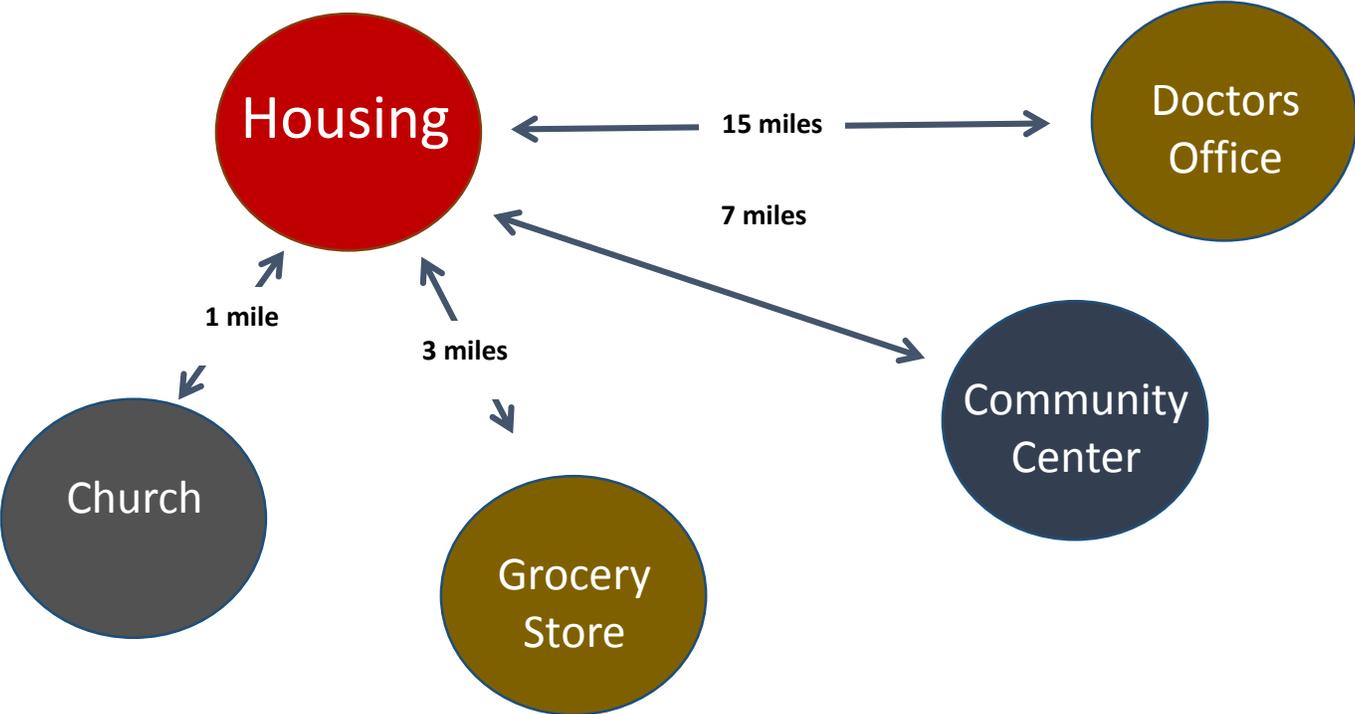
The rate of interstate migration of older Michigan residents to Sun Belt states is slowing, as Boomers are establishing a new trend of Aging-in-Place. The Center for Disease Control defines Aging-in-Place as "the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level." However, in addition to safety and independence, today's and tomorrow's active seniors are also looking for rich social environments; vibrant, walkable neighborhoods; and access to pedestrian amenities and open space.

Aging-in-Places is about promoting access and mobility, engagement, and well-being on the individual and group level in a community setting.

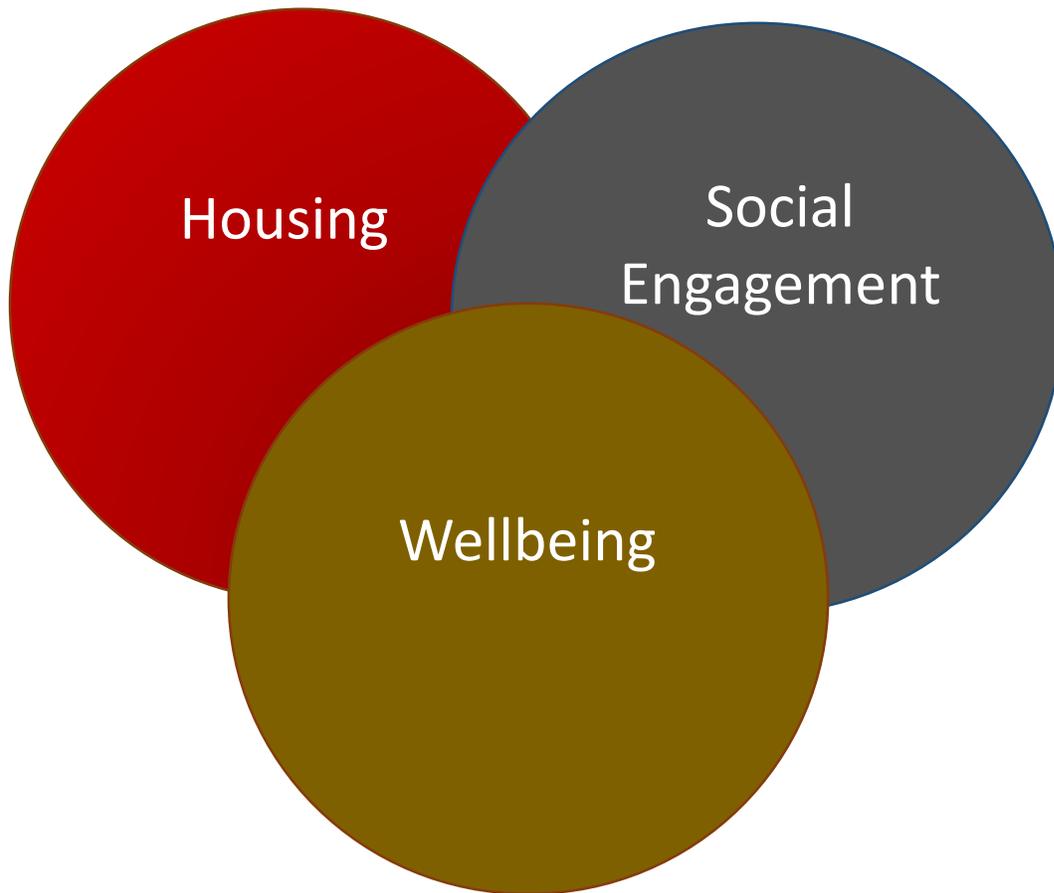
Aging in Places has three spheres:



When each sphere is viewed separately there is a disconnect:



When places are created they look like this:



Actions:

- Promote more compact development offering a range of housing
- Improve transportation and mobility options
- Maintain an attractive & accessible physical environment
- Provide opportunities for entertainment & engagement
- Emphasize quality & preservation of character
- Provide variety & choice

Strategy 2: Contribute to the success of the Troy School District by Focusing on Non-School Factors

Public schools are intimately linked with communities. They serve as centers of learning and are part of the neighborhood's physical fabric. They employ residents, and connect neighbors with each other. They impact the local housing market and economic development opportunities. Given the central role that public schools play in communities, the City should continue to strive to include them in neighborhood building, and community and economic development efforts.

Though Troy includes seven (7) school districts, most residences in Troy are served by the Troy School District. The Troy School District includes twelve (12) elementary schools, four (4) middle schools, and two (2) high schools. The City can contribute to the success of the district by focusing on "non-school" factors such as housing stability, neighborhood quality and safety, available and affordable transportation options, health care accessibility, open space and cultural amenities, and socioeconomic and racial segregation in neighborhoods and schools.

Map of School Locations

A competitive and vibrant Troy requires high-quality K-12 education system that attracts families, provide robust skill development, and bolster regional economic engines.

Actions:

- Continue the positive relationship between the City of Troy and the Troy School District
- Understand local educational policies and demographics
- Identify multiple ways for school district personnel to engage in planning
- Identify opportunities for students and parents to engage in planning
- Provide comprehensive social services aligned with educational needs and opportunities
- Provide quality amenities to attract families and enrich students' lives
- Make areas surrounding schools safe
- Site schools to maximize multimodal transportation access

Strategy 3: Provide Access to Parks and Recreation

Parks are more than amenities. They are necessities, offering recreation, inspiration, and respite. Parks and open space improve our physical and psychological health, strengthen the environment, enhance neighborhoods, and make Troy a more attractive place to live and work. They are also economic engines that provide significant social, and health benefits.

Preferences in recreational desires are changing based on changing demographics. As indicated in a 2013 survey conducted by the Troy Parks and Recreation Departments, the highest priorities were

passive recreation opportunities including multiuse trails and pathways, and development of passive nature areas. More of the population is looking for biking and walking opportunities to serve their recreational purposes. The goals of more passive recreation opportunities should be aligned and integrated into the Master Plan.

Actions:

- Integrate the goals of the Parks and Recreation Plan into the Master Plan
- As development occurs, seek opportunities to implement trails and pathways and find inter-development connections
- Work with development community to protect natural areas.
- As development occurs, secure public access rights to preserved natural areas.
- Seek funding for trails and pathways
- Require Complete Street Design, which accommodates the pedestrian and bicyclist, as well as the automobile.

Strategy 4: Promote Arts, Culture, Entertainment, and Places to Assemble

Arts, culture, entertainment, and places to assemble are vital to healthy community. Arts and culture reveal and enhance the underlying identity of a community. In 2010, Gallup and the Knight Foundation (<http://www.soulofthecommunity.org/>) found “empirical evidence that the drivers that create emotional bonds between people and their community are consistent in virtually every city and can be reduced to just a few categories. Interestingly, the usual suspects — jobs, the economy and safety — are not among the top drivers. Rather, people consistently give higher ratings for elements that relate directly to their daily quality of life.” The arts are in the top five drivers attracting people to communities.

Art holds a mirror up to society.

—Dudley Cocke, Artistic Director,
Roadside Theater

Arts, culture, and entertainment play an increasingly prominent economic and social role. Art and culture has the power to strengthen local communities and forge a sense of identity and belonging for people of all ages and races. Arts can be used as a bridge between cultures and communities. Arts should be used as resource to reach and engage under represented populations.

Economic impact studies have proven that there's an inextricable link between the creative industries in a community and that community's economic development, job recruitment and tourism. Often companies' decisions about where to locate their businesses often are influenced by factors such as the ready availability of a creative workforce and the quality of life available to employees. In addition, arts and culture can create new jobs as well as foster an environment and amenities that attract talented young workers.

Actions:

- Develop artistic and cultural inventory
- Engage minority populations through art
- Support arts and cultural events in the community spaces-such as parks, schools, and places of worship

- Work with institutions, like the Kresge Foundation and Art Institute of Michigan-Troy, to establish art and culture programming
- Encourage public art in private developments

Strategy 5: Provide Multi-Modal Transportation Options

Mobility is critical to the well-being of Troys population, especially an elderly one. To live full lives and avoid social isolation, people must be able to access friends and relatives, health care, services, shopping opportunities, and social and recreational activities.

A diverse, walkable community depends on a transportation infrastructure that provides a variety of ways to get around, serving pedestrians and transit-riders as well as drivers. Older Americans has a love affair with the car, a feeling tied closely to values of autonomy and independence. According to AARP, 89% of older adults travel in private automobiles. As people age, a number of factors can threaten mobility, including impaired ability to drive, and limited availability of alternative forms of transportation. In Troy, currently walking destinations are narrow and public transportation is limited. Future transportation options must consider the projected 19,000+ Troy Residents over 65 years of age by 2040.

But transportation options is not just a necessity for an aging population, it's also a desire of all ages and an economic development driver. It is essential for Troy to evolve as a community that Troy continues to provide transportation options including public transportation, biking, and walking.

Actions:

- Work with SMART to ensure public transportation meets the needs of the community
- Incorporate Complete Street elements into every city street
- Develop Trail and Pathway Plan
- Promote/require mixed use
- Promote Density and Transit Oriented Development around commercial nodes
- Promote Smart Growth development

Priority 3: Continue to Access City Services Based on Changing Demographics

Demographic trends can have a profound effect on local governments. They influence nearly every sphere of life: labor markets, housing markets, social services, infrastructure, land use, education, budgets and finances.

The needs of different population segments will be varied and the City and community organizations within them will be called upon to serve all subsets of our population. For example, older residents will need transit and increasing access to medical services. Minority populations often move to Troy for the quality of the schools, so that will be a focus of their desire.

The changing of Troy's population will affect policy-making and planning. The city must continue to look generations out to continue to assess community need and desires. Such a long term outlook is necessary to ensure that the City and the community can mobilize assets to provide for its citizens.

Actions:

- Work with social service and community organizations to identify community needs
- Continue to prioritize infrastructure improvements as part of Capital Infrastructure Plan
- Use Master Plan to identify and plan for community needs and services.