

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 28, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean  
Karen Crusse  
Donald Edmunds  
Michael W. Hutson  
Tom Krent  
Padma Kuppa  
John J. Tagle

Absent:

Philip Sanzica

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-2015-07-046**

Moved by: Tagle  
Seconded by: Krent

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

Yes: All present (7)  
Absent: Sanzica

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2015-07-047**

Moved by: Apahidean  
Seconded by: Kuppa

**RESOLVED**, To approve the minutes of the July 15, 2015 Regular meeting as submitted.

Yes: All present (7)  
Absent: Sanzica

**MOTION CARRIED**

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

There was no Zoning Board of Appeals meeting in July.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority meeting in July.

7. PLANNING AND ZONING REPORT

Mr. Savidant announced the final Master Plan forum, *Boomers & Shakers*, is scheduled on August 17, 2015 at 7:00 p.m.

**PRELIMINARY SITE PLAN REVIEWS**

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 1008) – Proposed Virginia Tile Showroom, East side of Crooks, North of Maple (1820 Crooks), Section 28, Currently Zoned MR (Maple Road) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Virginia Tile Showroom. He recommended approval with the conditions as identified in his report dated July 21, 2015.

Victor Saroki, project architect, and William Stephenson of Virginia Tile Company were present.

Mr. Saroki circulated a materials board. He addressed:

- State-of-art flagship store.
- Parking.
- Cross access easements.
- Overhead power lines.

Mr. Stephenson said the proposed showroom would replace the existing design center showroom and would function as a wholesale distributor offering select retail services.

Chair Edmunds opened the floor for public comment. There was no one present; the floor was closed for public comment.

**Resolution # PC-2015-07-048**

Moved by: Hutson

Seconded by: Krent

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Virginia Tile Showroom, located on the east side of Crooks and north of Maple (1820 Crooks), Section 28, within the MR (Maple Road) District, be granted, subject to the following:

1. Demonstrate shared parking compatibility by providing additional information regarding hours of operation and number of employees and provide parking reciprocal easement.
2. Provide additional information regarding anticipated delivery truck size.
3. Provide all cross-access agreements prior to Final approval.
4. Widen Crooks sidewalk to eight (8) feet.
5. Reduce lighting level along the northern property line.

Yes: All present (7)

Absent: Sanzica

**MOTION CARRIED**

9. PRELIMINARY SITE PLAN REVIEW (File Number SP 1009) – Proposed Sedona Taphouse Restaurant, South side of Big Beaver, East of Livernois (198 E Big Beaver), Section 27, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reviewed the Preliminary Site Plan application. He addressed the site access, pedestrian and vehicular circulation, lighting plan, trash enclosure screening and landscaping. Mr. Carlisle recommended approval with the conditions as identified in his report dated July 21, 2015.

Mr. Savidant announced written comments from Ganesh Reddy of Mamta Holdings were distributed to Board members prior to the beginning of tonight's meeting.

Present were Martin Knollenberg, project architect Thomas Strat, Thomas Desmond of Thomas Strat Architects and landscape architect Brian Devlin.

Mr. Strat gave a presentation detailing the architecture of the proposed Sedona Taphouse Restaurant, featuring building materials, building transparency and rooftop outdoor seating.

There was discussion on:

- Vehicular and pedestrian circulation; narrowness of layout, drive aisle.
- Maneuverability of delivery trucks.
- Landscape requirements; hardscaping.
- Valet service.
- Hours of operation.

Chair Edmunds opened the floor for public comment.

Ganesh Reddy of Mamta Holdings, 3270 W. Big Beaver, addressed concerns with the proposed development as relates to the abutting property to the west, 100 E. Big Beaver.

Chair Edmunds closed the floor for public comment.

Discussion followed on:

- Existing cross access easement to the south; reciprocal agreement, use of property no effect on agreement.
- Required parking spaces; based on projected number of seats only, outdoor seating requires no additional parking.
- Deceleration lane; would be determined by County.
- Stormwater management; utilize regional detention or retain underground.

**Resolution # PC-2015-07-049**

Moved by: Tagle  
 Seconded by: Crusse

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Sedona Taphouse Restaurant, located on the south side of Big Beaver and east of Livernois (198 E. Big Beaver), Section 27, within the BB (Big Beaver) District, be postponed until the applicant can respond to comments made this evening, specifically addressing conditions outlined in the proposed Resolution.

Yes: All present (7)  
 Absent: Sanzica

**MOTION CARRIED**

**CONDITIONAL REZONING REQUEST**

10. **PUBLIC HEARING - CONDITIONAL REZONING APPLICATION (File Number CR 013)**  
 – Proposed Amber Studios and Lofts, East side of Livernois between Vermont and Birchwood, Section 21, From O (Office) District to MR (Maple Road) District

Mr. Carlisle reviewed the proposed Conditional Rezoning application. He addressed the conditions offered by the applicant, parking, landscaping, applicant’s intent to vacate the 18 foot alley and the height of light poles.

Mr. Carlisle recommended approval of the proposed Conditional Rezoning application for the reasons identified in his report dated March 13, 2015 and subject to the conditions as identified in his report dated March 13, 2015.

Present were Dennis Cowan of Plunkett Cooney, Jerome Amber of Amber Properties Company and Justin Wieber of Stantec.

Mr. Cowan addressed the re-design of the building since last presented to the Board. He agreed conditions identified in the Planning Consultant report would be adhered to with one exception. The applicant does not want to eliminate the two parking spaces, as recommended.

Mr. Cowan addressed their intent and timeline to vacate the 18-foot alley. He said a meeting to discuss the proposed development was held with property owners who were given notice by the City of the public hearing, of which nine attended.

Mr. Wieber gave a detailed overview of the building architectural features.

Mr. Amber addressed snow removal and screening of the terraces. He circulated photographs and building material samples.

Mr. Savidant reported the department received numerous written responses to the public hearing notices which were distributed to the Planning Commission prior to the beginning of tonight's meeting.

#### PUBLIC HEARING OPENED

Denise Whitmer, 76 Vermont, spoke in opposition. She addressed concerns with traffic, cut-through traffic, noise, screening and privacy.

Ted LaVanaway, 6952 Dublin Fair, spoke in support.

#### PUBLIC HEARING CLOSED

Discussion followed on:

- Defined height of light pole.
- Trash enclosure materials.
- Zoning requirements for trash enclosures.

#### **Resolution # PC-2015-07-050**

Moved by: Tagle

Seconded by: Krent

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the O to MR Conditional Rezoning request, which incorporates Preliminary Site Plan Approval, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois, between Vermont and Birchwood, within Section 21, being approximately 0.5 acres in size, be granted, for the following reasons:

1. The request complies with the Master Plan.
2. The Form-Based District would permit greater flexibility in use and development of the property.
3. The abundance of Office District property in the City has been well documented.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

**BE IT FURTHER RESOLVED**, That the Planning Commission recommends the following site plan design considerations:

1. Obtain alley vacation prior to Final approval.
2. Provide one (1) additional barrier free parking space.
3. Remove the single space directly adjacent to the north side of the building.
4. Remove one (1) parking space along the western property line and add five (5) additional feet to each greenbelt along Vermont and Birchwood.
5. Address berming and landscaping within north and south greenbelt.
6. Purchase additional 9-foot of alley or if additional 9-foot of alley cannot be purchased, address screening and landscape deficiencies within eastern greenbelt.
7. Trash enclosure screening will be with poured concrete with gates similar in construction and appearance as the screening on the upper terrace level, metal slats and wood, and to comply with enclosure requirements.
8. Light pole height shall be maximum 15 feet high to mitigate impact upon adjacent single-family properties.

Yes: All present (7)  
 Absent: Sanzica

**MOTION CARRIED**

Chair Edmunds opened the floor for one additional public comment.

Randy Whitmer, 76 Vermont, spoke in opposition. He said if a vote was taken, the City would find the residents along Vermont and Birchwood are opposed to the proposed development.

Mr. Carlisle informed the audience that the recommending body on the proposed development is City Council and those residents within the required 300 foot radius would be notified of the scheduled date and time of the City Council public hearing.

**OTHER BUSINESS**

11. PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014) – Proposed Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District

Mr. Hutson asked to be recused from discussion on this item because of his business relationship with Thomas Sawyer, the attorney representing the applicant.

The Board accepted Mr. Hutson's request to be recused. Mr. Hutson exited the meeting.

Mr. Carlisle reviewed the proposed Planned Unit Development application. He addressed the applicant's intent to partner with the City in an effort to increase the development potential of the site and assist the City with developing the City's dog park and trailhead.

There was discussion on:

- Concept of the development; partnership.
- Building design, layout.
  - Flip building, parking, detention 180 degrees
  - Single story near road; drop off at rear entrance
  - Reduce scale of building and hard pavement along road
  - Existing green visually appealing on right-of-way
  - Exclusivity of building; create privacy in front
- Dog park stand-alone vs partnership project.
- Conceptual dog park plans, overlay.
- Stormwater management; detention as feature.
- Property in floodplain; undevelopable, unbuildable.
- Shared parking.
- Access point.

Mark Pomerence, Vice President of Development of North Point Development, introduced Thomas Sawyer of Hutson, Sawyer, Rupp & Schroeder law firm and David Hunter of Professional Engineering Associates. Mr. Pomerence addressed:

- Company profile.
- Assisted living services.
- Building design, elevation; not a cookie-cutter development.
- Proposed improvements, amenities.
- \$50,000 assistance for dog park, trailhead, other improvements.
- Detention basin as amenity.
- Approximately \$12 million development.
- Traffic; lowest traffic-generated use.
- Desire to have building visibility from street.

Chair Edmunds opened the floor for public comment. There was no one present; the floor was closed for public comment.

Mr. Hutson returned to the meeting.

12. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 248) – Woodland Protection

Mr. Savidant briefly reviewed the proposed Zoning Ordinance Text Amendment, noting the proposed text is consistent to what was last discussed among the Board. Mr. Savidant said with a consensus of the members, he would circulate the proposed Zoning Ordinance Text Amendment internally for review and bring it back to the Planning Commission to schedule a Public Hearing.

Chair Edmunds opened the floor for public comment.

Present to speak were:

- Omar Shouhayib of Choice Development, 4254 Beach Road.
- Dan McLeish, McLeish Building, 650 E. Big Beaver.

Chair Edmunds closed the floor for public comment.

It was the consensus of the members to circulate the proposed amendment for internal review.

13. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

14. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

Mr. Savidant reported that City Council, in its consideration of the proposed Zoning Ordinance Text Amendment relating to Oil and Gas Extraction, scheduled a joint meeting with the Planning Commission on September 14, 2015 at 6:00 p.m. City Council intent is to have direct communication with the Planning Commission on the matter. Mr. Savidant said representatives from Michigan Department of Environmental Quality (MDEQ), Associated Petroleum Industries of Michigan and Oakland County Water Resources would be present at the meeting.

The Regular meeting of the Planning Commission adjourned at 10:45 p.m.

Respectfully submitted,

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Donald Edmunds, Chair

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Kathy L. Czarnecki, Recording Secretary

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