Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 25, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Ollie Apahidean
Karen Crusse
Donald Edmunds
Carlton M. Faison
Tom Krent
Padma Kuppa
Philip Sanzica
John J. Tagle

Absent:
Michael W. Hutson

Also Present:
R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Allan Motzny, Assistant City Attorney
Brian Kischnick, City Manager
Kurt Bovensiep, Public Works Manager
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2015-08-055
Moved by: Tagle
Seconded by: Kuppa

RESOLVED, To approve the Agenda as prepared.

Yes: Crusse, Edmunds, Faison, Krent, Kuppa, Sanzica, Tagle
Abstain: Apahidean
Absent: Hutson

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-08-056
Moved by: Crusse
Seconded by: Tagle

RESOLVED, To approve the minutes of the August 11, 2015 Regular meeting as submitted.

Yes: Crusse, Edmunds, Krent, Kuppa, Sanzica, Tagle
Abstain: Apahidean, Faison
Absent: Hutson

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

City Manager Kischnick addressed the recent Tucker Barricade matter. He thanked members of the Planning Commission and City staff for their time and effort in making a recommendation and presentation to City Council.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Sanzica reported there was no Zoning Board of Appeals meeting in August.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

City Manager Kischnick reported on the Downtown Development Authority at the end of the meeting. *(Refer to page 4)*

7. PLANNING AND ZONING REPORT

Mr. Savidant introduced and welcomed Carlton Faison to the Planning Commission.

Mr. Savidant addressed:
- Master Plan Update Forum, Boomers and Shakers, August 17.
- Trails and Pathways Forum, August 20.

Public Works Manager Bovensiep gave a brief summary of the Trails and Pathways Forum. He said residents shared concerns as relates to the tranquility and safety of neighborhoods.

PLANNED UNIT DEVELOPMENT

8. 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. Savidant gave an explanation of a Planned Unit Development application and its approval process.

Mr. Carlisle noted a PUD application ties together the proposed rezoning and site plan as a complete package for consideration by the Planning Commission and City Council.

Mr. Carlisle addressed the revisions to the conceptual Preliminary Site Plan since last reviewed by the Board at their July 28, 2015 meeting:

- Relocation of shared access on City property.
- Reconfiguration of parking spaces; additional spaces closer to the building front.
- Increased landscape buffer for City dog park parking lot; greater screening from Livernois, includes rain garden.
- Increased size of shared detention basin.
- Addition of plaza and 10 foot path to serve as a trailhead.

Mr. Carlisle said the City dog park layout is conceptual and the orientation of the dog park in relation to the assisted living facility is flexible and a product both parties are working on. Mr. Carlisle reviewed the overall community benefits that are being offered by the applicant.

Present were Mark Pomerenke, Vice President of Development of North Point Development, Thomas Sawyer of Hutson, Sawyer, Rupp & Schroeder law firm and David Hunter of Professional Engineering Associates.

Mr. Pomerenke announced homeowners in the Westwood Park and Troy Meadows subdivisions were invited to a meeting to discuss the proposed development. He addressed the Planning Commission comments relating to the massing and orientation of the building. Mr. Pomerenke stated a change in the building orientation and site layout would adversely affect the interior design of the building and functionality of the assisted care facility.

Mr. Pomerenke displayed a colored site plan. He addressed revisions to the site plan as follows:

- Floor layout, level of security for memory care.
- Access drive; alignment with office buildings across the street, median, wayfinding.
- Stormwater detention basin; water feature.
- Plaza at trailhead; connecting sidewalk to trails.
- Parking; screening, future needs, employee.
- Building setback; building height.
- Dumpster relocation.
- Elevation; brick vs stone facade.
- Ambulatory runs estimation.
- City improvements cost estimate; $606,233 (includes $50,000 for dog park improvements.

There was discussion on:

- Building height.
- Grading, slope of property.
- Stormwater management; rain garden.
- Existing trees.

- Snow removal.
- Tax analysis.

Chair Edmunds opened the floor for public comment.

Duane Kristofice, 3404 Talbot, voiced opposition to the proposed development. He addressed concerns with size/height of building, parking, preservation of existing trees, property value and light and noise pollution.

Steve Toth, 2312 Niagara, voiced support of the proposed development in relation to the City dog park and its proximity to the central hub of the City. He said the development would be a good anchor and add quality and value to the dog park.

Chair Edmunds closed the floor for public comment.

It was the consensus of the Planning Commission to schedule a public hearing for the application.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

City Manager Kischnick addressed the financial status of the DDA. He reported the DDA is doing well, making strong strides toward its debt payment and is moving forward with enhanced maintenance of the Big Beaver Corridor.

9. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:20 p.m.

Respectfully submitted,

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Donald Edmunds, Chair

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Kathy L. Czarnecki, Recording Secretary