

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 22, 2015 in the Council Chamber 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  
 Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

It was the consensus of the Board and staff to incorporate the Zoning Board of Appeals and Planning and Zoning reports under Agenda item #10, Planning Commission Comment.

3. APPROVAL OF MINUTES

**Resolution # PC-2015-09-057**

Moved by: Sanzica  
 Seconded by: Crusse

**RESOLVED**, To approve the minutes of the August 25, 2015 Regular meeting as submitted.

Yes: All present (8)  
 Absent: Hutson

**MOTION CARRIED**

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

## PLANNED UNIT DEVELOPMENT

5. 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. Carlisle gave an overall review of the proposed Stonecrest Assisted Living PUD development and the approval process of a Planned Unit Development application. He reported the application meets the PUD standards. He addressed the public benefit to include improvements for the development of a City park and trailhead. Mr. Carlisle recommended the Planning Commission recommend approval of the Preliminary Site Plan with the conditions as identified in his report dated September 11, 2015.

Mark Pomeranke, Vice President of Operations for North Point Development, gave a summary of the project. He said meetings were held with City staff, homeowners' associations and property owners within a radius of 300 feet of the proposed development. Mr. Pomeranke identified revisions to the site plan to address concerns of the property owner abutting directly to the south; additional screening, preservation of two existing trees, stormwater management, light and noise pollution.

Mr. Pomeranke said the height of the building would not exceed 38 feet. He stated they would comply with all the conditions as identified in the Planning Consultant report.

### PUBLIC HEARING OPENED

Joe Peterson, 118 Scottsdale, expressed opposition; not a good fit for the residential neighborhood, concerns with traffic, flooding, public notification.

Joyce Peterson, 118 Scottsdale, expressed opposition; not a good fit for the area, concerns with operations of such a facility, setback/screening from Livernois, public notification.

Duane Kristofice, 3404 Talbot, asked the applicant to acknowledge revisions to the site plan that was agreed to in their discussion.

Steve Toth, 2312 Niagara, spoke in favor.

### PUBLIC HEARING CLOSED

Mr. Pomeranke offered apologies to Duane Kristofice. He said additional evergreens would be planted, no less than five trees on the southeast corner, as promised; as well, noise and light pollution would be addressed.

**Resolution # PC-2015-09-058**

Moved by: Sanzica  
Seconded by Krent

**WHEREAS**, The applicant NP Senior Living Development LLC submitted an application for a Planned Unit Development (PUD), located on the east side of Livernois, between Big Beaver and Wattles in Section 22; and

**WHEREAS**, The site abuts a City park site which is presently undeveloped but is proposed to include a trailhead and dog park; and

**WHEREAS**, The applicant is proposing a partnership with the City to increase the overall development potential of the subject site while also assisting the City with developing the park site; and

**WHEREAS**, The applicant intends to develop a 100-bed convalescent and nursing facility with thirty-seven (37) parking spaces on the subject property, while preserving a significant portion of wetlands on the eastern half of the site; and

**WHEREAS**, The applicant proposes a number of improvements to the City property including site grading work, sidewalks, construction of detention basin, and construction of eighty (80) shared parking spaces to be used by visitors to the facility and City park; and

**WHEREAS**, The proposed revision to the PUD meets the Standards for Approval set forth in Section 11.03.

**BE IT RESOLVED**, That the Planning Commission recommends to City Council that Concept Development Plan Approval and Preliminary Development Plan Approval for the proposed Stonecrest Planned Unit Development, including improvements and layout for the City park property, be granted, subject to the following:

1. Height of the structure shall not exceed 38 feet.
2. All area located outside of the “limits of tree removal” be placed in a conservation easement.
3. Applicant should add bike parking to the assisted living site and city park.
4. Submit a detailed landscape plan with species and sizes indicated.
5. Screen the southern row of parking from the adjacent single-family property.
6. Break up row of 28 spaces along south side of property with landscape peninsula.
7. Indicate trash enclosure screening.
8. Submit a lighting plan including fixtures and photometrics.
9. Additional evergreens on the southeast side of the property, as promised by applicant, to be provided for screening 3404 Talbot.

Discussion on the motion on the floor.

Mr. Krent identified buildings of similar height range (Zion Church, Walsh College) noting the proposed development is not an anomaly in this area.

Vote on the motion on the floor.

Yes: All present (8)  
 Absent: Hutson

**MOTION CARRIED**

- 6. PUBLIC HEARING - STREET VACATION REQUEST (SV 190) – Alley between Vermont and Birchwood, Abutting parcels 88-20-27-353-001, 002, 003, 004, 005, 006, 007, 008 and 029 on the west and parcels 88-20-27-353-012 and 021 on the east, Section 27, Currently Zoned MR (Maple Road) and R-1E (One Family Residential) Districts (abutting properties)

Mr. Savidant reported the vacation request is consistent with previous requests to vacate portions of the same alley. Mr. Savidant said City Management recommends approval of the alley vacation request as submitted, subject to the condition that an overhead utility easement is maintained.

Present were Dennis Cowan of Plunkett Cooney and Jerome Amber of Amber Properties Company.

Mr. Cowan said the proposed vacation has been discussed with the abutting property owner on Birchwood but they have not been successful making contact with the property owner on Vermont.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

**Resolution # PC-2015-09-059**

Moved by: Krent  
 Seconded by: Tagle

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the street vacation request, as submitted, for an alley located east of Livernois, between Vermont and Birchwood, approximately 18 feet wide by 240 feet in length, abutting Lots 65 through 54 and lots 454 and 455 of Addison Height, Section 27, be approved, subject to the following:

- 1. An easement shall be maintained for overhead utilities.

Yes: All present (8)  
Absent: Hudson

**MOTION CARRIED**

**SITE CONDOMINIUM DEVELOPMENT REVIEW**

- 7. PRELIMINARY SITE PLAN REVIEW – Proposed Casca Villa Site Condominium, 4 units/lots, North side of Andrew Drive between Crooks and Granger, Section 4, Currently Zoned R-1B (One Family Residential) District

Mr. Carlisle reviewed the application for Casca Villa. He recommended approval of the Preliminary Site Condominium Plan with the conditions as identified in his report dated September 8, 2015. He clarified that the berming and screening is along the western property line, not southern, as indicated in his report.

The applicant Anthony Randazzo was present.

There was discussion on the proposed landscaping and notations of the berm and plantings on the landscape plan prior to Final Site Plan approval.

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

**Resolution # PC-2015-09-060**

Moved by: Kuppa  
Seconded by: Krent

**RESOLVED**, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Casca Villa Site Condominium, 4 units/lots, north side of Andrew Drive between Crooks and Granger, Section 4, currently zoned R-1B (One Family Residential) District, be granted, subject to the following:

- 1. Clarify berming and screening on the Landscape Plan along the western property line to indicate the planting of a berm and evergreen trees spaced 12 feet as shown on the Site Plan.
- 2. Clarify sidewalk location with Engineering.

Yes: All present (8)  
Absent: Hutson

**MOTION CARRIED**

8. MASTER PLAN UPDATE – Boomers and Shakers Forum

Mr. Savidant gave a report on the Boomers and Shakers Forum and an update on adoption of the Master Plan.

9. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

Mr. Sanzica gave a report on the September 15, 2015 Zoning Board of Appeals (ZBA) meeting. He shared the following resolution passed by the Board.

Moved by Courtney  
Seconded by Eisenbacher

RESOLVED, to request the Planning Department and Planning Commission review the setbacks on major thoroughfares in the RT Zoning classification. It is the Board’s opinion that the front yard setback should be 25 feet, which it was in the past.

Yes: All

MOTION PASSED

It was asked of Mr. Savidant to provide members of the ZBA with the list of potential zoning ordinance amendment recommendations.

Mr. Motzny addressed settlement of the recent lawsuit related to the Transit Center.

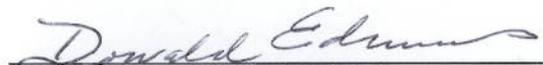
Mr. Savidant addressed the following Planning and Zoning items.

- ZOTA 247 Oil and Gas Extraction
- ZOTA 248 Woodland Protection

There was discussion on the meeting room venue for scheduled public hearings and study items.

The Regular meeting of the Planning Commission adjourned at 8:26 p.m.

Respectfully submitted,

  
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 Donald Edmunds, Chair

*Kathy L. Czarnecki*  
Kathy L. Czarnecki, Recording Secretary

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