

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on February 9, 2016 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Donald Edmunds
Carlton M. Faison
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
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Mr. Savidant asked to add proposed Zoning Ordinance Text Amendment Woodland Protection (File Number ZOTA 248) as Agenda item 6.a.

Resolution # PC-2016-02-009

Moved by: Tagle
Seconded by: Krent

RESOLVED, To approve the Agenda as amended.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2016-02-010

Moved by: Krent
Seconded by: Apahidean

RESOLVED, To approve the minutes of the January 26, 2016 Regular meeting as published.

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

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

5. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2015-0020) – Proposed Korean United Methodist Church Addition, West side of Dequindre, South of Square Lake (42693 Dequindre), Section 20, Currently Zoned R-1C (One-Family Residential) District

Mr. Tagle asked to be recused from discussion and action on this item because of business relations with the church.

(Mr. Tagle exited the meeting at 7:05 p.m.)

Mr. Carlisle reported on the Special Use Request and Preliminary Site Plan application for the Korean United Methodist Church Addition. He specifically addressed parking, stormwater management, lot coverage, traffic engineering review, existing wall and landscaping and public comment relating to placement of the dumpster.

Mr. Carlisle recommended Special Use and Preliminary Site Plan approval provided the Planning Commission finds the proposed parking lot landscaping and existing six-foot high perimeter wall are sufficient.

James Butler of Professional Engineering Associates was present. Mr. Butler announced the project architect, a representative of the church and the construction manager are in the audience. Mr. Butler addressed lot coverage, stormwater management and the dumpster location.

Timothy Yu, church elder and member of the church construction committee, addressed the existing dumpster location and trash pickup schedule. Mr. Yu agreed the dumpster could be relocated to the northeast corner of the property.

There was discussion on the existing stormwater management and proposed stormwater management and best practices for the proposed site improvement.

PUBLIC HEARING OPENED

Marsel Cilla, 42503 Dequindre, expressed concerns with traffic management at the times of church services.

PUBLIC HEARING CLOSED

Mr. Savidant said the Engineering Department would again review traffic at the time of Final Site Plan review. He stated a request for a traffic signal would go through the City’s Traffic Committee for consideration.

Resolution # PC-2016-02-011

Moved by: Krent
 Seconded by: Kuppa

RESOLVED, That Special Use Request and Preliminary Site Plan Approval for the improvements proposed for the Korean United Methodist Church Addition, West side of Dequindre, South of Square Lake (42693 Dequindre), Section 20, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following condition:

1. Move the trash dumpster from its current location to the northeast section of the property and screen and gate per Zoning Ordinance requirements.

Yes: All present (7)
 Absent: Sanzica
 (Mr. Tagle recused from vote.)

MOTION CARRIED

There was a brief recess.
 (Mr. Tagle returned to the meeting at 7:30 p.m.)

SITE CONDOMINIUM DEVELOPMENT REVIEW

6. **PRELIMINARY SITE PLAN REVIEW (File Number SC JPLN2015-0016)** – Proposed Estates at Willowbrook, 28 units/lots, East side of John R, South of Wattles, Section 24, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle gave a brief report on the revised plan. Mr. Carlisle identified six outstanding issues from the last review by Planning Commission at their January 26, 2016 meeting, four of which are resolved and meet Zoning Ordinance requirements. He addressed the remaining two issues; future control and maintenance of outlot and preservation of trees.

The applicant Joseph Maniaci was present. Mr. Maniaci addressed water management, drainage and tree preservation. He believes the proposed landscaping is above and beyond what is required by the Zoning Ordinance. Mr. Maniaci said the 25-foot tree buffer is not required and he is saving as many trees as possible. Mr. Maniaci indicated willingness not to open up Dexter to alleviate traffic concerns of the residents in the area.

There was discussion on:

- Master Deed language; review by City Attorney's Office.
- Additional 35 trees identified in tree survey; over 75 trees to be preserved.
- Tree inventory requirements.
- Clear cutting interior property.

Chair Edmunds opened the floor for public comment.

Pete Wilkins, 3905 Wayfarer, addressed tree preservation and water drainage.

Chair Edmunds closed the floor for public comment.

Mr. Savidant stated detailed engineering drawings submitted at the time of Final Site Plan review will assure the design of the drainage does not negatively impact neighbors.

Mr. Hutson shared concerns from the homeowners' perspective with the Master Deed language provided by the applicant on the outlot maintenance. He indicated he would be voting no on the proposed development.

Ms. Crusse indicated she would be voting no on the proposed development because residents have voiced opposition to clear cutting and have expressed a desire for smaller homes. Ms. Crusse said it's the duty of the Planning Commission to strike a balance between the "letter of the law" and the "spirit of the law".

Mr. Tagle said he would probably be voting no based on the standpoint of quality of design.

Mr. Krent voiced concerns with the lack of variation in elevation facades.

Mr. Savidant read Article 4 of the Zoning Ordinance that relates to variation and appearance of elevations. He said an applicant provides two or more typical elevations with the submission of a Preliminary Site Plan application. At the time of the permit process, the Building Official is in charge of variations of elevations in accordance with Zoning Ordinance requirements.

Mr. Motzny instructed the Board that a denial of a Site Plan application must be based on a violation of the Zoning Ordinance, Federal or State law. He noted there have been no mention of violation of the laws. Mr. Motzny also said he did not see anything that violates the Condominium Act in his review of the Master Deed language provided by the applicant relating to maintenance of the outlot.

Discussion continued on:

- Incentivizing / encouraging developers to build what the City wants.
- Definition of “spirit of the law”.
- Proposed Woodlands Protection Zoning Ordinance Text Amendment.

Mr. Maniaci addressed the elevation variations provided in the application. Mr. Maniaci said he is a well-respected developer, has built homes in Troy for 25 years and has won awards for design. He appreciates the spirit of the law and saving trees. Mr. Maniaci said he has submitted an application in good faith to the City that meets all minimum requirements of the Zoning Ordinance.

Resolution # PC-2016-02-012

Moved by: Krent
 Seconded by: Tagle

RESOLVED, To postpone the item, based on the following reasons:

1. Developer does not meet standards for variations of architectural facades for the development.
2. Master Deed language needs to be clarified as a result from due diligence on agreement between the developer and potential property owners.
3. Request applicant to reconsider adding trees on the interior portion of the development.

Yes: Edmunds, Faison, Hutson, Krent, Kuppa, Tagle
 No: Apahidean, Crusse
 Absent: Sanzica

MOTION CARRIED

Chair Edmunds requested a recess at 8:40 p.m.; the meeting reconvened at 8:45 p.m.

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

Mr. Savidant reported the proposed text amendment was considered at the February 8, 2016 City Council meeting and a Resolution to adopt the amendment was denied by a vote of 3-4. Mr. Savidant feels Council members were not necessarily opposed to the language but wanted more time to study the item. He asked members of the Planning Commission to consider passing a resolution asking City Council to reconsider their vote and to take the item under study at a future study session.

A brief discussion followed on:

- Review independently woodland protection and enhanced cluster option.
- Joint meeting with City Council; freer flow of dialogue with only Council members and staff present.
- Cluster development option; revisions and incentivizations.

Resolution # PC-2016-02-013

Moved by: Hutson

Seconded by: Krent

RESOLVED, That the Planning Commission encourages the Troy City Council to reconsider its vote at the February 8, 2016 City Council meeting on the proposed text amendment to Articles 8 and 13 of Chapter 39 (adding woodland protection provisions to the Zoning Ordinance), and schedule a Troy City Council study session to discuss woodland protection.

BE IT FURTHER RESOLVED, That the Planning Commission commence immediately a study in the hopes of formatting a revised enhanced cluster option for inclusion within the City’s Zoning Ordinance.

Yes: All present (8)

Absent: Sanzica

MOTION CARRIED

OTHER BUSINESS

7. **PUBLIC COMMENT** – Items on Current Agenda

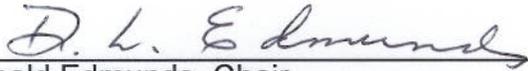
There was no one present who wished to speak.

8. **PLANNING COMMISSION COMMENT**

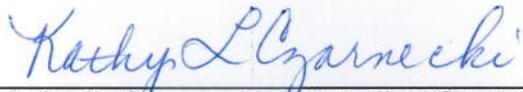
There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 9:08 p.m.

Respectfully submitted,



Donald Edmunds, Chair



Kathy L. Czarnecki, Recording Secretary

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