Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:05 p.m. on August 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
Philip Sanzica
John J. Tagle

Also Present:
Ben Carlisle, Carlisle Wortman Associates
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2016-08-053
Moved by: Krent
Support by: Sanzica

RESOLVED, To reverse the order of Agenda items #5 and #6 and approve the Agenda as revised.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2016-08-054
Moved by: Tagle
Support by: Kuppa

RESOLVED, To approve the minutes of the July 26, 2016 Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

OTHER ITEMS

6. CONDITIONAL REZONING APPLICATION (File Number CR JPCR2016-003) – Proposed McClure Road Apartments, North of Big Beaver, East of Crooks, East side of McClure (3142, 3114, 3086 McClure), Section 20, From R-1B (One Family Resident) District to BB (Big Beaver) District

Mr. Carlisle reviewed the revisions to the proposed application since last discussed at the July 12, 2016 meeting and addressed how the Big Beaver Corridor study relates to the zoning district.

Present were the applicant Sam Stafa, project architect Peter Stuhlreyer of Designhaus Architecture and Attorney Dennis Cowan.

There was discussion on:
- Height and form of the building.
- Residential buffer.
- Traffic study/report.
- Building materials.
- Informational meeting with neighbors.

Chair Edmunds opened the floor for public comment.

The following spoke in opposition of the proposed application. In general, the concerns relate to safety, incompatibility with surroundings, loss of privacy and cut-through traffic.
- Sandeep Sovani, 3205 McClure
- Kirit Patel, 1993 Sachin Way
- James Williams, 3317 McClure
- Andrew “Rocky” Raczkowski, 3204 McClure
- Ravi Gandra, 1961 Sachin Way
- Jeanne Stine, 1915 Boulan
- Keith Howard, 3229 McClure
- Bassam Salem, 3227 McClure
- Charles Walker, 3381 McClure
- Susan Tompkins, 1725 Banmoor
- Andrea Hernandez-Troya, 3183 McClure
- Denise Billups Walker, 3381 McClure
- Ann Bruttell, 3425 McClure
- Barbara Dawson, 1834 Boulan
- Azam Makki, 1915 Muer
- Xing Ping Chen, 3481 McClure

Chair Edmunds closed the floor for public comment.

Discussion followed on the concerns expressed by neighboring residents.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2015-0014) – Proposed Aloft Hotel, East side of Troy Center Drive, South of Big Beaver (PID 88-20-28-101-067), Section 28, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reported on the Preliminary Site Plan application and specifically addressed parking. He recommended to grant Preliminary Site Plan approval with the conditions as identified in his report dated July 18, 2016, provided the Planning Commission is agreeable to the parking deviation request and shared parking.

Present were James Butler, Professional Engineering Associates; Brian Colburn, Norr LLC; Kenny Koza, Group 10 Management; and Tony Antone, Kojoiian Companies.

There was discussion on:
- Parking; shared and number of spaces on site.
- Hotel market study/feasibility.
- Aloft hotel product.
- Building materials; samples displayed.
- PNC Building tenancy.

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

Resolution # PC-2016-08-055
Moved by: Krent
Support by: Hutson

RESOLVED, The Planning Commission hereby approves a shared parking arrangement with the abutting property;

BE IT FINALLY RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Aloft Hotel, located on the east side of Troy Center Drive, south of Big Beaver, Section 28, within the BB (Big Beaver) District, be granted, subject to the following:

1. Provide the shared parking agreement and location of shared parking as part of the final site plan.
2. The applicant shall use clear glass for the area noted as "1st floor public space glazing" that is located at the canopy entrance.
3. Submit a lighting plan in compliance with Article 13 that includes fixture details and photometrics.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

7. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 249) – Enhanced Cluster Option

Mr. Carlisle addressed the following:

- Private vs. public roads; inter-connectivity.
- Maximum home square footage in relation to bonus.
- Developer feedback.
- General comparison chart in memorandum dated August 2, 2016.

Mr. Carlisle said he would add text relating to the requirement of a Public Hearing and make some minor clarifications to the proposed text.

Chair Edmunds opened the floor for public comment.

Kamal Shouhayib of Choice Group addressed the value of the City's intent to adopt an enhanced cluster development option.

Chair Edmunds closed the floor for public comment.

It was the consensus of the Planning Commission to schedule a Public Hearing for the next available Planning Commission meeting.

OTHER BUSINESS

8. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

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

Respectfully submitted,

Donald Edmunds

Donald Edmunds, Chair

Kathy L Czarnecki

Kathy L. Czarnecki, Recording Secretary

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