Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on March 8, 2016 in the Lower Level Conference 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:
R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle Wortman Associates
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2016-03-019
Moved by: Krent
Seconded by: Tagle

RESOLVED, To revise the Agenda by reversing the order of Agenda items 5 and 6.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2016-03-020
Moved by: Crusse
Seconded by: Kuppa

RESOLVED, To approve the minutes of the February 23, 2016 Regular meeting as published.

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

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

6. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2016-0005) – Proposed K-9 Club, North side of Maple, West of Rochester between Eastport and Westwood, Section 27, Currently Zoned MR (Maple Road) District

Mr. Carlisle reported on the Special Use Request and Preliminary Site Plan application for the proposed kennel and dog day care facility. Mr. Carlisle recommended Preliminary Site Plan approval provided the applicant meets conditions as identified in his report dated February 18, 2016. He asked the applicant to address control and mitigation of noise and odor.

Mr. Motzny confirmed the Board can place reasonable conditions that relate to the use of the land when granting a Special Use.

Present were the applicant John Asselin of Asselin, McLane Architectural Group and Robert Cassidy, prospective purchaser of the property.

Mr. Asselin addressed the dumpster screening, lighting in the dog play area and the City's Master Plan.

Mr. Cassidy addressed:
- Capacity of dogs; day, evening; number of indoor kennels.
- Traffic impact; low trafficked operation.
- Noise control; management of barking.
- Building insulation, limited windows, environmentally controlled.
- Dog play areas.
  - Outdoor play time would be in shifts
  - Flexible with size of outdoor play area
  - 2000 square foot indoor play area
- Distance to residential homes.
- Fence height, structure and material.
- Dogs screened for temperament and socialization skills.
- Informational meeting held; invitations sent to those residents notified by City.
- Disposal of solid and liquid waste.
- Staff; training, on site 24-7.

Mr. Carlisle announced a letter received today from O'Donnell Properties was distributed to Board members prior to the beginning of tonight's meeting.

PUBLIC HEARING OPENED

The following spoke in opposition and all addressed concerns with noise.

- Tim Ostler, 1842 Eastport
- Jim Savoie, 1853 Eastport
- Kim Savoie, 1853 Eastport
- Elizabeth Ackerson, 1718 Eastport; addressed safety of children and traffic.
- Denise Carter, 1751 Eastport.
- John Dobrin, 1675 Eastport.
- Vinod Menon, 1687 Westwood; addressed distance to residential.
- Patricia O'Donnell, 505-513 E Maple and 507 E. Maple; addressed number of dogs, distance to existing business and floodplain.
- Jeff Melin, 1660 Eastport; addressed loss of green space, fence and traffic.

PUBLIC HEARING CLOSED

Mr. Cassidy again addressed noise concerns and how barking would be managed. He offered to give consideration to a different layout of the building and outdoor play area and to plant additional trees for buffering.

There was discussion on:

- Existing dog day care facilities.
- City's Code on noise control; code enforcement.
- Number of public hearing notifications sent.
- Building orientation; site layout.

Mr. Savidant said there are a number of existing dog day care facilities in the City and he has not done any research on the facilities as relates to the distance to residential homes or code enforcement action. Mr. Savidant said the proposed dog day care facility might be closer to residential homes than any existing dog day care facility. Further, Mr. Savidant said anecdotally he is not aware of any code violations at any existing facility.

Mr. Carlisle said orientation of a building is priority in the Maple Road form based zoning district. He further noted that access to the site would be a consideration should the applicant propose a different building orientation.

Resolution # PC-2016-03-021
Moved by: Sanzica
Seconded by: Faison

RESOLVED, To re-open the floor for public comment.

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

MOTION CARRIED

Chair Edmunds opened the floor for public comment.

- John Hillert, 1867 Westwood, asked if applicant is required to meet requirements of newly adopted tree ordinance.
- Jim Savoie, 1853 Eastport, addressed soliciting comments from residents near existing dog day care facilities.
- Matt West, 1741 Westwood, addressed flooding of subject property driveway.
- Patricia O'Connell, 505-513 E Maple and 507 E. Maple, addressed applicant's statement of compatibility and number of dogs.
- Vinod Menon, 1687 Westwood, addressed distance to residential homes.

Chair Edmunds closed the floor for public comment.

Mr. Carlisle stated the application was submitted prior to the adoption of the Woodlands Protection ordinance; therefore, the ordinance is not applicable to the application. Mr. Carlisle shared with the audience the applicant states there are no landmark or woodland trees and the applicant intends to preserve the protected trees along the rear of the property.

Resolution # PC-2016-03-022
Moved by: Krent
Seconded by: Sanzica

RESOLVED, To postpone the item to give the applicant an opportunity to propose a different site plan, one that is less objectionable to the neighbors mainly because of the "sound" issue and to allow neighbors to do whatever research they would like to conduct so the Board has a more comprehensive view of the proposed development.

Yes: All present (9)

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2016-0004) – Proposed Eddie V's Prime Seafood Restaurant, North side of Big Beaver, West of Crooks between Lakeview and Alpine, Section 20, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reported on the Preliminary Site Plan application for Eddie V's Prime Seafood Restaurant. He specifically addressed the relationship of the patio area to Big Beaver, screening of the porte cochere and the request for parking deviation. Mr. Carlisle gave support of the development but said there are a number of minor issues as identified in his report dated March 1, 2016 that should be addressed prior to granting approval.

Present were Todd Taylor, Vice President of Design, Darden Restaurants, and Thomas Dumond, Landscape Architect, Boss Engineering.

Mr. Taylor gave an introduction to Eddie V's restaurants and circulated sample building materials. He addressed:

- Building materials and elevation.
  - EFIS; durability, four colors
  - Stone accents
  - 'Fins' penetration
  - Character
  - Restaurant prototype
- Porte cochere.
  - Critical to have view of water element
  - Decorate, landscape during winter months
- Transparency calculations.
- Masonry wall; landscaping.
- Screening transformer.
- Amenable to bring patio within 30 feet of Big Beaver.
- Complimentary valet service.

Members discussed:

- Porte cochere; screening of vehicular drop-off area.
- Congested traffic area.
- Pedestrian access to/from parking area.
- Stormwater management.
- EFIS material; gap in quality from stone to EFIS.
- Pedestrian sidewalk lighting.
- Transparency requirements.

Mr. Dumond addressed the overall landscaping and said consideration would be given to bioswales.

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

Resolution # PC-2016-03-023

Moved by: Krent
Seconded by: Sanzica

RESOLVED, The Planning Commission hereby approves a parking space deviation of 5 spaces, bringing the total spaces provided to 131 spaces when 136 spaces are required by Zoning Ordinance.

BE IT FINALLY RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Eddie V's Prime Seafood Restaurant, located on the north side of Big Beaver and west of Crooks, Section 20, within the BB (Big Beaver) District, be granted, subject to the following:

1. Pull the patio and partial overhang over the patio to within 30 feet of Big Beaver.
2. Provide an additional street tree along Alpine ROW.
3. Screen transformer.
4. Provide transparency calculation and reflect same on site plan.
5. Consider alternative material than EFIS for primary exterior material along Alpine and Big Beaver.
6. Provide detail of bollard fixtures.
7. Provide details for additional pedestrian lighting along sidewalk on Big Beaver.
8. Work with the Engineering Department to widen Alpine from northern most exit off Alpine all the way to Big Beaver.
9. Review site for other best stormwater management practices.

Discussion on the motion on the floor.

The Board deliberated whether to grant approval this evening with conditions or to ask the applicant to come back before the Board with a revised site plan that reflects the conditions.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

OTHER BUSINESS

7. APPLICATION TO DE-LIST 3645 CROOKS

Mr. Savidant gave a report on the history of 3645 Crooks and the Historic District Study Committee's review of the Final Report and recommendation to de-list the property.

Mr. Hutson said the final report indicates the home does not meet any of the three requirements for de-listing historical properties; therefore he would not vote in favor of de-listing the home.

Resolution # PC-2016-03-024
Moved by: Sanzica
Seconded by: Krent

RESOLVED, The Planning Commission hereby supports the de-listing of 3645 Crooks Road, as per the recommendation of the Historic District Study Committee.

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

MOTION CARRIED

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.

- Positive comments on the City Retreat were shared.

The Regular meeting of the Planning Commission adjourned at 9:44 p.m.

Respectfully submitted,

Donald Edmunds

Donald Edmunds, Chair

Kathy L Czarnecki

Kathy L. Czarnecki, Recording Secretary

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