

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on November 1, 2016 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
Phillip Sanzica
John J. Tagle

Absent:

Michael W. Hutson

Also Present:

R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle Wortman Associates
Julie Quinlan Dufrane, Assistant City Attorney
Claire Hao, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2016-11-066

Moved by: Sanzica
Support by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2016-11-067

Moved by: Kuppa
Support by: Crusse

RESOLVED, To approve the minutes of the October 11, 2016 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.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Sanzica gave a report on the October 18, 2016 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant gave a report on the October 25, 2016 Joint City Council and Downtown Development Authority meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant reminded the Board of the November meeting dates; November 17 and November 29.

CONDITIONAL REZONING

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

Mr. Carlisle gave a review of the Conditional Rezoning application. He addressed the application as relates to the Master Plan, Big Beaver Corridor Study and conditional rezoning standards. Mr. Carlisle also addressed outstanding site plan issues. He stated it is premature to offer a recommendation.

Present were the applicant Sam Stafa; Peter Stuhlreyer, Designhaus Architecture; Dennis Cowan, Plunkett Cooney; and Michael Darga, Giffels-Webster.

Mr. Stuhlreyer clarified the applicant will not be seeking any variances other than a parking variance. Mr. Stuhlreyer displayed a PowerPoint presentation to address how the proposed development relates to the Master Plan and the requested zoning district. The presentation also addressed line sight, shadowing effect and a comparison of the proposed apartment building to Regents Park.

Mr. Cowan briefly addressed how the proposed development relates to the Master Plan and Big Beaver Corridor Study, the traffic study and parking.

Mr. Darga addressed the traffic study as relates to mass transit and walkable communities.

Chair Edmunds announced the protocol for the public hearing.

PUBLIC HEARING OPENED

Andrea Hernandez, 3183 McClure; in opposition
Marianna Perakis, 3393 Alpine; in opposition
Jeanne Stine, 1915 Boulan; in opposition
Vijay Patel, 3353 Alpine; in opposition
Avtar Chhina, 1940 Muer; in opposition
John Sharp, 3362 Muer Knoll; in opposition
Peter Perakis, 3393 Alpine; in opposition
Earl Roberts, 3243 Kilmer; in opposition
Satish Yalamanchili, 1556 Banmoor; in opposition (*not signed in*)
Benjamin Michajlyszyn, 1660 Boulan; in opposition
Darrell Fisher, 3109 Alpine; in support
Carolyn Winn (Nguyen), 2056 Sachin Way; in opposition
Tom Burke, 1879 Knoll; in opposition
Prakash Samy, 1466 Muer; in opposition
Sazan Kapllani, 1881 Boulan; in support
Lynda Shaker, 6790 Coolidge; in opposition
Azam Makki, 1915 Muer; in opposition
Andi Carag, 50 Glenshire; in support
Gezim Gjoni, 1555 Muer; in support
Xingping Chen, 3481 McClure; in opposition
Christopher Zachary, 1650 Muer; in support (*not signed in*)
Melinda Razzano, 1710 Banmoor; in opposition
Ananth Nagabhushana, 1992 Sachin Way; in opposition
Barbara Dawson, 1834 Boulan; in opposition
Devin McPherson, 3396 Alpine; in opposition
Keith Parke, 1540 Boulan; in opposition
Basma Amer, 1960 Sachin Way; in opposition
Katherine Bourdeau, 3162 McClure; in opposition
Andrew “Rocky” Raczkowski, 3204 McClure; in opposition
Sandeep Sovani, 3205 McClure; in opposition
Linda White, 1505 Boulan; in opposition
Ravi Gandra, 1961 Sachin Way; in opposition
Chuck Walker, 3381 McClure; in opposition (*not signed in*)

PUBLIC HEARING CLOSED

There was discussion on:

- Transitional features; height and mass.
- Conditional Rezoning standards.
- Application as relates Zoning Ordinance and Master Plan.
- Housing options; discussion among Planning Commission members.

- Traffic study; review by City traffic engineer and traffic consultant.
- Parking deficiency; mitigation options, parking agreement(s) with adjacent property.
- Traffic mitigation; signage, speed bumps.
- Special assessment initiative for public sidewalks.
- Neighborhood meeting with applicant.

Resolution # PC-2016-11-068

Moved by: Faison

Seconded by: Tagle

RESOLVED, That the Conditional Rezoning Request from R-1B (One Family Residential) district to BB (Big Beaver) district, which incorporates Preliminary Site Plan Approval, as per Section 16.04 of the City of Troy Zoning Ordinance, located north of Big Beaver, west of Crooks on the east side of McClure, within Section 20, being approximately 2.54 acres in size, be postponed to provide the applicant sufficient time to address issues identified in the October 25, 2016 Planning Consultant report, including noted variances, incomplete application and parking deficiency.

Yes: All present (8)

Absent: Hutson

MOTION PASSED

Chair Edmunds requested a recess at 9:25 p.m.; the meeting reconvened at 9:35 p.m.

PRELIMINARY SITE PLAN REVIEW

9. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2016-0028) – Proposed Troy Market Place (Additions), Southwest Corner of Big Beaver and Rochester, Section 27, Currently Zoned BB (Big Beaver) District

Mr. Carlisle gave a review on the Preliminary Site Plan application. He addressed Planning Commission’s consideration of the proposed 30 foot building placement on Big Beaver and site access and circulation. Mr. Carlisle recommended approval of the application with conditions as identified in his report dated October 25, 2016 with the exception to place a physical barrier in the drive approach.

Present were Ross Gallentine, Ramco-Gershenson Inc.; Frederick A. Zantello, RLV Troy Marketplace; David Hunter, Professional Engineering Associates; and Mark Drane, Rogvov Architects.

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

Resolution # PC-2016-11-069

Moved by: Tagle

Seconded by: Krent

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Troy Market Place (Additions), located on the southwest corner of Big Beaver and Rochester, Section 27, within the BB (Big Beaver) District, be granted, subject to the applicant addressing the following conditions as part of the Final Site Plan submittal:

1. Remove the spaces that are located just east and west of the proposed new trash enclosures.
2. Combine stormwater parcel along Rochester to main parcel to eliminate the status of the existing and proposed non-conforming building.
3. Submit building light fixtures.
4. Match detail on north elevation as south elevation for Outparcel C and D.
5. Provide the transparency calculation.

Yes: All present (8)

Absent: Hutson

MOTION CARRIED

OTHER BUSINESS

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

There was no one present who wished to speak.

11. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 9:53 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary