

Chair Apahidean called the Regular meeting of the Troy City Planning Commission to order at 7:04 p.m. on April 25, 2017 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Donald Edmunds
Carlton M. Faison
Michael W. Hutson
Tom Krent
John J. Tagle
Philip Sanzica

Absent:

Padma Kuppa

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2017-04-022

Moved by: Edmunds
Support by: Faison

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Kuppa

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2017-04-023

Moved by: Sanzica
Support by: Tagle

RESOLVED, To approve the minutes of the April 11, 2017 Regular meeting as submitted.

Yes: All present (8)
Absent: Kuppa

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

Tom Rubino, 2777 Roundtree, distributed material relating to the aging population and discussed retrofitting residential homes to meet physical needs of the aging population.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

There was no report available for the April 18, 2017 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported the Downtown Development Authority (DDA) approved its annual budget at their April 19, 2017 meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant shared the Planning Department is receiving a good flow of applications and members can expect full agendas in the next couple of months.

PRELIMINARY SITE PLAN REVIEW

8. PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2017-0007) – Proposed Paradise Park at Raintree Village, West of John R between Big Beaver and Wattles (access provided by stub off North Lake Road), Section 23, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed cluster development. Mr. Carlisle specifically addressed the open space, wetlands, landscaping, proposed walking trail and pedestrian connection to Raintree Park, maintenance of retention pond, elevations and setback requirements for proposed lots 1 and 41.

Mr. Carlisle said the application meets the cluster standards and it is his recommendation that Planning Commission recommends to the City Council approval of the Preliminary Site Plan for a cluster development, with the conditions as identified in the proposed resolution that was included in the meeting agenda packet.

Mr. Savidant discussed the existing retention pond that is privately owned and maintained by Raintree Village Homeowners Association (RVHA), of which Oakland County has a drainage easement and, as well, the applicant has a right to use. Mr. Savidant addressed concerns by both the homeowners association and Oakland County with the long term maintenance of the retention pond. Mr. Savidant reported the Oakland County Water Resource Commission (OCWRC) would be most comfortable with the City taking over maintenance. Mr. Savidant said the City recognizes the challenge and is open to the concept of maintaining the pond provided the numbers work; as well, the applicant expressed willingness to contribute to the maintenance costs.

Chair Apahidean asked the administration to take note that a yield or stop sign will be necessary at the north end of Sherwood and North Lake Road.

Public comment received after agenda distribution was provided to the Board prior to the beginning of tonight's meeting.

Present were the applicant Joseph Maniaci of Mondrian Properties and John Thompson of Professional Engineering Associates (PEA).

Mr. Maniaci informed the members that a meeting was held with neighboring residents. He stated his willingness to share costs and work with the homeowners association on the maintenance of the pond. Mr. Maniaci shared a potential name change to *Raintree Village on the Park* for the proposed development.

Mr. Thompson addressed stormwater management. He specifically addressed "leaching" in the rear yard drainage, an innovative way to save trees.

Discussion followed on:

- Stormwater management.
- Preservation of wetlands.
- Retention pond maintenance; PEA to prepare an assessment.
- Elevations; variety, diversity, building envelope.
- Applicant's target market; young families, first-time buyers.

PUBLIC HEARING OPENED

In general, the following who spoke addressed the retention pond, stormwater management, traffic, safety, existing vegetation and wildlife, property values, utilities, construction equipment, walking path and access to the park.

- Michael Heck, 3513 Sherwood
- Gloria Nastas, 1606 Woodgate
- Chad Halcom, 1759 North Lake
- Rick Gurzick, 1623 Woodgate
- Terry Wichman, 1771 North Lake
- Jennifer Manzo, 3502 Kings Point
- Bruce Wojciechowski, 1539 Woodgate
- Pauline Hacker, 3513 Sherwood
- Stacey Pilut, 3652 Millay
- Joseph Simbandi, 1794 North Lake
- Marc Schonhoff, 3574 Kings Point
- Craig Chamberlain, President of Raintree Village Homeowners Association, read into the record communication from RVHA to the Planning Commission, dated April 20, 2017.

- David Eisenbacher, Vice President of Raintree Village Homeowners Association; specifically addressed communication from former City Manager Phil Nelson, dated January 17, 2007.

PUBLIC HEARING CLOSED

Discussion continued on:

- History and maintenance of retention pond.
- Maintenance of retention pond agreement to be reached prior to Final Site Plan approval.
- Attendance / invites to developer informational meeting.
- Emergency vehicle access.
- Walking path; material (possibly geotextile fabric with wood chips).

Mr. Thompson gave an in-depth description of the water flow and stormwater runoff. He further addressed the existing condition of the retention pond.

Resolution # PC-2017-04-024

Moved by: Sanzica

Seconded by: Hutson

RESOLVED, The Planning Commission recommends to City Council that Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.04 of the Zoning Ordinance, as requested for Paradise Park at Raintree Village Site Condominium, 59 units/lots, West of John R between Big Beaver and Wattles, Section 23, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Submit open space preservation covenant and methods for protecting natural features prior to Final Site Plan Approval.
2. Add additional pedestrian crossing on North Lake Drive.
3. Address interior walking path issues identified in report related to design, signage and separation from adjacent properties.
4. As a design consideration, review the final operation and maintenance of the existing retention basin on the Shanahan drain, whether it should be operated and maintained by the City of Troy, Raintree Village Homeowners Association or Oakland County Water Resource Commission, or any combination thereof.

Discussion on the motion on the floor.

There was discussion on the proposed reduction in perimeter setbacks on Lots 1 and 41.

Mr. Carlisle clarified the reduced setbacks are delineated on the Site Plan and a motion to approve the Site Plan as submitted supports the reduced setbacks for the two lots and, as such, the reduced setbacks are included in the recommendation to City Council.

Vote on the motion on the floor.

Yes: All present (8)

Absent: Kuppa

MOTION CARRIED*Chair Apahidean requested a recess at 9:05 p.m.; the meeting reconvened at 9:10 p.m.***SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW**

9. PUBLIC HEARING - SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2017-0003) – Proposed Bethesda Romanian Pentecostal Church Addition, North side of Long Lake, East of John R, South of Tucker (2075 E Long Lake), Section 12, Currently Zoned R-1C (One Family Residential) District

Chair Apahidean disclosed he lives approximately 800 feet east on Tucker from which the project is being proposed. He declared no vested interest in the proposed project.

Mr. Hutson disclosed he represented the church 23 years ago at the time of Site Plan approval with the City. He said he has had no contact with the church since that time and declared no vested interest in the proposed project.

It was the consensus of the Board that neither Mr. Apahidean nor Mr. Hutson had to recuse themselves from the item.

Mr. Carlisle reviewed the Special Use Request and Preliminary Site Plan application for the addition to Bethesda Romanian Pentecostal Church. Mr. Carlisle specifically addressed the height of the building, floodplain issues as part of final engineering and building permits, exterior lighting and the linear length of the building. Mr. Carlisle recommended the applicant reduce the height of the building and soften the visual impact of the addition along the northern property line.

Mr. Savidant said the applicant in an email message indicated they are agreeable to reducing the height of the building.

Mr. Carlisle recommended postponement of the item because there are no plans and/or elevations with a revised building height. He asked the applicant to take into consideration the public comment this evening as well as direction from the Planning Commission.

There was discussion on:

- Existing berms; topography of land.
- Construction traffic off of Tucker.
- Retaining wall.

Public comment received after the agenda distribution was provided to the Board prior to the beginning of tonight's meeting.

Present were Project Architect Arthur Kalajian, Senior Pastor Simion Timbuc, Assistant Pastor Rourke Pelle and Marius Forgaciu, chair of the church construction committee.

Mr. Kalajian circulated a modified site plan drawing incorporating a reduced height of the building to 30 feet. He addressed the building length, landscaping, insulation, multi-use room, floodplain and exterior lighting.

Pastor Timbuc addressed the need for a building addition.

Assistant Pastor Pelle addressed the demographics of the congregation.

PUBLIC HEARING OPENED

- Christopher Hausner, 2071 Tucker; voiced opposition, challenged the application on file with the City, presented a PowerPoint presentation as relates to the view from his home, addressed dead trees on church property, expressed concerns with length of building and property values.
- Monica Hausner, 2071 Tucker; voiced opposition, addressed on-site location of addition, expressed concerns with property values, noise, lights, construction traffic, stormwater management.
- Marius Forgaciu, member of church, spoke in favor; addressed home values in the neighborhood, need for classrooms and fellowship space.
- Deb Tosch, 2088 Tucker; voiced opposition; addressed concerns with property values, noise from church activity, owning home before church was built.
- John Tosch, 2088 Tucker; voiced opposition; addressed concerns with church parking overflow, property values, view from residential, topography of land, standing water.

PUBLIC HEARING CLOSED

Discussion continued on:

- Context of building addition in relationship to residential; 3-D rendering.
- 'Break up' / softening visual of linear length of building.
- Existing berm; tier or cascade to soften visual of building.
- Design layout; flip addition to other side of church.
- Sound barrier; advanced insulation, triple glazed windows.
- Parking requirements for a church.
- Schedule of church services.
- Multi use room; intent of church for its use.
- Future widening of John R.

Resolution # PC-2017-04-025

Moved by: Edmunds

Seconded by: Krent

RESOLVED, To postpone the item until such time the applicant has time to consider all comments, questions and issues raised this evening and bring it back to the Planning Commission.

Discussion on the motion on the floor.

Clarification on “comments, questions and issues” phrased in the motion. The Board asked the applicant to address:

- Mass of building; soften visual effect.
- Dimensional drawings in context of neighbors’ views.
- Provide 3-D rendering.
- Notation of landscape calculations on Site Plan.
- Berm; tier or cascade for visual interest.
- Sound barrier; triple glazed windows.

Vote on the motion on the floor.

Yes: All present (8)

Absent: Kuppa

MOTION CARRIED

OTHER BUSINESS

10. PUBLIC COMMENT – Items on Current Agenda

The following speakers addressed agenda item #9.

- John Tosch, 2088 Tucker
- Chris Hausner, 2071 Tucker
- Monica Hausner; 2071 Tucker
- Senior Pastor Simion Timbuc, 2075 E Long Lake

11. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 10:38 p.m.

Respectfully submitted,



Ollie Apahidean, Chair



Kathy L. Czarnecki, Recording Secretary

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