

Chair Faison called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 14, 2019 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Carlton M. Faison
Barbara Fowler
Michael W. Hutson
Tom Krent
David Lambert
Sadek Rahman
John J. Tagle

Also Present:

R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle Wortman Associates
Julie Quinlan Dufrane, Assistant City Attorney
Hemanth Tadepalli, Student Representative
Jackie Ferencz, Planning Department Administrative Assistant
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2019-05-031

Moved by: Rahman
Support by: Lambert

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2019-05-032

Moved by: Apahidean
Support by: Hutson

RESOLVED, To approve the minutes of the April 23, 2019 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.

SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW

5. SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU2018-0025)
– Proposed Springhill Suites Hotel, East side of Rochester, South of Big Beaver (88-20-27-228-009, -010, -017, -018, 88-20-27-277-017), Currently Zoned BB (Big Beaver), GB (General Business) and P (Vehicular Parking) Districts

Mr. Carlisle gave a brief background of the Special Use and Preliminary Site Plan application and the reasons for postponement at the March 12, 2019 meeting. He said the applicant eliminated all use of the E.I.F.S. building material but did not alter the architectural design. Mr. Carlisle said an additional 3-D model in context to the I-75 area will be presented this evening by the applicant, as well as several elevations and renderings. Mr. Carlisle recommended approval of the Special Use and Preliminary Site Plan application.

Project Engineer Andrew Andre of Stellar Development LLC addressed the architectural design as relates to building massing and building height in relation to the roof line and surrounding buildings in the area. He shared information on the cyclical development of hotels, the hotel industry matrix and market target for Troy and its greater area.

There was discussion on:

- Building entrance on Rochester; meets Zoning Ordinance requirements.
- Pedestrian path from Rochester frontage to rear entrance.
- Building height in relation to surrounding character of area.
- Building height allowed in a “by right” application.
- Application in relation Master Plan and Big Beaver form base zoning district.
- Traffic; congestion, traffic study, I-75 improvements with addition of northbound lane.
- Location at gateway to City.
- Existing and approved hotels in City; potential of saturation.
- Challenge with redevelopment; balance, fit with existing development.

Mr. Hutson expressed concerns with compatibility of a 5-story hotel with the surrounding area.

Mr. Rahman also expressed concerns with the building height.

Chair Faison opened the floor for public comment. Acknowledging there was no one present who wished to speak, Chair Faison closed the floor for public comment.

Resolution # PC-2019-05-033

Moved by: Krent

Support by: Tagle

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Article 8 and 9 of the Zoning Ordinance, as requested for the proposed Springhill Suites Hotel and accessory parking lot located on the south side of Owendale, East of Rochester, south of Big Beaver, Section 27, Currently Zoned BB (Big Beaver), GB (General Business) and P (Vehicular Parking) Zoning Districts, be granted.

Yes: Apahidean, Crusse, Faison, Fowler, Krent, Lambert, Tagle

No: Hutson, Rahman

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEW

- 6. PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0005) – Proposed East Maple Plaza Retail Building, South side of Maple, West of Dequindre (2790 East Maple), Section 36, Currently Zoned NN “B” (Neighborhood Node “B”) District

Mr. Carlisle gave a review on the Preliminary Site Plan application. He addressed the proposed build to line of 30 foot to accommodate an outdoor seating area screened with landscaping and the applicant’s request to waive the loading space requirement. Mr. Carlisle addressed the proposed landscape buffer for residential, noting communication was received from the adjacent resident to the west requesting a screen wall in lieu of the proposed landscaping.

Mr. Savidant indicated the resident at 2774 E. Maple is in the audience and wishes to address the Planning Commission.

Mr. Carlisle recommended approval of the Preliminary Site Plan application with the conditions as identified in his report dated May 7, 2019.

A video presentation of elevations and renderings was provided by the applicant.

Project Engineer Ghassan Khalaf and Project Architect John Marusich addressed the variety of evergreens proposed to be planted at a height of 9 feet for screening. They believe the landscape screen would be more aesthetically pleasing than a wall but indicated they would accommodate the request of the resident to construct a wall.

Chair Faison opened the floor for public comment.

Donna Venticinque, 2774 E Maple, said her preference of a screen wall is for safety reasons. She also addressed concerns with traffic and asked if there would be a no left-hand turn sign onto Maple.

Chair Faison closed the floor for public comment.

Mr. Savidant said review by the City’s Traffic Engineer did not indicate that a no left-hand turn sign was warranted at this site.

There was discussion on:

- Screening of residential.
 - Landscape versus wall.
 - Proposed landscaping greater than Zoning Ordinance requirements.
 - Softening screen wall with landscaping.
 - Type of screening on west side and south side.
- Building signage.
- Site Plan notations include 30-foot build to line and elimination of loading space.

Resolution # PC-2019-05-

Moved by: Fowler

Support by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed East Maple Plaza Retail Building, located on the south side of Maple and west of Dequindre, Section 36, within the NN “B” (Neighborhood Node “B”) District, be granted, subject to the applicant:

1. Constructing 6-foot masonry wall in addition to plantings on the west side and south side of the site.

There was discussion if a screen wall should be placed on both the west and south property lines.

The motion on the floor received no support; Ms. Fowler withdrew the motion.

Resolution # PC-2019-05-034

Moved by: Fowler

Support by: Lambert

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed East Maple Plaza Retail Building, located on the south side of Maple and west of Dequindre, Section 36, within the NN “B” (Neighborhood Node “B”) District, be granted, subject to the applicant:

1. Constructing a 6-foot masonry wall on the west side of the property to also include plantings to soften the masonry wall and the material of the masonry wall shall be in accordance with the brick of the building.

Yes: All present (9)

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 relating to future discussion on:

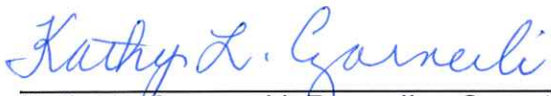
- Incentivizing developers to build smaller footprint homes.
- Development of civic center property.

The Regular meeting of the Planning Commission adjourned at 8:18 p.m.

Respectfully submitted,



Carlton Faison, Chair



Kathy L. Czarnecki, Recording Secretary