

Chair Faison called the Regular meeting of the Troy City Planning Commission to order at 7:02 p.m. on June 25, 2019 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean  
Carlton M. Faison  
Barbara Fowler  
Tom Krent  
David Lambert  
Sadek Rahman

Absent:

Karen Crusse  
Michael W. Hutson  
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  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2019-06-045**

Moved by: Apahidean

Support by: Lambert

**RESOLVED**, To approve the Agenda as prepared.

Yes: All present (6)

Absent: Crusse, Hutson, Tagle

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2019-06-046**

Moved by: Krent

Support by: Rahman

**RESOLVED**, To approve the minutes of the June 11, 2019 Regular meeting as amended.

Yes: Apahidean, Krent, Fowler, Lambert, Rahman  
 Abstain: Faison  
 Absent: Crusse, Hutson, Tagle

**MOTION CARRIED**

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

**STUDY SESSION**

5. STUDY ITEM – TRANSITION

Mr. Savidant gave an introductory statement relating to discussion on a balance between new development and existing single family residential.

Mr. Carlisle led discussion on the following points:

- Master Plan/Zoning Ordinance goals
- Successes
  - New development since 2011; Big Beaver and other
  - Housing units; conventional, cluster, multiple
  - New taxable value
  - Total taxable value
- Friction Points
  - Compatibility; use, height, density
  - Traffic; volume, cut-thru traffic
  - Street conditions; width, lack of sidewalks, ditches
  - Identify other friction points
    - Exhausting green space
    - School capacity
- Master Plan/Big Beaver Plan
  - Building Height Plan
- Zoning Ordinance
  - Form-based districts; transitional features
  - Site Plan review
- Locations
  - Big Beaver; north side, pockets where single family abuts Big Beaver
  - Neighborhood Nodes (NN) districts
- Solutions
  - Amend Master Plan
    - Take out areas of Big Beaver Master Planned Area
    - Take out areas of Neighborhood Nodes

- Zoning Regulations
  - Height/setback ratio; “wedding cake” effect
  - Cap building height when adjacent to single family
  - Increase buffer/landscape requirements
- Do nothing; current plan is working
- Identify other solutions

## 6. STUDY ITEM – ONE FAMILY HOUSING OPTION

Mr. Apahidean presented a PowerPoint presentation on the City’s diverse demographics and the changes in the housing market with respect to millennials and empty nesters. He said the presentation is to stimulate discussion on how to effectively incentivize developers/builders to construct smaller homes, both in site developments and individual ownership.

Mr. Apahidean introduced a concept that would utilize variable restrictions on zoning regulations as a tool to incentivize developers/builders to build smaller homes. He presented visual examples of homes constructed with current zoning regulations in comparison to construction of homes utilizing variable zoning regulations as relates to setbacks, lot size, etc. Mr. Apahidean noted some developers have built smaller ranches but the price per square foot is not within an affordable price range for empty nesters or millennials.

There was discussion on:

- Cluster option; incentives, density, tweaking.
- Small/large home mix; changes character and integrity of neighborhood.
- Require developer to build smaller homes at a lesser dollar per square foot.
- Desirability to retain quality homes.
- Lessen green space to encourage smaller floor plan.
- Use of long narrow lots to create unique neighborhoods.

Messrs. Carlisle and Savidant said they would take into consideration tonight’s comments and come back with some ideas; as well, look into extending an invitation to a home builder to do a presentation to the Board.

## **OTHER BUSINESS**

### 7. PUBLIC COMMENT – Items on Current Agenda

Avis Landmesser, 586 Ottawa; commended Board and staff on tonight’s discussion.

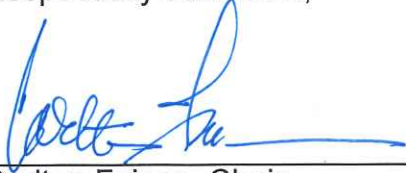
Suresh Rama, 4330 Hedgewood; addressed housing options for millennials.

8. PLANNING COMMISSION COMMENT

None.


The Regular meeting of the Planning Commission adjourned at 9:02 p.m.

Respectfully submitted,



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Carlton Faison, Chair



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Kathy L. Czarnecki, Recording Secretary