

Chair Faison called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 9, 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  
Allan Motzny, Assistant City Attorney  
Hemanth Tadepalli, Student Representative  
Jackie Ferencz, Planning Department Administrative Assistant  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2019-07-047**

Moved by: Lambert  
Support by: Krent

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

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2019-07-048**

Moved by: Apahidean  
Support by: Fowler

**RESOLVED**, To approve the minutes of the June 25, 2019 Regular meeting as submitted.

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

**MOTION CARRIED**

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN REVIEW**

5. PUBLIC HEARING – PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0013) – Proposed Ashton Parc One-Family Cluster Development, Southeast corner of East Square Lake and Willow Grove (Parcel 88-20-11-201-001), Section 11, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Ashton Parc Preliminary Site Plan application for a cluster development. He addressed the parallel plan versus cluster option, wetlands, open space, traffic, landscape mitigation, elevations and Cluster standards and findings. Mr. Carlisle noted the City's traffic consultant OHM concluded traffic impacts of the proposed development would be minimal and would not significantly worsen traffic conditions on Willow Grove or Square Lake.

Mr. Carlisle recommended approval of the cluster application with three conditions as identified in his report dated July 2, 2019.

Developer Jim Polyzois and Civil Engineer John Thompson of Professional Engineering Associates were present.

Mr. Polyzois said a recent market study indicates a driving force for smaller homes with luxury finishes to attract empty nesters and millennials. He addressed the elevations and floor plan and indicated the price range of the homes would be in the low \$300,000. Mr. Polyzois said he is currently constructing duplex style condominiums in Rochester Hills that are approximately 1670 square feet.

There was discussion on:

- Elevations; color variety, prominence of garage, majority of garages on right.
- Floor plan; square footage, one story ranch with basement.
- Building materials; brick, stone, limestone accent, shaker siding, no vinyl.
- Basement, foundation protection from wetlands.
- Condominium designation; emphasize detached single family.
- Achieving single family home product desired by Board.

**PUBLIC HEARING OPENED**

Mary Bogush, 1418 Ottawa, Royal Oak; addressed wetland environment, negative impact to existing wildlife.

**PUBLIC HEARING CLOSED**

**Resolution # PC-2019-07-049**

Moved by: Lambert

Support by: Fowler

**RESOLVED**, The Planning Commission hereby recommends to the City Council that the proposed Ashton Parc Site Condominium, 29 units/lots, Southeast corner of Square Lake and Willow Grove (Parcel 88-20-11-201-001), Section 11, approximately 8.69 acres in size, Currently Zoned R-1C (One Family Residential) District, be approved for the following reasons:

1. The request complies with the Master Plan.
2. The cluster development better protects the sites natural resources than if the site were not developed as a cluster.
3. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
4. The cluster development is compatible with adjacent properties.
5. The site can be adequately served with municipal water and sewer.
6. Preserves 30% overall site open space, which allows for the preservation of natural resources and inclusion of site amenities.
7. Preserves +/-1.4 acres of wetland
8. Provides long-term protection and preservation of natural features and open space.
9. Utilizes innovative and creative site design.
10. Preserves 11 regulated trees, which totals over 139 inches of existing landmark and woodland trees.
11. Provides a unique housing option that is underprovided in the market.

**BE IT FINALLY RESOLVED**, The Planning Commission recommends the following design considerations:

1. Submission of open space preservation covenant and detailed narrative that indicates a specific method for protecting significant natural features including tree preservation and wetland preservation.
2. Add one additional street tree to private road.

Yes: All present (9)

**MOTION CARRIED**

**SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW**

6. **PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0011)** – Proposed Starbucks Restaurant with Drive-Through, North side of Big Beaver, West of John R (Parcel 88-20-23-476-015), Section 23, Currently Zoned GB (General Business) District

Mr. Carlisle reviewed the Special Use and Preliminary Site Plan application for a Starbucks Restaurant. He addressed the location, parking, access, zoning, site arrangement and Special Use standards and findings. Mr. Carlisle noted the City Traffic Consultant OHM recommends the applicant provide an operational parking plan to

ensure safe and efficient flow of both vehicular and pedestrian traffic through the site. He asked the applicant to address the architecture features of the future tenant on site; i.e., color of awnings.

Mr. Carlisle recommended Special Use and Preliminary Site Plan approval with the conditions as identified in his report dated July 2, 2019.

Present were Architect Peter Stuhldreier and Landscape Architect Mike Pizzola, both of Designhaus Architecture, and property owner Dennis Bostick.

Mr. Stuhldreier addressed the architectural features of the contemporary one-story retail building, noting colors may change with the new tenant. He offered to come back before the Board if required.

Mr. Bostick said Starbucks approached him about a drive-through and he would like to accommodate that request to keep them as a tenant.

There was discussion on:

- Stacking of drive-through; pedestrian movement, dispersion of cars after purchase, number of stacking spaces.
- Operational parking measures; handled administratively, easily delivered by property owner.
- Parking/traffic challenges of other Starbuck locations.
- Dumpster; location, maintenance.
- Building material; quality, improvement to site.

#### PUBLIC HEARING OPENED

There was no one present who wished to speak.

#### PUBLIC HEARING CLOSED

Mr. Savidant asked that the record reflect that Student Representative Tadeballi offered to make the motion. Mr. Savidant said Mr. Tadeballi cannot do so in his capacity as student representative.

#### **Resolution # PC-2019-07-050**

Moved by: Fowler

Support by: Krent

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Articles 8 and 9 of the Zoning Ordinance, as requested for the proposed Starbucks Restaurant with Drive-Through, located on the north side of Big Beaver Road, West of John R, Section 23, Currently Zoned GB (General Business) District, be granted, subject to applicant the following:

1. Curb the northern-most row of parking.
2. Add three (3) street trees.
3. Provide trash enclosure screening details.
4. Submit a photometric plan with fixture details.
5. Based upon recommendation of OHM, develop operational parking plan to minimize pedestrian/vehicle conflicts and reduce vehicles “circling the lot” prior to Final Site Plan Approval.

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

Mr. Savidant reported Conditional Rezoning Application for Sylvanwood Court Condominium was defeated 7-0 by City Council at their July 8, 2019 Regular meeting.

Mr. Lambert commended Mr. Savidant on his presentation of the Conditional Rezoning application to City Council.

Ms. Fowler asked the Board to give consideration to a higher square footage of single family homes within the cluster development option.

The Regular meeting of the Planning Commission adjourned at 8:09 p.m.

Respectfully submitted,



Carlton Faison, Chair



Kathy L. Czarnecki, Recording Secretary