

Chair Faison called the Regular meeting of the Troy City Planning Commission to order at 7:05 p.m. on August 13, 2019 in the Council Board Room 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, Community Development 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

Mr. Savidant asked that the Agenda be revised to reflect the correct file number for Agenda item #5, as File Number SC JPLN2019-0028.

Resolution # PC-2019-08-054

Moved by: Fowler
Support by: Hutson

RESOLVED, To approve the Agenda as revised.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2019-08-055

Moved by: Krent
Support by: Rahman

RESOLVED, To approve the minutes of the July 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.

PRELIMINARY SITE PLAN REVIEWS

5. PRELIMINARY SITE PLAN REVIEW (File Number SC JPLN2019-0028) – Proposed Eden Gardens Site Condominium, 27 units/lots, West side of Rochester Road between E. Maple and Stephenson Highway (Parcel 88-20-27-451-141), Section 27, Currently Zoned RT (One Family Attached Residential) District

Mr. Carlisle gave a review of the Preliminary Site Plan for Eden Gardens Site Condominium. He said the applicant proposes to construct single family detached homes to mirror the surrounding uses. Mr. Carlisle briefly addressed access, mitigation of trees, setbacks and elevations. Mr. Carlisle said the application meets all requirements of the Zoning Ordinance and it is recommended to grant Preliminary Site Plan Approval.

The applicant Gary Abitheira said he reached out to neighboring residents and the general consensus was favorable for single family homes. He indicated that by right 42 attached condominium units could be constructed. Mr. Abitheira addressed the style of homes; colonial, split-level and custom ranch.

There was discussion on:

- Envelope size of one particular lot abutting Rochester.
- Housing demand; small ranches vs 4-bedroom colonials.
- Lot sizes, square footage, price per square foot.
- Exterior building materials; brick front, vinyl siding on sides and rear elevations facing Rochester.
- Architectural features in relation to surrounding neighborhood.
- Public road access.
- Detention basin; to be deeded to City and maintained by City.

Chair Faison opened the floor for public comment.

Avis Landmesser, 568 Ottawa; said single family homes are a good fit for the neighborhood. She expressed appreciation to Mr. Lambert for his service and great memory of City history.

Chair Faison closed the floor for public comment.

Resolution # PC-2019-08-056

Moved by: Krent

Support by: Apahidean

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Eden Gardens Site Condominium, 27 units/lots, West side of Rochester between E. Maple Road and Stephenson Highway, Section 27, Currently Zoned RT (One Family Attached Residential) District, be granted.

Yes: All present (9)

MOTION CARRIED

6. **PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0018)** – Proposed Somerset Park Apartments Administration and Leasing Building, East of Coolidge, South of Big Beaver (Parcel 88020-29-176-002), Section 29, Zoned MF (Multiple Family) District

Mr. Carlisle gave a review of the Preliminary Site Plan application for the Administration and Leasing Building at Somerset Park Apartments. He gave a brief summary of the recent rezoning in 2018 for 1.32 acres to Multiple Family to develop a multi-use building on site adjacent to Golfview Drive. Mr. Carlisle noted the applicant is required to provide a bike rack and is asking consideration by Planning Commission for a loading space deviation, as well he asked the applicant to provide additional details on a trash enclosure.

Mr. Carlisle addressed the proposed maximum building height as relates to abutting property zoned single family residential on the Somerset Apartment site. Mr. Carlisle said the applicant has submitted a rezoning application from R-1C to MF and noted the building height will not have any impact on single family residential buildings at any time, in the present or in the future.

Mr. Carlisle said that if the Planning Commission is satisfied with waiving the loading space requirement, it is recommended to grant Preliminary Site Plan Approval with the conditions as identified in his report dated July 17, 2019.

Mr. Savidant said it is the administration's interpretation that the height of the building complies with the Zoning Ordinance, and it is on the record that the applicant has no intention to develop the site as single family residential.

Present were Architect Marty Smith of Siegal Tuomaala, Civil Engineer James Klinkenberger of Nowak and Fraus and Scott Snow representing Somerset Apartments.

Mr. Smith circulated small renderings and displayed and discussed building materials and color palettes. He indicated they would comply to the conditions cited in the Planning Consultant report.

Mr. Snow said trash would be stored inside the golf cart storage area, emptied daily and transported to their compactor on site.

Mr. Savidant noted there is no requirement to have a dumpster.

There was discussion on:

- Maximum building height requirement; interpretation by administration, height calculation as relates to inverted roof.
- Roof elevation in context to grade of sidewalk and road.
- Use of administration building; leasing, pro shop.
- Re-purpose of existing administration building unknown.
- Architectural design, visual aesthetics, incorporation of Somerset Mall elements.
- “Dated” apartment buildings; applicant intent to modernize interiors not exteriors.
- Design questions and answers in application.

Resolution # PC-2019-08-057

Moved by: Rahman

Support by: Tagle

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Somerset Park Apartments Administrative Building, located East of Coolidge, South of Big Beaver (Parcel 88-20-29-176-002), Section 29, Zoned MF (Multiple Family) District, be granted, subject to the following:

1. Provide bicycle parking.
2. Reduce lighting levels along the north, south and eastern property lines.

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:

- Initiating design standards to reflect building materials and products for single family residential homes, specifically alternatives to vinyl siding.
- Master Plan update.
- Zoning Board of Appeals (ZBA) recommendations to Planning Commission; refresh for consideration.
- Price point of single-family homes.
- Discussion of applications subsequent to consideration and action.

The Regular meeting of the Planning Commission adjourned at 8:42 p.m.

Respectfully submitted,



Carlton Faison, Chair



Kathy L. Czarnecki, Recording Secretary

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