

Vice Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:02 p.m. on September 10, 2019 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Barbara Fowler
Michael W. Hutson
Tom Krent
David Lambert
Sadek Rahman
John J. Tagle

Absent:

Karen Crusse
Carlton M. Faison

Also Present:

R. Brent Savidant, Community Development 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-2019-09-061

Moved by: Lambert
Support by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Crusse, Faison

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2019-09-062

Moved by: Apahidean
Support by: Fowler

RESOLVED, To approve the minutes of the August 27, 2019 Regular meeting as submitted.

Yes: All present (7)
 Absent: Crusse, Faison

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0029) – Proposed Grace Corner Medical Office, Northwest Corner of Dequindre and E Square Lake, Section 1, Currently Zoned NN (Neighborhood Node “N”) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Grace Corner Medical Office. He addressed parking, cross access easement to serve northern property, landscaping and elevations. Mr. Carlisle said the applicant is asking consideration to waive the building placement requirement and to grant additional parking spaces than required by ordinance.

Mr. Carlisle said if the Planning Commission looks favorably upon waiving both the building placement and parking requirements, it is his recommendation to grant Site Plan approval with the conditions as identified in his report dated September 3, 2019.

Mr. Savidant stated from a planning perspective the proposed medical office building would be a better fit for the neighborhood than former development proposals at this location. He said public notices were mailed to surrounding neighbors as a courtesy, noting site plan applications do not require public hearings.

Ghassan Abdelnour, CEO of GAV & Associates, Inc., and Antoine Kaspo were present.

Mr. Abdelnour addressed the following items for the proposed urgent care facility.

- Transparency requirements as relates to examination rooms and building design.
- Architectural features and building materials.
- Additional parking; comfortable accommodation for patients and medical staff.
- Cross access easement to vacant northern parcel.
- Build-to line requirement; setback accommodates architectural elements and additional landscaping.
- Revisions to photometric and landscaping plans.

Mr. Savidant said the applicant’s revised photometric and landscape plans were not received in time for review or to present to the Board this evening. He noted the Planning Consultant report and template Resolution do not reflect the latest revisions.

There was discussion on:

- Photometric plan; assurance it complies with the Zoning Ordinance requirements.
- Parking; request for additional spaces, number of spaces in relation to cross access easement and urgent care operation.
- Build-to line setbacks as relates to architectural elements, landscaping and pedestrian improvements.
- Hours of operation; permitted use by right, City cannot stipulate hours.
- Entrance; meets requirements of the Zoning Ordinance.
- Cross access easement to serve northern parcel; flexibility for future development access.

Vice Chair Krent opened the floor for public comment.

Alok Rathod, 2964 Briarwood; addressed concerns with lighting, safety, consideration of wall or fence and dumpster location along property line of northern parcel.

Akram Muhammad, 2978 Briarwood; addressed concerns with hours of operation, traffic increase, overflow parking on Briarwood; consideration of wall or fence along property line of northern parcel.

Vice Chair Krent closed the floor for public comment.

Mr. Savidant expressed appreciation for the concerns of the residents. He stated the northern parcel is not under consideration this evening and any future development of that property would be required to come before the Planning Commission and meet all Zoning Ordinance requirements. Mr. Savidant said the proposed parking for the development under consideration this evening far exceeds requirements and he doubts overflow parking would be a concern for residents on Briarwood.

Mr. Carlisle emphasized the Zoning Ordinance requires all outdoor lighting fixtures to either be turned off or reduced in intensity from 11 p.m. to sunrise (7 a.m.).

Mr. Savidant noted the lights could be placed on timers or controlled by motion detectors.

Mr. Hutson said he is opposed to granting the applicant's request for additional parking spaces.

Vice Chair Krent took a vote of hands to see a count of how many would like 31 parking spaces or additional spaces as requested by the applicant. The majority was 31 parking spaces.

Resolution # PC-2019-09-063

Moved by: Hutson
Support by: Rahman

RESOLVED, The Planning Commission hereby approves the placement of the proposed building 14 feet from Dequindre Road and 11 feet from Square Lake Road, when a 10-foot build-to line is required.

BE IT FURTHER RESOLVED, The Planning Commission does not approve the construction of 37 off street parking spaces on site when a maximum of 31 spaces are permitted.

BE IT FINALLY RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Grace Corner Medical Office, located on the northwest corner of Square Lake and Dequindre, Section 1, within the NN (Neighborhood Node “N”) District, be granted, subject to the following:

1. Provide cross-access easement to serve the northern property.
2. Provide required parking lot trees.
3. Provide required trees along the western property line.
4. Reduce light measurement along the northern, southern and eastern property lines.

Yes: All present (7)
Absent: Crusse, Faison

MOTION CARRIED

OTHER BUSINESS

6. **PUBLIC COMMENT**

Akram Muhammad, 2978 Briarwood; addressed hours of operation for Agenda item #5.

Mr. Carlisle stated the Planning Commission does not have the ability to reduce the hours of operation on a commercial building that is permitted by right.

7. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

Mr. Savidant confirmed his new title is Community Development Director and his responsibilities include overseeing the Building Department and Building Official.

The Regular meeting of the Planning Commission adjourned at 8:12 p.m.

Respectfully submitted,

Tom Krent, Vice Chair

Kathy L. Czarnecki, Recording Secretary

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