

Chair Faison called the Regular meeting of the Troy City Planning Commission to order at 7:03 p.m. on September 24, 2019 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

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

Absent:

Karen Crusse

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

Resolution # PC-2019-09-064

Moved by: Fowler
Support by: Lambert

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Crusse

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2019-09-065

Moved by: Apahidean
Support by: Krent

RESOLVED, To approve the minutes of the September 10 27, 2019 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

Deborah Louzecky, 6327 Donaldson, addressed Neighborhood Node zoning districts as relates to density and intent of the Master Plan.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0022) – Proposed Crooks Road Townhomes, West side of Crooks, North of Wattles, Section 17, Currently Zoned NN (Neighborhood Node “I”) District

Mr. Apahidean disclosed that as a candidate for City Council, campaign signs have been placed on the subject property and he accepted a contribution from the developer. He said his decisions have always been based on merit and facts alone but asked the Board’s determination if he should recuse himself from consideration and action on the application.

Ms. Dufrane explained a conflict of interest relates more to a pecuniary interest in a proposed development and acceptance of a political contribution is not a conflict of interest. Ms. Dufrane said it would be appropriate for the Board to ask any questions of Mr. Apahidean such as the dollar amount of the contribution and to take a roll call vote whether he should be recused.

Mr. Apahidean said he received \$500 from the developer and confirmed acceptance of the contribution is not part of a quid pro quo.

Chair Faison asked for a roll call vote on whether Mr. Apahidean should recuse himself based on his disclosure.

Roll Call

No: Faison, Fowler, Hutson, Krent, Lambert, Rahman, Tagle
 Abstain: Apahidean
 Absent: Crusse

Mr. Carlisle reviewed the Preliminary Site Plan application for Crooks Road Townhomes and said multiple family residential is a permitted use in the Neighborhood Node zoning district. Mr. Carlisle said there was discussion with the applicant on improvements to the proposed layout that would focus on reducing impacts upon adjacent properties and prove a better and safer layout for future residents. He outlined the opportunities that were discussed and indicated the applicant has not addressed them. As well, Mr. Carlisle reported comments from the Engineering Department review.

Mr. Carlisle said that based on site plan comments identified in his report dated September 17, 2019, he finds the Neighborhood Node Design Standards and Site Plan Review Standards have not been met. It is his recommendation to postpone action on the item to allow the applicant to address the site plan items noted in his report and to specifically address compatibility and transition.

Mr. Savidant provided a description of an emergency vehicle access (EVA).

Greg Bono of Professional Engineering Associates (PEA) addressed several different concepts considered with respect to site and building layouts, traffic and safety concerns, guest parking, relocation of the detention, shifting the buildings to the south, the internal road and tandem garages. Mr. Bono said the Planning Consultant written comments were not received in a timely manner to take into consideration prior to this evening's meeting. He indicated they would be open to review and consider the suggestions in the Planning Consultant report.

There was discussion on:

- Elevations; building material, height, setbacks.
- Density; no cap on number of units per acres.
- Guest parking; number of spaces, off-street parking.
- Internal road; traffic calming devices.
- Transition to adjacent residential; required landscaping, proposed fence.
- Compatibility with neighboring residential.
- Parcels for sale to the north and south of subject property.
- Meeting and/or discussion with neighbors.
- Rendering, accurate representation visually in relation to site plan.
- Trash collection; residential curbside.
- Discretion of Planning Commission with respect to site plan improvements.
- Neighborhood Node zoning district as relates to compatibility and transition to residential.

Chair Faison opened the floor for public comment. He announced that the Board received a significant number of written comments on the application.

The following residents voiced opposition expressing concerns with density, transition, compatibility, traffic impact, parking, safety of children, over-development, impact on existing utilities, emergency access, school capacity, impact on environment, emergency access, home values and snow removal.

- Paul Balas, 4087 Parkstone Court
- Yi Maggie Guo, 1192 Provencial
- Doug Gerard, 4197 Carson
- Laura Lipinski, 4233 Carson
- Andrea Noble, 1330 Bradbury, represented Woodlands of Troy HOA
- Carol Fichter, 4180 Carson
- Susan Turpin, 4216 Carson

- John Bridge, 4089 Penrose
- Bob Laudicina, 1286 Fountain
- Brian Conolly, 4234 Carson
- David Bertelsen, 4356 Cahill
- Mike Lipinski, 4233 Carson
- Ken Schack, 4459 Lehigh
- Daryl Dickhudt, 4143 Glencastle
- Shan Jiang, 3936 Boulder
- Angela He, 1347 Fountain
- Weilong Hao, 4589 Tipton
- Joyce Fasanga, 3709 Old Creek
- Angelina Lin, 1567 Devonshire
- Scott Leman, 1075 Fountain
- Leon Zheng, 1126 Redding
- Thomas Mikulski, 4408 Cahill
- Zachary Reed, 1395 Fountain
- Om Shah, 3874 Gatwick
- Jingshu Chen, 1386 Bradbury
- Linas Stonys, 1251 Fountain
- Gerald Rauch, 4187 Penrose
- Ardis Fletcher, 1120 Jefferson
- Ben Chen, 4382 Devonshire
- Avis Landmesser, 568 Ottawa

Chair Faison closed the floor for public comment.

Resolution # PC-2019-09-066

Moved by: Krent
 Support by: Hutson

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Crooks Road Townhomes, located on the West side of Crooks, North of Wattles (Parcel 88-20-17-476-013), Section 17, Zoned NN (Neighborhood Node “I”) District, be postponed to provide the applicant with an opportunity to address site plan items noted in the Planning Consultant report and brought up by this Commission and the people in the audience and on the written submissions to the Planning Commission, and specifically the items noted in the report should be addressed to meet the Site Plan Review Standards and Neighborhood Node Design Standards related to compatibility and transition and many other items.

Yes: All present (8)
 Absent: Crusse

MOTION CARRIED

Chair Faison called for a recess at 9:21 p.m. The meeting reconvened at 9:31 p.m.

OTHER BUSINESS

6. PUBLIC COMMENT

There was no one present who wished to speak.

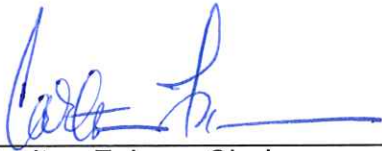
7. PLANNING COMMISSION COMMENT

A fond farewell was wished to Student Representative Tadepalli.

Mr. Tadepalli thanked the Board, City Council and members of the Planning Department.

The Regular meeting of the Planning Commission adjourned at 9:34 p.m.

Respectfully submitted,



Carlton Faison, Chair



Kathy L. Czamecki, Recording Secretary