

Chair Faison called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 22, 2019 in the Council Chamber 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

Absent:

- John J. Tagle

Also Present:

- R. Brent Savidant, Community Development Director
- Ben Carlisle, Carlisle Wortman Associates
- Lori Grigg Bluhm, City Attorney
- Jackie Ferencz, Planning Department Administrative Assistant
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2019-10-071

- Moved by: Krent
- Support by: Apahidean

RESOLVED, To approve the Agenda as prepared.

- Yes: All present (8)
- Absent: Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2019-10-072

- Moved by: Lambert
- Support by: Fowler

RESOLVED, To approve the minutes of the October 8, 2019 Regular meeting as submitted.

- Yes: All present (8)
- Absent: 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. PRELIMINARY SITE PLAN REVIEW (SP JPLN2019-0031) – Proposed GFA Hopedale Site Condominium, 7 units/lots, North of Hopedale, West of John R, South of Square Lake (88-20-11-277-024), Section 11, Currently Zoned R-1C (One Family Residential) Zoning District

Mr. Carlisle reviewed the Preliminary Site Plan application. Mr. Carlisle said the proposed development is permitted by right and meets all requirements of the Zoning Ordinance. He addressed the stub street extension of Viking to Hopedale, the mitigation of trees and elevations. Mr. Carlisle recommended Preliminary Site Plan approval.

Applicant Gary Abitheira addressed the various elevations inclusive of a custom ranch option, building materials and price ranges.

Mr. Savidant announced the Planning Department received correspondence from Dr. Kay-Uwe and Ulrike Wagner of 5564 Viking in opposition addressing concerns with non-preservation of existing green space.

Chair Faison opened the floor for public comment.

- Andreas Gebauer, 5548 Viking; voiced concerns with extension of Viking, vehicular lights from side-entry garages.
- Mircea Costeiu, 5563 Viking; voiced concerns with potential increased traffic, home values.
- Paul Krebs, 1896 Hopedale; voiced concerns with parking along Hopedale, extension of Viking in relation to his property, property maintenance.
- Ulrike Wagner, 5564 Viking; asked to dedicate existing green space to the neighborhood.

Chair Faison closed the floor for public comment.

Mr. Abitheira brought to the Board's attention a notation on the site plan with reference to the detention basin. He said if an alternate off-site location for the detention basin is available, the plan would allow for an additional lot/unit.

There was discussion on:

- Elevations; side entry garages.
- Stormwater detention basin; Site Plan notation to convert to additional lot/unit.
- Traffic concerns.
- Stub street; designed for future development.
- Existing green space; potential to dedicate as neighborhood park.

Resolution # PC-2019-10-073

Moved by: Krent
 Support by: Lambert

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for GFA Hopedale Site Condominium, 7 units/lots, North of Hopedale, West of John R, South of Square Lake (88-20-11-277-024), Section 11, Currently Zoned R-1C (One Family Residential) District, be granted, and that the Planning Commission supports utilization of the stormwater detention convertible area as an additional lot/unit totaling eight (8) lots/units, subject to engineering approval.

Yes: All present (8)
 Absent: Tagle

MOTION CARRIED

6. **PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2019-001)** – Proposed MNK Troy 1, LLC Conditional Rezoning, East side of Rochester, South of Shallowdale (88-20-14-152-001 and 88-20-14-301-031), Section 14, From R-1C (One Family Residential), RT (One Family Attached Residential) and EP (Environmental Protection) Zoning Districts to RT (One Family Attached Residential) and EP (Environmental Protection) Zoning Districts

Mr. Carlisle reviewed the Conditional Rezoning application. He addressed the history of the parcels as relates to zoning and land use policies, noting for the past 20 years the zoning classification for Rochester Road is medium density residential. Mr. Carlisle compared what could be developed by right versus what could be developed with the proposed conditional rezoning.

Mr. Carlisle addressed site plan issues; 1) the proposed EP zoned portion cannot be counted toward the overall lot density, reducing the maximum number of units to 27; 2) the proposed setbacks differ from setbacks shown on conceptual plan; and 3) the minimum landscape requirement is 20%, not 15% as proposed.

Mr. Carlisle recommended to postpone the application so the applicant can address site plan issues and take into consideration comments from both the Planning Commission and public.

John Thompson of Professional Engineering Associates (PEA) was present.

PUBLIC HEARING OPENED

- Jon Hughes, 4495 Harold; voiced opposition. He addressed concerns with a reduction of the EP-zoned portion and its effect on his property.

- Jim McCauley, 4435 Harold; representative of Shallowbrook Homeowners' Association. Mr. McCauley addressed concerns with the reduction of the negotiated EP zoned area, EP density as relates to the number of proposed lots, reduction of open space, retention/detention plans and deficiencies in the application. He asked the Board's consideration in postponing the item to allow the applicant to address the impact on homeowners as relates to the negotiated buffer in place since 2002.

PUBLIC HEARING CLOSED

There was discussion on:

- Intent of EP zoned area to serve as buffer to residential from more intense uses.
- Proposed reduction of EP zoned area and open space.
- Consideration of homeowners who purchased homes with understanding of EP zoned protected area.
- Conditional Rezoning process; recommending body to City Council.

Mr. Thompson said the applicant is amenable to addressing concerns expressed this evening at the public hearing and take into consideration comments of the Planning Commission. He said the intent is to provide significant buffer and open space that correlates to the original agreement. Mr. Thompson said development of the property as currently zoned almost makes the property undevelopable.

Resolution # PC-2019-10-074

Moved by: Hutson

Support by: Rahman

RESOLVED, That the Planning Commission hereby postpones this item to provide the applicant an opportunity to clarify their application, based on issues identified in the report and comments by the Planning Commission. Furthermore, postponement will provide the applicant an opportunity to consider public comments from residents and input from the Planning Commission.

Yes: All present (8)

Absent: Tagle

MOTION CARRIED

OTHER BUSINESS

7. **POTENTIAL TEXT AMENDMENTS** – (a) Transitions; (b) Increasing Square Footage Cap in a Cluster Development

Mr. Savidant addressed item 7. (b) *Increasing Square Footage Cap in a Cluster Development*. He said the proposed text would increase the maximum square footage of a home from 1,500 square feet to 1,700 square feet as an incentive to develop homes desirable to empty-nesters.

After a brief discussion, the Board agreed to move forward with the proposed text amendment and schedule a Public Hearing.

Mr. Carlisle addressed item 7. (a) *Transitions*. Mr. Carlisle said the proposed text amendment relates only to Neighborhood Nodes. He addressed the proposed amendment as relates to development height, setback and greenbelt provisions for any non-single-family development in Neighborhood Nodes.

Discussion followed on:

- Revising text to clarify the minimum 20-foot landscaped greenbelt is within the twenty (20) foot building setback for parcels abutting single family residential.

The Board agreed to move forward with the proposed text amendment and schedule a Public Hearing.

8. PUBLIC COMMENT

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

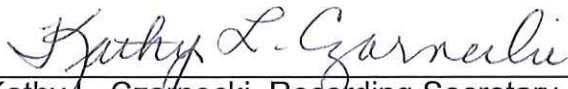
Mr. Apahidean said tonight might be his final Planning Commission meeting dependent on the outcome of the upcoming election.

The Regular meeting of the Planning Commission adjourned at 9:05 p.m.

Respectfully submitted,



Carlton Faison, Chair



Kathy L. Czarniecki, Recording Secretary