Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 27, 2013 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

Absent:
Philip Sanzica

Also Present:
R. Brent Savidant, Planning Director
Susan Lancaster, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Frank Boudon, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2013-08-066
Moved by: Edmunds
Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-08-067
Moved by: Kempen
Seconded by: Krent

RESOLVED, To approve the minutes of the August 13, 2013 Regular meeting as published.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

No report; there was no Zoning Board of Appeals meeting this month.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

No report; there was no Downtown Development Authority meeting this month.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported the Brownfield Redevelopment Authority considered and approved the proposed Brownfield Redevelopment Plan #6 for 100 E. Maple Road, MJR Theatres Troy Grand Cinema 16.

POSTPONED ITEM

8. CONDITIONAL REZONING APPLICATION (File Number CR 009) – Proposed Troy Marriott Hotels, West side of Stephenson Highway, North of 14 Mile (333 Stephenson Highway), Section 35, From O (Office) District to OM (Office Mixed Use) District

Mr. Carlisle gave a brief summary of the conditional rezoning request. At the July 23, 2013 Regular meeting, the applicant offered to come back to the Planning Commission with a site plan as a condition. Mr. Carlisle identified the proposed conditions offered by the applicant and addressed the preliminary site plan with respect to site arrangement, parking, site access, landscaping, lighting and elevations. Mr. Carlisle recommended that the site planning issues identified in his report, dated August 15, 2013, are addressed prior to a recommendation of approval by the Planning Commission.

Present to represent the applicant were Victor Saroki and Jeffrey Ryntz of Victor Saroki and Associates, and Andy Wakeland of Giffels Webster. Akram Namou of A&M Hospitality was also present.

Mr. Saroki addressed the proposed mitigation of concerns voiced by the residential neighbors, site plan concerns identified by the Planning Consultant, potential to use designated loading zones for additional landscaping, hotel occupancy and staff. Mr. Saroki said they did look into orienting placement of the building so that the majority of windows would not face the residential side, and it resulted in an awkward layout with the buildings being closer to the residential property line. Mr. Saroki also addressed the building materials, building heights and lighting. Color renderings of the hotels were displayed.

Mr. Wakeland said Marriott Hotels would not agree to frosted windows as suggested at the previous meeting. He indicated Marriott Hotels gave their approval of the site plan as presented this evening. Mr. Wakeland said the applicant is happy to address the site planning issues identified in the Planning Consultant report. He continued to address setbacks, dumpster location, tree heights, bicycle parking, lighting, hotel staff, loading areas and the wall as a sound barrier.

Mr. Namou said he instructed the architectural and engineering team to take to heart the concerns of the residents. He indicated Marriott Hotels is satisfied with the strategic location of the proposed hotels and has given its approval to go forward.

There was discussion on:

- Site line profile.
- Landscaping; types, heights, growth timeline.
- Lighting; islands.
- Wall; sound barrier, height.
- Loading zones; additional landscaping, landbanked parking.
- Elevation and building facades.
- Access drive.
- Stormwater management.
- Role of Planning Commission as a recommending body.

PUBLIC HEARING OPENED

The following residents voiced opposition to the proposed rezoning:

Nick Penchoff, 302 Redwood
James Stone, 314 Redwood
Jim Kaltz, 286 Burtman
Sally Wilsher, 350 Redwood
Mary Jo Austin, 242 Redwood
Mike Landreth, 218 Redwood
Matt Morrison, 182 Redwood
Cynthia Wilsher, 369 E Maple
Randall Kriebel, 277 Redwood
Speaker did not sign in, stated address as 254 Redwood
Tom Norton, 1331 Key West (signed in at that address, City records show address as 1332 Key West, submitted photographs)
Bill Ring, 362 Redwood
Joan Devera, 157 Redwood

PUBLIC HEARING CLOSED

The Board thanked residents for attending the meeting to voice their concerns.

Resolution # PC-2013-08-068
Moved by: Hutson
Seconded by: Edmunds

RESOLVED, To postpone the item to the October 8, 2013 Regular meeting to provide the applicant an opportunity to address issues identified in the Planning Consultant reported dated August 15, 2013.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

Chair Tagle called for a break at 8:59 p.m. The meeting reconvened at 9:06 p.m.

STUDY ITEM

9. POTENTIAL PLANNED UNIT DEVELOPMENT (PUD) – Proposed Mixed Use PUD Project, Northeast corner of Crooks Road and I-75 (5498-5500 Crooks), Section 9, Currently Zoned OM (Office Mixed Use) District

Mr. Savidant introduced the team members of the proposed development project.

Present were Remo Polselli, CEO of New California Hotel Corporation, and project architect, Jason Krieger of Krieger Klatt Architects. Collectively they introduced the proposed redevelopment plans for the Met Hotel. The plans include a 35,000 square foot retail center facing the property, a 500 seat amphitheater in the hotel courtyard and a fine dining restaurant at the former Charley's Crab restaurant location.

Members of the Planning Commission expressed their enthusiasm for the proposed development.

OTHER BUSINESS

10. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Special/Study meeting of the Planning Commission adjourned at 9:47 p.m.

Respectfully submitted,

John J. Tagle, Chair

Kathy L. Czarnecki, Recording Secretary

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