

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on October 6, 2009 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds  
Michael W. Hutson  
Mark Maxwell  
Philip Sanzica  
Robert M. Schultz  
Thomas Strat  
John J. Tagle  
Lon M. Ullmann  
Mark J. Vleck

Also Present:

R. Brent Savidant, Acting Planning Director  
Christopher Forsyth, Assistant City Attorney  
Mark F. Miller, Acting Assistant City Manager/Economic Development Services  
Zachary Branigan, Carlisle/Wortman Associates, Inc.  
Adrienne Milner, Student Representative  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Mr. Hutson suggested advancing Agenda item #10 in front of Agenda item #8.

**Resolution # PC-2009-10-079**

Moved by: Hutson  
Seconded by: Vleck

**RESOLVED**, To approve the Agenda as revised.

Yes: All present (9)

**MOTION CARRIED**

3. MINUTES

**Resolution # PC-2009-10-080**

Moved by: Sanzica  
Seconded by: Maxwell

**RESOLVED**, To approve the minutes of the September 22, 2009 Regular meeting as published.

Yes: All present (9)

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Ullmann reported on the September 15, 2009 Board of Zoning Appeals meeting, of which he indicated there were no items of consequence to report.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority meeting in September.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the following items considered at the October 5, 2009 City Council meeting:

- Approved ZOTA 240 relating to Article 43, Board of Zoning Appeals provisions.
- Approved Amendment of Consent Judgment relating to The Pavilions of Troy Planned Unit Development (former K Mart Headquarters).
- 6-Year Organizational Restructuring Plan, fiscal years 2009/10 through 2014/15.

**OTHER BUSINESS**

10. ELIMINATION OF HISTORIC DISTRICT DESIGNATION – 5875 Livernois

Mr. Savidant reported it is the recommendation of the Historic Home Study Committee to de-list the property at 5875 Livernois.

**Resolution # PC-2009-10-081**

Moved by: Vleck

Seconded by: Edmunds

**WHEREAS**, The owner of 5875 Livernois requested that the historic district designation of their property be eliminated; and,

**WHEREAS**, The Historic Home Study Committee prepared the attached Final Report for 5875 Livernois, as required by Section 14 A of Chapter 13 Historic Preservation; and,

**WHEREAS**, The Planning Commission reviewed the Final Report and has no objection to the proposed de-listing.

**THEREFORE BE IT RESOLVED**, The Planning Commission hereby recommends that 5875 Livernois be de-listed.

Yes: All present (9)

### **MOTION CARRIED**

### **STUDY ITEMS**

8. **PRELIMINARY SITE PLAN REVIEW (SP 947 A)** – Proposed Revisions to Spa Renaissance Medical Office Building, North side of Big Beaver, between Louis and Troy, Section 22, O-1 (Low Rise Office) District

Mr. Savidant presented a summary of the Planning Department report on the proposed revisions to the preliminary site plan for Spa Renaissance.

The petitioner, Victor Saroki of Victor Saroki Associates, 430 N. Woodward, Birmingham, was present. Mr. Saroki introduced Michael Dul, Landscape Architect; Jeffrey Williams, M.D.; and Patricia Pike, Office Manager. He addressed the proposed revisions and the circumstances leading to their decision to scale back. Mr. Saroki responded to questions relating to landscaping, roof top screening and the building's relationship to Big Beaver Road Corridor Study.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

Chair Schultz closed the floor for public comment.

#### **Resolution # PC-2009-10-082**

Moved by: Hutson

Seconded by: Strat

**WHEREAS**, On March 11, 2008, the Planning Commission granted Preliminary Site Plan Approval for Spa Renaissance, a medical office facility with a salon and spa; and,

**WHEREAS**, On March 11, 2008, the Planning Commission approved a reduction in the total number of required parking spaces to fifty three (53) when a total of seventy one (71) spaces are required on the site based on the off-street parking space requirements for office and retail uses, as per Article XL; and,

**WHEREAS**, The applicant submitted a revised Preliminary Site Plan with modified building elevations and site landscaping. Significant site elements such as building footprint, floor plan, use, access and parking requirements have not changed. The revised Preliminary Site Plan meets all Zoning Ordinance requirements.

***THEREFORE BE IT RESOLVED***, That the revised Preliminary Site Plan for Spa Renaissance, located on the north side of Big Beaver, between Louis and Troy, Section 22, approximately 1.03 acres, within the O-1 zoning district, be granted.

Yes: All present (9)

### **MOTION CARRIED**

9. THE PAVILIONS OF TROY PLANNED UNIT DEVELOPMENT (PUD 9) – Proposed Amendment to Concept Development Plan (CDP)

Mr. Savidant gave a brief review of the proposed development, of which the petitioner presented two concept options at a joint meeting with City Council on September 28, 2009. Mr. Savidant introduced the petitioner, Gary Sakwa of Grand Sakwa Properties.

Mr. Sakwa addressed the two concept options, economic conditions and proposed uses. Mr. Sakwa said there is currently no market for residential, office or hotel. He briefly outlined his intent and a desire to develop an additional 150,000 square feet of retail. Mr. Sakwa indicated there would be no other changes to the Concept Development Plan. Mr. Sakwa addressed the Big Beaver Road Corridor Study and stressed the need for a parking deck(s) on site to accommodate mixed uses.

There was discussion on the following:

- Retail outlook for future.
- Layout/concept proposed by former petitioner.
- Intent of PUD to provide mixed uses.
- PUD approval process.
- Amendment to Concept Development Plan (CDP).
  - Public Hearing on October 13, 2009.
  - Planning Commission recommendation to City Council.
  - Additional 150,000 square feet retail triggers Amendment to CDP.
  - Formulas tied to residential development.
  - CDP as relates to maximums and phasing of development.
- Amendment to PUD Agreement.
  - Contract between City and developer.
  - Provides flexibility and allows different site layout.
  - Allocates 500,000 square feet retail.
- Roles of Downtown Development Authority and Brownfield Redevelopment Authority.

The following are comments from around the table.

- Mr. Hutson would like to stay with original vision and principles.
- Mr. Strat would like to salvage many of the original concept plans.
- Chair Schultz addressed increase of retail; voiced concern with development of shopping mall concept and no remaining space to accommodate mix of uses.
- Mr. Ullmann would like to stay with original principles and mixed uses.
- Mr. Maxwell would like to stay with vision of original proposal.
- Mr. Tagle senses the time is not right to develop the property.
- Mr. Edmunds encouraged to work with petitioner; does not want to miss development opportunity.

Mr. Sakwa said he would consider development within the parameter of the original PUD Agreement, and asked to meet with the Planning Department and appropriate City staff for further discussion.

The petitioner was encouraged to create a place of destination, excitement and public display.

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Mr. Savidant introduced student representative Adrienne Milner. All welcomed Ms. Milner to her first Planning Commission meeting.

11. PUBLIC COMMENT – Items on Current Agenda

Larry Keisling, 6321 Sandshores, Troy, was present. Mr. Keisling addressed the proposed PUD 9, The Pavilions of Troy. He encouraged members to keep the vision of a mixed use development. Mr. Keisling also addressed his concern with the potential vacation of Cunningham.

12. PLANNING COMMISSION COMMENT

Mr. Ullmann said there is an excellent article in the *American Planning Association Planning* magazine about energy in community planning and design.

Mr. Sanzica addressed the proposed PUD 9, and indicated his preference is to stay with the original vision.

Mr. Savidant indicated tonight's discussion on the proposed PUD is just one step in the PUD approval process.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:20 p.m.

Respectfully submitted,

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Robert M. Schultz, Chair

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Kathy L. Czarnecki, Recording Secretary

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