Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 24, 2013 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

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

Absent:
Donald Edmunds
Philip Sanzica

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

2. APPROVAL OF AGENDA

Resolution # PC-2013-09-071
Moved by: Schultz
Seconded by: Krent

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Edmunds, Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-09-072
Moved by: Krent
Seconded by: Schultz

RESOLVED, To approve the minutes of the September 10, 2013 Regular meeting as published.

Yes: All present (7)
Absent: Edmunds, 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

Mr. Krent gave a report on the September 17, 2013 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

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

7. PLANNING AND ZONING REPORT

Mr. Savidant addressed a potential development application.

POSTPONED ITEM

8. SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 409) – Proposed Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District

Mr. Carlisle reviewed the revisions to the site plan relating to the proposed combination 6-foot high masonry wall and landscaping and the preservation of the 20-foot wide tree buffer by the wall and sports field. Mr. Carlisle recommended approval of the Special Use Request and Preliminary Site Plan application contingent upon adding a 6-foot high wall from the southwest corner of 37635 Dequindre, east to the 40-foot setback on Dequindre Road, on the Final Site Plan and limiting the hours of field use to no later than 9:00 p.m.

The petitioner, Joseph Casiglia, and Nathan Robinson, the project engineer, were present.

Mr. Robinson addressed the proposed wall relationship with adjacent properties and the agreement to omit the wall from the two properties on Auburn that have side relationships with the church property.

Mr. Casiglia said he personally met with the residents on Auburn and replied to an email he received from a resident at 2780 Majestic.

There was discussion on:

- Contact with all adjacent property owners; receive input, address concerns.
- Existing underbrush.
- Wall vs landscaping as relates to noise barrier.
- Stormwater management; engineering review revealed no concerns at this time.

PUBLIC HEARING OPENED

Bill Flint of 2220 Michelle, addressed maintenance of existing underbrush.

Colleen Geyer of 2816 Majestic (Lot 268), addressed preservation of natural landscape, diminished property values, would like opportunity to address concerns with church.

Devin Fox of 2512 Waltham, addressed church as property owner.

Mike Bobay of 3370 Auburn, supports revised site plan.

Richard Beltz, spoke on behalf of son David Beltz of 3373 Auburn (also present), supports revised site plan.

Kevin Geyer of 2816 Majestic, would like opportunity to address concerns with church.

Sally Wolgast of 3332 Wolverine, would like opportunity to address concerns with church.

Carol Kiger of 37761 Dequindre, requested masonry wall to continue across her property.

Mike Neher of 3346 Wolverine, would like opportunity to address concerns with church, prefer more buffer.

John McNaughton of 2840 Majestic, expressed how wall might affect his trees and existing fence.

Laurianne Robinson of 2804 Majestic (Lot 269), addressed existing wildlife and potential to flood.

PUBLIC HEARING CLOSED

Discussion continued on:
- Construction of wall in relation to existing vegetation, landscaping.
- Grading, stormwater management.
- Notification to public of Public Hearing.
- Neighborly gesture by church to reach out to all adjacent property owners.
- Concerns relate to visual impact versus sound barrier.

Resolution # PC-2013-09-073
Moved by: Schultz
Seconded by: Hutson

RESOLVED, To postpone the Special Use Approval and Preliminary Site Plan application to the October 22, 2013 Special/Study meeting.

Yes: All present (7)
Absent: Edmunds, Sanzica

MOTION CARRIED

PLANNED UNIT DEVELOPMENT REVIEW

9. PUBLIC HEARING – PLANNED UNIT DEVELOPMENT KILMER PLACE (File Number PUD 10-A) – Proposed Revision to Concept Development Plan and Preliminary Development Plan, Northeast Corner of Big Beaver and Kilmer (3088 Kilmer), Section 22, Currently Zoned PUD (Planned Unit Development #10) District

Mr. Carlisle reviewed the proposed revision to the Concept Development Plan and Preliminary Development Plan relating to the residential portion in the rear of the development. The applicant is seeking two additional units that result in a slight redesign of the site plan and a slightly smaller building envelope. Mr. Carlisle said the proposed revisions are in compliance with the originally approved plan and meet all required PUD standards. He recommended approval to City Council.

The applicant James Clarke of Robertson Brothers Company and Cary Gitre were present.

Mr. Clarke addressed:
- Differences in square footage/building envelope from the original plan.
- Courtyard design.
- Additional parking spaces, shared parking if necessary.
- Elevations.
- Rain garden.

PUBLIC HEARING OPENED

Anil Narisetty of 452 Langston addressed concerns with the relationship of the proposed residential portion to his property.

PUBLIC HEARING CLOSED

Resolution # PC-2013-09-074

Moved by: Schultz
Seconded by: Krent

WHEREAS, On June 15, 2009, City Council approved the Preliminary Development Plan for the BBK Mixed-Use Development Planned Unit Development (PUD 10), located on the northeast corner of Big Beaver and Kilmer, located in Section 22; and

WHEREAS, The approximately 2.5 acre BBK mixed-use PUD included approximately 19,000 square feet of retail and fourteen (14) attached residential units; and

WHEREAS, Construction on the retail component of the PUD along the Big Beaver frontage was recently completed; and

WHEREAS, Robertson Brothers Company intends to add two (2) additional residential units within the residential component of the PUD, known as Kilmer Place; and

WHEREAS, The proposed increase in two (2) residential units, improvements to the outdoor elements, and increase in guest parking is in compliance with what was originally approved; and

WHEREAS, The proposed revision to the PUD meets the Standards for Approval set forth in Section 11.03.

BE IT RESOLVED, That the Planning Commission recommends to City Council that Concept Development Plan Approval and Preliminary Development Plan Approval for the revised residential component of BBK Mixed-Use Development Planned Unit Development, be granted.

Yes: Hutson, Kempen, Krent, Schepke, Schultz, Tagle
No: Strat
Absent: Edmunds, Sanzica

MOTION CARRIED

Mr. Strat said the residential portion as revised does not result in high end condominiums, and it was high-end condominiums planned and approved in the original Planned Unit Development application, for which he voted affirmatively.

PRELIMINARY SITE PLAN REVIEW

10. PRELIMINARY SITE PLAN REVIEW (File Number SP 985) – Proposed Oakland Troy Senior Project, Southeast Corner of Square Lake and Adams, Section 20, Currently Zoned R-1A (One Family Residential) District

Mr. Carlisle reviewed the application stating the site layout seems inefficient as relates to parking, relationship of building to intersection and the full service drive around the building. Mr. Carlisle reported the Planning Department received a revised plan today that addresses some of the inefficiencies indicated, but a full site plan review could not be conducted in time for tonight's meeting. Mr. Carlisle said the City's Traffic Consultant lists minor amendments of which the applicant can address. He further addressed parking and landscaping.

There was discussion on:

- Parking adequacy (residents, visitors, employees, volunteers).
- Request for parking deviation.
- Use of facility is for assisted living and memory care; not rehabilitation.
- Traffic Consultant's review.
- Sunoco pipeline utility easement project.

Lorenzo Cavaliere was present to represent the applicant.

Mr. Hutson asked who and what is Windemere of Troy Land Holdings LLC, the name on the preliminary site plan application.

Mr. Cavaliere replied it is an entity created for the development of the project.

Mr. Hutson said the State shows no registration or has any knowledge of the limited liability company.

Edward Mancini, developer and property owner, said he met with his attorney who said the paperwork for the limited liability company was filed. Mr. Mancini said he would confirm the filing and bring confirmation of such at the next meeting.

Mr. Mancini addressed the ongoing Sunoco pipeline utility easement project. He gave permission to access his property to conduct the work but indicated in no way would the pipeline installation interfere with development of the project.

Mr. Cavaliere addressed the number of beds in relation to the proposed parking spaces. He said the Zoning Ordinance parking requirement could be met but history at other facilities dictates the need for fewer parking spaces. He estimates approximately 4 residents out of the 46 assisted living beds would have vehicles on the premises. Mr. Cavaliere stated there are 2 residents with vehicles at one of their existing assisted living facility that has 74 beds. He also addressed the entrance doors and covered patios. Mr. Cavaliere identified one of their existing facilities is in Warren, Windemere Park on Van Dyke Road, north of 13 Mile.

Chair Tagle opened the floor for public comment.

There was no one present who wished to speak.

Chair Tagle closed the floor for public comment.

Members requested Mr. Savidant to provide room/parking ratio of similar facilities in Troy at the next meeting.

Resolution # PC-2013-09-075
Moved by: Schultz
Seconded by: Krent

RESOLVED, To postpone the Preliminary Site Plan application until such time as a revised site plan has been submitted and staff and the Planning Consultant has the opportunity to review and provide to the Planning Commission for action.

Yes: All present (7)
Absent: Edmunds, Sanzica

MOTION CARRIED

OTHER BUSINESS

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Special/Study meeting of the Planning Commission adjourned at 9:05 p.m.

Respectfully submitted,

John J. Tagle, Chair

Kathy L. Czarnecki, Recording Secretary

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