

Chair Apahidean called the Regular meeting of the Troy City Planning Commission to order at 7:04 p.m. on December 11, 2018 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Carlton M. Faison
Barbara Fowler
Michael W. Hutson
Tom Krent
Philip Sanzica
John J. Tagle

Also Present:

R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle Wortman Associates
Julie Quinlan Dufrane, Assistant City Attorney
Jackie Ferencz, Planning Department Administrative Assistant
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2018-12-079

Moved by: Faison
Support by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2018-12-080

Moved by: Sanzica
Support by: Krent

RESOLVED, To approve the minutes of the November 27, 2018 Regular meeting as submitted.

Yes: All present (8)

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE APPROVAL

5. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2018-0018) – Proposed 901 Tower Retail with Drive-Through, Southeast Corner of Crooks and Tower Drive (901 Tower), Section 8, Zoned OM (Office Mixed Use) District

Mr. Carlisle reviewed the Special Use and Preliminary Site Plan application. He addressed the application as relates to the Master Plan, Zoning Ordinance and Special Use standards. Mr. Carlisle said the use would be a good addition to the Troy North Office district. He addressed the parking deficiency, the applicant’s request to landbank 27 parking spaces, the City’s Traffic Consultant (OHM) report and the pedestrian access from the parking area to the building.

Mr. Carlisle said that should the Planning Commission support the request to landbank 27 parking spaces, it is recommended to approve the Special Use and Preliminary Site Plan application with conditions as identified in his report dated December 4, 2018.

Present were Larry Goss of Core BKG Manager LLC and James Butler of Professional Engineering Associates.

Mr. Goss addressed potential tenants, intent of their request to landbank parking spaces and pedestrian access to the building and through the drive-through aisle.

Mr. Butler addressed stormwater management.

PUBLIC HEARING OPENED

- Anthony Randazzo, 171 Harrington; addressed pedestrian accessibility from the parking area.

PUBLIC HEARING CLOSED

There was discussion on:

- Pedestrian access through drive-through aisle; marking(s) to distinguish.
- Parking as relates to topography, deficiency, request to landbank 27 parking spaces.
- Pedestrian accessibility/safety from parking area to building entrance.
- Potential for both front and rear entrances.
- Building placement; potential to move building further from Crooks frontage.
- Building materials; architectural design specifically on north and east elevations.
- Stormwater management.
- Necessity of drive-through for potential tenants.

The applicant was asked to take into consideration comments from the Planning Commission and the public with respect to the building placement and to provide a 3-D rendering of the development in context with surrounding buildings and streets.

Resolution # PC-2018-12-081

Moved by: Krent

Support by: Sanzica

RESOLVED, To postpone the Special Use and Preliminary Site Plan application to a meeting in January, should the applicant be ready at that time.

Yes: All present (8)

MOTION CARRIED

CONDITIONAL REZONINGS

6. **PUBLIC HEARING - CONDITIONAL REZONING (File Number CR JPLN2018-005) – Proposed Long Lake Square Townhomes, South side of Long Lake, West of Livernois (121 W Long Lake; Parcels 88-20-16-200-007, 008), Section 16, From R-1B (One Family Residential) District to NN “M” (Neighborhood Node “M”) District**

Mr. Carlisle reviewed the Conditional Rezoning application. He gave a brief history of a previously proposed self-storage facility at this site. Mr. Carlisle addressed the application as relates to the Master Plan, Conditional Rezoning standards, Special Use for Building Form C standards and Form Based District Design standards. He addressed the proposed development versus by-right development, the City’s Traffic Consultant (OHM) study, landscape screening and elevations. Mr. Carlisle noted site plan deficiencies as identified in his report dated November 29, 2018.

Mr. Carlisle asked the Planning Commission to take into consideration the location of the site and its transition to adjacent surrounding uses.

Mr. Savidant announced the Board received copies of a “birdseye” rendering offered by the applicant and an email message from Mr. and Mrs. James of 177 Partridge addressing concerns with the development, prior to the beginning of tonight’s meeting.

Present were Jim Clarke and Tim Loughrin of Robertson Brothers Homes.

Mr. Clarke identified projects throughout Troy which they developed, citing specifically Kilmer Place and Bradley Square that are similar to the proposed development. He said the architectural design of those two developments is not their company signature design and they are willing to work with the Planning Commission on architectural design options. Mr. Clarke said the site is economically challenging because of its size.

Mr. Loughrin distributed colored elevations to the Board. He addressed lot coverage, open space, high quality building materials and its target to offer housing that is in demand. Mr. Loughrin said the townhomes would be owner-occupied, attached single family homes, 1,500 square foot in size with private two-car garages. He noted the tree survey provided is confirmed to be correct by their professional consultant and briefly addressed site plan issues identified in the Planning Consultant report.

PUBLIC HEARING OPENED

- Michelle Weber, 271 Harrington; addressed building height, snow removal.
- Anthony Randazzo, 171 Harrington; addressed lack of ambience, aesthetics, screening.
- Ron Dunlap, 148 Charleston; addressed building height, density, lack of amenities, architectural design, parking, snow removal, egress/ingress off Long Lake.

PUBLIC HEARING CLOSED

There was discussion on:

- Height, density, site arrangement, architectural design.
- Compatibility with existing neighborhood.
- Transitional use as relates to Master Plan.
- Lack of site amenities.
- Snow removal.
- Connectivity between development and existing single family residential.

Mr. Savidant reminded the audience that Planning Commission is a recommending body to City Council for final action.

Resolution # PC-2018-12-082

Moved by: Sanzica

Support by: Faison

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1B to NN "M" Conditional Rezoning request, which incorporates Preliminary Site Plan Approval, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the south side of Long Lake, West of Livernois, within Section 16, being approximately 1.877 acres in size, be postponed, to provide the applicant an opportunity to address the issues identified in the Planning Consultant report and discussed by the Planning Commission.

Yes: All present (8)

MOTION CARRIED

7. PUBLIC HEARING - CONDITIONAL REZONING (File Number CR JPLN2016-001) – Proposed Cooper’s Hawk Wine & Restaurant, North side of Big Beaver between Troy and Frankton, Section 22, From R-1E (One Family Residential) to BB (Big Beaver) District

Mr. Hutson asked to recuse himself from this Agenda item to avoid any appearance of impropriety or conflict of interest because he works at the same law firm as the attorney who is a proponent for the development.

Mr. Hutson exited the meeting at 8:52 p.m.

Chair Apahidean called for a recess at 8:52 p.m.; the meeting reconvened at 9:02 p.m.

Mr. Carlisle reviewed the Conditional Rezoning application. He indicated the applicant must seek two variances from the Zoning Board of Appeals, therefore the Planning Commission would take no action on the item this evening. Mr. Carlisle noted the variance requests relate to the build-to line and parking location along Troy Street.

Mr. Carlisle addressed the proposed Conditional Zoning application as it relates to the Master Plan. He addressed the square footage of the restaurant, parking requirements and site access. Mr. Carlisle said considerations of the Planning Commission this evening are the three front yards, access off Troy Street, parking lot transition to adjacent residential, screening and building elevation.

Present were David Sawyer, David Hunter of Professional Engineering Associates and Keith Rogers of Restaurant Development Advisors.

Mr. Sawyer gave a history of property ownership. He provided a description of the proposed winery and restaurant and circulated samples of building materials.

PUBLIC HEARING OPENED

- Michael Downes, 3074 Troy; addressed concerns with access off of Troy Street, specifically the second entrance that would be used by delivery trucks, noting it is adjacent to his driveway. He asked consideration be given to barricading the street or a left turn only sign because of cut-through traffic.
- Venkata Kavutarupu, 3049 Troy; addressed concerns with access off of Troy Street, traffic, asked for barricade.
- Ron Dunlap, 148 Charleston; addressed concerns with access off of Troy Street.
- Ramesh Chilamkurthi, 3123 Frankton; addressed concerns with safety, traffic, access off of Troy Street.

PUBLIC HEARING CLOSED

There was discussion on:

- Off-street parking; width of side streets, permissible parking.
- Alternative access off of Frankton or Big Beaver.

- Preference of Troy Street access; existing traffic signal.
- Configuration of building as relates to potential access off Big Beaver.
- Truck traffic; types of delivery trucks, times of delivery.
- Service door/loading space.
- Dumpster location; times of trash removal.
- Restaurant hours of operation.
- Accessibility from parking lot to restaurant entrance; consideration of two entrances.
- Landscape screening along Frankton; too low to obscure vehicular lights.

Mr. Sawyer said he reached out to every homeowner within a 300-foot distance and a concern expressed by several residents is the northernmost access drive off of Troy.

Mr. Rogers addressed the City’s Zoning Ordinance requirements as relates to building placement, transparency and rear parking.

Mr. Savidant said the Zoning Ordinance does not require the primary entrance to be located on Big Beaver and the Zoning Ordinance does permit more than one entrance.

OTHER BUSINESS

8. **APPROVAL OF 2019 MEETING SCHEDULE**

Resolution # PC-2018-12-083

Moved by: Krent
 Support by: Faison

RESOLVED, To approve the 2019 Planning Commission Regular meeting schedule as prepared.

Yes: All present (8)

MOTION CARRIED

9. **PUBLIC COMMENT** – Items on Current Agenda

There was no one present who wished to speak.

10. **PLANNING COMMISSION COMMENT**

Mr. Krent announced State Representative-elect Padma Kuppa is having a swearing-in ceremony at the Michigan State University Management Building on Saturday, January 5, from 2 to 4 pm.

Everyone expressed appreciation to Mr. Sanzica for his years of service and expertise in stormwater management. A merry farewell and good luck Mr. Sanzica!!!

Mr. Sanzica expressed gratitude to the administration and members of the Planning Commission. He encouraged members to serve as a Planning Commission representative on the Zoning Board of Appeals.

The Regular meeting of the Planning Commission adjourned at 10:04 p.m.

Respectfully submitted,

Ollie Apahidean, Chair

Kathy L. Czarnecki, Recording Secretary

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