

Chair Apahidean called the Regular meeting of the Troy City Planning Commission to order at 7:04 p.m. on January 8, 2019 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  
 Sadek Rahman  
 John J. Tagle

Also Present:

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

Mr. Savidant introduced newly appointed Planning Commissioner Sadek Rahman and Student Representative Hemanth Tadepalli.

2. APPROVAL OF AGENDA

Mr. Savidant asked to amend Agenda item #5, noting the caption “Public Hearing” is incorrect.

**Resolution # PC-2019-01-001**

Moved by: Faison  
 Support by: Tagle

**RESOLVED**, To approve the Agenda as amended to correctly title Agenda item #5.

Yes: All present (8)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2019-01-002**

Moved by: Krent  
 Support by: Faison

**RESOLVED**, To approve the minutes of the December 11, 2018 Regular meeting as submitted.

Yes: All present (8)

### **MOTION CARRIED**

#### 4. PUBLIC COMMENT – Items not on the Agenda

Avis Landmesser, 568 Ottawa, asked for answers to the following inquiries:

- Who places development proposals on the City Council agenda?
- What body or legal authority gives approval to a developer to build a private road?
- Is there a time limit on approved developments to start construction?

### **CONDITIONAL REZONING**

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

Mr. Hutson asked to recuse himself from consideration of this application for the same reason he did so at the December 11, 2018 meeting. Mr. Hutson exited the meeting at 7:10 p.m.

Mr. Carlisle gave a brief review of the Conditional Rezoning application stating that there are no changes to the site plan since last reviewed by the Board at their December 11, 2018 meeting. He reported the applicant was granted two variances by the Zoning Board of Appeals at its December 18, 2018 meeting; 1) build-to-line along Troy Street and 2) parking location along Troy Street.

Mr. Carlisle said it is his recommendation to recommend to City Council approval of the Conditional Rezoning, Preliminary Site Plan and Special Use Approval with the conditions as identified in his report dated January 2, 2019.

Present were David Sawyer and David Hunter of Professional Engineering Associates.

Mr. Sawyer said the family-friendly winery and restaurant would be an appropriate fit for the neighborhood, noting its hours of operation. Mr. Sawyer said his tenant, Cooper's Hawk, has been in contact with Sculptor Artist James Seaman of Finger Lakes, New York, to create a public art piece; a large metal hawk in origami fashion. He addressed the height of the screening bushes as relates to the existing grade. Mr. Sawyer asked for consideration of placing the trees required along Big Beaver elsewhere strategically within the development so as not to block the view of the building architecture and public art.

There was discussion on:

- Access to restaurant from parking lot.
- Reception area design; tasting, retail gift shop, winery club.
- Valet parking.

- Landscape plan; height of shrubs in relation to existing grade; optional placement of street trees.
- Screening; wall or fence; in relation to existing large tree; maintenance.
- Consideration of administrative approval on screening, height of shrubs, placement of required street trees within development.

Ms. Dufrane informed the applicant that any and all revisions to the Conditional Rezoning application or Preliminary Site Plan must be complete and submitted prior to consideration by City Council.

Chair Apahidean opened the floor for public comment.

Michael Downes, 3074 Troy, whose home is adjacent to the northernmost access drive off of Troy Street, asked for consideration to eliminate that entrance drive and place an entrance drive on Frankton. Mr. Downes asked that the shrubs not be deciduous to provide effective screening during winter months. He addressed the traffic impact and safety concern for the neighborhood and asked if signage could be placed to direct traffic to exit onto Big Beaver to discourage cut-through traffic.

Chair Apahidean closed the floor for public comment.

Mr. Savidant said the City Traffic Engineer determined there is no scientific data that would merit placing an access drive on either Troy Street or Frankton Drive.

Discussion followed on access drives off of Troy and/or Frankton and directional signage to exit onto Big Beaver.

**Resolution # PC-2019-01-003**

Moved by: Tagle

Support by: Krent

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the R-1E (One Family Residential) District to the BB (Big Beaver) District Conditional Rezoning request, which incorporates Preliminary Site Plan Approval and Special Use Approval, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the north side of Big Beaver between Troy and Frankton, within Section 22, be granted, for the following reasons:

1. The request complies with the Master Plan.
2. The Form-Based District would permit greater flexibility in use and development of the property.
3. The conditions offered by the applicant reasonably protect the adjacent properties.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.
6. The development of the property should not unreasonably impact adjacent properties.

**BE IT FURTHER RESOLVED**, That the Planning Commission recommends the following site plan design considerations:

1. Ensure that all shrubs for parking lot screening along Troy Street and Frankton Drive are of a coniferous species and are at a minimum of 42 inches above parking lot grade at time of planting.
2. Provide required street trees on Big Beaver, as reviewed by the staff prior to submission to City Council.
3. Provide transparency calculation for all elevations.
4. Provide revised details for the wood fence around the property.
5. Develop some details where the fence interferes or is in close proximity to an existing large tree on the northwest corner of the property.
6. Eliminate the northernmost entrance/exit drive on Troy Street and add a new entrance/exit drive on Frankton and at both entrances/exits install signage that would direct traffic to turn toward Big Beaver and not into the subdivision.

Yes: All present (7)

Note: Mr. Hutson recused.

### **MOTION CARRIED**

Chair Apahidean called for a recess at 8:08 p.m.; the meeting reconvened at 8:16 p.m. Mr. Hutson returned to the meeting.

### **PRELIMINARY SITE PLAN REVIEWS**

6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2018-0027) – Beaumont Parking Lot Expansion, West side of Dequindre, South of South Boulevard (44201Dequindre), Section 1, Zoned CF (Community Facility) Zoning District

Mr. Rahman disclosed his wife works at Beaumont Hospital in the capacity of a physician. He indicated he has no fiscal interest in the proposed development. The Board members saw no reason that Mr. Rahman should recuse himself from consideration of the application.

Mr. Carlisle reviewed the Preliminary Site Plan application. He addressed the parking demand for the site, tree mitigation and protection and the maintenance yard and building as relates to its location, screening and design. Mr. Carlisle recommended approval of the Preliminary Site Plan application with one condition as identified in his report dated December 18, 2018.

Jake Meadows was present to represent Beaumont Hospital. He addressed the demand for additional parking, both currently and for future growth. Mr. Meadows said the hospital worked with Professional Engineering Associates on a green, environmentally-friendly approach to the proposed parking expansion. He addressed the existing wetlands and reinstatement of the previously granted MDEQ (Michigan Department of Environmental Quality) permit.

Mr. Tagle expressed disappointment in the lack of design initiatives for the maintenance building.

There was discussion on:

- Maintenance building architecture and location.
- Aboveground and underground fuel tanks.

Chair Apahidean opened the floor for public comment.

Mary Bogush, 1418 Ottawa, Royal Oak; former Troy resident. Ms. Bogush addressed the environmental impact of the proposed parking lot expansion.

Mr. Apahidean closed the floor for public comment.

**Resolution # PC-2019-01-004**

Moved by: Krent

Support by: Faison

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Beaumont Parking Lot Expansion, located on the west side of Dequindre and south of South Boulevard (44201 Dequindre), Section 1, within the CF (Community Facility) District, be granted, subject to the following:

1. Protect trees identified for preservation with Conservation Easement.

Discussion on the motion on the floor.

Mr. Krent asked the applicant to give consideration to a better quality of building materials for the maintenance building.

Mr. Meadows addressed the Conservation Easement as relates to a potential need for additional stormwater management and any potential changes to the property lines.

Vote on the motion on the floor.

Yes: All present (8)

**MOTION CARRIED**

7. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2018-0026) – Imperium - Troy Development, East side of Crooks, South of Wilshire (911 Wilshire), Section 21, Zoned BB (Big Beaver) Zoning District

Mr. Carlisle reviewed the Preliminary Site Plan application, noting the site is the former Kruse & Muer restaurant which has been demolished. He addressed parking, pedestrian access, access to the primary tenant Charles Schwab, sidewalks and landscaping. Mr. Carlisle recommended Preliminary Site Plan approval with conditions as identified in his report dated December 21, 2018.

Present were Eric Williams of Stonefield Engineering and Design and John Vitale of Stucky Vitale Architects.

Mr. Williams said the applicant is agreeable to the conditions for approval as identified by the Planning Consultant with one exception. The applicant requests to waive the requirement for a wall along Wilshire and to provide a hedge row in addition to keeping the existing eleven mature trees.

Mr. Vitale addressed the architectural building design. He said an attractive and convenient sidewalk for access to the Charles Schwab tenant space would be provided.

There was discussion on:

- Entrance to Charles Schwab tenant space.
- Pedestrian connection to all tenants.
- Additional shrubbery to shield vehicular headlights along Wilshire.

Chair Apahidean opened the floor for public comment. Acknowledging no one was present who wished to speak, Chair Apahidean closed the floor for public comment.

**Resolution # PC-2019-01-005**

Moved by: Faison

Support by: Tagle

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Imperium - Troy Multi-Tenant Building, located on the east side of Crooks and south of Wilshire (911 Wilshire), Section 21, within the BB (Big Beaver) District, be granted, subject to the following:

1. Provide shared access agreement.
2. Provide a sidewalk from Crooks to the parking lot along the south side of the building.
3. Increase sidewalk on Crooks to 8-feet in width.
4. Add a striped crossing within the parking area to clearly distinguish pedestrian space.
5. Provide direct access to Charles Schwab from Crooks.
6. Provide building light fixtures.
7. Provide 4 additional trees on Crooks.
8. Provide decorative hardscape calculations.
9. Provide a coniferous hedge row of landscaping along Wilshire Drive to screen parking.

Yes: All present (8)

**MOTION CARRIED**

**OTHER BUSINESS**

8. **CAPSTONE PRESENTATION**

Planning Commission Member Carlton Faison gave an excellent presentation on public engagement.

9. **PLANNING COMMISSION 2018 ANNUAL REPORT**

Mr. Savidant addressed the 2018 Planning Commission Annual Report.

10. **ANNUAL ELECTION OF OFFICERS**

Chair Apahidean opened the floor for nominations of Chair. Ms. Crusse nominated *Mr. Faison*; support by Mr. Tagle. There were no further nominations placed on the floor.

Roll Call vote on the nomination on the floor.

Yes: All present (8)

**MOTION CARRIED**

Chair Apahidean opened the floor for nominations of Vice Chair. Mr. Faison nominated *Mr. Krent*; support by Ms. Fowler. There were no further nominations placed on the floor.

Roll Call vote on the nomination on the floor.

Yes: All present (8)

**MOTION CARRIED**

Chair Apahidean opened the floor for nominations of Zoning Board of Appeals Representative. Mr. Hutson nominated *Ms. Crusse*; support by Mr. Krent. There were no further nominations placed on the floor.

It was resolved to recommend to City Council Ms. Crusse as Zoning Board of Appeals representative.

Roll Call vote on the recommendation on the floor.

Yes: All present (8)

**MOTION CARRIED**

11. PUBLIC COMMENT – Items on Current Agenda

Mary Bogush, 1418 Ottawa, Royal Oak; addressed the environmental impact of the Beaumont Hospital parking lot expansion on adjacent residential properties.

Mr. Savidant announced that although it was not a requirement to hold a public hearing on the proposed Beaumont parking lot expansion, notices were mailed to those within a 300-foot radius of the property informing them of the Board's consideration of the application.

12. PLANNING COMMISSION COMMENT

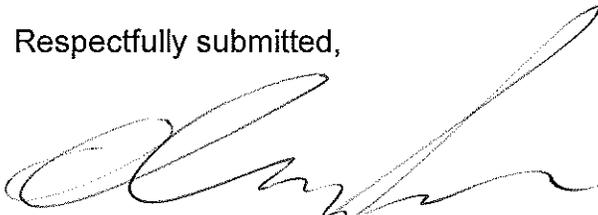
There were general Planning Commission comments.

Mr. Savidant replied to the inquiries from Avis Landmesser who spoke at the beginning of the meeting.

Chair Apahidean thanked the administration and Board members for the opportunity to serve as Chair for the past two years. He said it was a great learning experience with the diversity of the projects considered by the Board.

The Regular meeting of the Planning Commission adjourned at 9:38 p.m.

Respectfully submitted,



Ollie Apahidean, Chair



Kathy L. Czarnecki, Recording Secretary