

Chair Apahidean called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 23, 2018 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean  
 Karen Crusse  
 Carlton M. Faison  
 Michael W. Hutson  
 Tom Krent  
 Padma Kuppa  
 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-2018-10-066**

Moved by: Faison  
 Support by: Hutson

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

Yes: All present (8)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2018-10-067**

Moved by: Krent  
 Support by: Kuppa

**RESOLVED**, To approve the minutes of the September 25, 2018 and October 9, 2018 Regular meetings 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.

**PUBLIC HEARINGS**

5. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 253)  
– Building Height in the GB (General Business) Zoning District

Mr. Savidant reviewed the proposed Zoning Ordinance Text Amendment. He said reducing the building height in the General Business district from a maximum 5 stories and 75 feet high to a maximum 3 stories and 40 feet high would better protect and mitigate impact on adjacent residential properties.

There was discussion on:

- Building height calculations/formula.
- Creation of legal nonconforming building(s).

**PUBLIC HEARING OPENED**

Avis Landmesser, 568 Ottawa, asked how the proposed amendment would affect existing buildings.

**PUBLIC HEARING CLOSED**

Mr. Savidant explained municipalities have the right to make modifications to the Zoning Ordinance if the modifications are consistent with the Master Plan. He said existing buildings that were granted site plan approval prior to the effective date of the proposed amendment would become legal nonconforming with perpetuity. Mr. Savidant said the Planning Department currently has no applications on file that would be affected by the proposed height reduction.

**Resolution # PC-2018-09-068**

Moved by: Faison

Seconded by: Sanzica

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that Article 4 of Chapter 39 of the Code of the City of Troy, which regulates height in the GB (General Business) Zoning District, be amended as printed on the proposed Zoning Ordinance Text Amendment.

Yes: All present (8)

**MOTION CARRIED**

6. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 252)  
 – Design Standards

Mr. Savidant reviewed the proposed Zoning Ordinance Text Amendment. He said the intent of the amendment is to achieve a higher quality architectural design and provide definable, measurable standards at the time of site plan review.

Mr. Carlisle noted there are no revisions to the proposed draft text since last reviewed by the Planning Commission. He stated the proposed revisions would require the applicant to provide 1) color rendering(s) and 3D building model; and 2) elevation and floor plan drawings designed and sealed by a licensed architect. Mr. Carlisle noted that he and the Planning Director already ask applicants for both the 3D building model and sealed plans.

There was discussion on:

- Sealed plans; each plan sealed by appropriate related professional.
- 3D building model; in context of site and surrounding properties.
- Hand-drawn renderings; viability.
- EFIS material; as accent, percentage of building design.
- Garage door dominance; single family residential.

Mr. Tagle suggested the following revisions:

- 1) Section 15 – add the word “generated” to read “...3D computer generated building model(s).”
- 2) Section 17 – add the word “Michigan” to read “...sealed by a Michigan licensed Architect.”

PUBLIC HEARING OPENED

There was no one present to speak.

PUBLIC HEARING CLOSED

**Resolution # PC-2018-09-069**

Moved by: Kuppa

Seconded by: Krent

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that Article 8 of Chapter 39 of the Code of the City of Troy, relating to Site Plan Review design standards, be amended as printed on the proposed Zoning Ordinance Text Amendment inclusive of modifications to Section 8.05.A, Sections 15 and 17, as noted in the meeting minutes.

Yes: All present (8)

**MOTION CARRIED**

**OTHER BUSINESS**

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

There was no one present who wished to speak.

8. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments, some relating to:

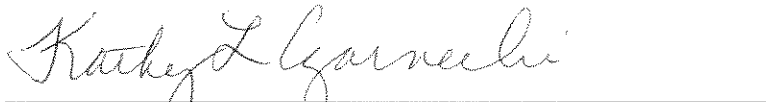
- Garage door dominance in single family residential; future study session item.
- 900 Tower Hotel application.
- Adopted Sign Ordinance.
- Midtown Cluster development; approved by City Council.

The Regular meeting of the Planning Commission adjourned at 8:00 p.m.

Respectfully submitted,



Ollie Apahidean, Chair



Kathy L. Czarniecki, Recording Secretary