

Chair Faison called the Regular meeting of the Troy City Planning Commission to order at 7:15 p.m. on February 26, 2019 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Carlton M. Faison
Barbara Fowler
Michael W. Hutson
Sadek Rahman
Tom Krent

Absent:

Karen Crusse
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

2. APPROVAL OF AGENDA

Resolution # PC-2019-02-015

Moved by: Hutson
Support by: Rahman

RESOLVED, To approve the Agenda as prepared.

Yes: All present (6)
Absent: Crusse, Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2019-02-016

Moved by: Apahidean
Support by: Fowler

RESOLVED, To approve the minutes of the February 12, 2019 Regular meeting as submitted.

Yes: Apahidean, Faison, Fowler, Hutson, Rahman
 Abstain: Krent
 Absent: Crusse, Tagle

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

5. 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 addressed the significant changes proposed by the applicant since last reviewed by the Planning Commission at their December 11, 2018 meeting and noted the applicant addressed concerns expressed by the Planning Commission. Mr. Carlisle addressed the proposed development versus by-right development, natural features, traffic, landscape and buffer and elevations. He reported the application meets the Conditional Rezoning standards and Special Use standards.

Mr. Carlisle recommended that the Planning Commission recommend to City Council approval of the Conditional Rezoning, Special Use and Preliminary Site Plan application.

Jim Clarke of Robertson Brothers Homes gave a brief PowerPoint presentation summarizing the project and identified how concerns of the Planning Commission were addressed in relation to height, density, amenities, connectivity, snow removal and architecture. Mr. Clarke introduced three different exterior color packages proposed for the elevations.

There was discussion on:

- Percentage of open space; 34%.
- Exterior color packages.
- Connectivity to retail to the east, residential to the south.
- Guest parking.

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

Resolution # PC-2019-02-017

Moved by: Krent
 Support by: Hutson

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 and Special Use 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 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. Incorporate the color package voluntarily presented by the developer.

Yes: All present (6)
 Absent: Crusse, Tagle

MOTION CARRIED

SPECIAL USE APPROVAL

6. **SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2018-0007)** – Proposed Holiday Inn Hotel, East of Crooks Road, North side of Tower (900 Tower), Section 9, Currently Zoned OM (Office Mixed Use) District

Mr. Carlisle reviewed the Special Use and Preliminary Site Plan application since last considered by the Planning Commission at their February 12, 2019 meeting. He reported the applicant added the required street trees along Tower Drive and submitted revised elevations offering a couple of different options.

Mr. Carlisle recommended Special Use and Preliminary Site Plan approval.

Project architect Toufik Bentahar addressed the revised elevations as relates to the variations in brick color and grille treatment. He introduced two options of architectural features; Option A with an arch top and Option B with a flat top. The consensus of the Board was Option A.

There was discussion on:

- Symmetry of window frame and door treatment.
- Protrusion of the architectural feature.
- Parking agreement; in perpetuity.

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

Resolution # PC-2019-02-018

Moved by: Hutson

Support by: Krent

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Articles 8 and 9 of the Zoning Ordinance, as requested for the proposed Holiday Inn Hotel, East of Crooks Road, North side of Tower (900 Tower), Section 9, Currently Zoned OM (Office Mixed Use) District, be granted.

Yes: All present (6)

Absent: Crusse, Tagle

MOTION CARRIED

OTHER BUSINESS

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

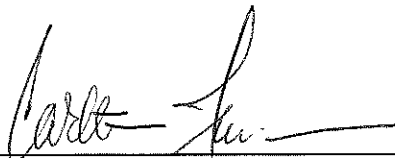
There was no one present who wished to speak.

8. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:03 p.m.

Respectfully submitted,



Carlton Faison, Chair



Kathy L. Czárnecki, Recording Secretary