

Chair Faison called the Regular meeting of the Troy City Planning Commission to order at 7:03 p.m. on April 23, 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
David Lambert
Sadek Rahman
John J. Tagle

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2019-04-027

Moved by: Krent
Support by: Rahman

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2019-04-028

Moved by: Lambert
Support by: Tagle

RESOLVED, To approve the minutes of the April 9, 2019 Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

CONDITIONAL REZONING

5. CONDITIONAL REZONING (File Number CR JPLN2018-004) – Proposed BGB Luxury Apartments, West side of John R, North of Big Beaver (1819-1929 E Big Beaver and 3125 John R), Section 23, From MF (Multiple Family) Zoning District to UR (Urban Residential) Zoning District

Mr. Carlisle explained the process for a Conditional Rezoning application noting the Planning Commission is a recommending body to City Council and City Council after a public hearing acts upon the application.

Mr. Carlisle reviewed the application since last considered and postponed by the Planning Commission at their March 12, 2019 meeting. He said the applicant revised the plan by adding bicycle parking at the clubhouse and a stamped pavement pedestrian crossing across Nancy Bostick Drive. In addition, a communication from the Troy School District was received stating the school district has no concerns with accommodating the number of school-aged children generated from the proposed development. In summary, Mr. Carlisle asked the Planning Commission to give consideration to the revised Conditional Rezoning application and Site Plan in light of the Conditional Rezoning standards.

Project Architect Mark Abanatha of Alexander V. Bogaerts & Associates and property owner Dennis Bostick were present.

Mr. Abanatha addressed the revised application with respect to:

- Traffic study conducted by the applicant and reviewed by the City Traffic Consultant.
- Site access, alternate access through existing retail center.
- Green space as relates to proposed clubhouse and pool.
- Density as relates to functionality, market demand, Zoning Ordinance requirements.
- Garages; key component to luxury apartments, screened by evergreens.
- Pedestrian crossing across Nancy Bostick Drive.
- Concerns with impact on schools, bus routes, safety of children.
- Valet trash removal service, daily pickup times, central compact area on site.
- Transition to single family residential as relates to mixed use, walkable community, scaled-down and transitional architecture, privacy and buffer with provision of berm and staggered pines.

There was discussion on:

- Concerns asked of the applicant to address at the time of postponement.
- City Traffic Consultant comments on site access and circulation; depth and focus of traffic study.

- Green space.
- Density of urban residential zoning in relation to surrounding areas.
- Architectural design, scaled-down transitional features to single family residential.
- Comparison of multiple family and urban residential zoning as relates to density, building height, number of stories.
- Safety concerns as relates to existing parking, sidewalks, rear access to hockey facility.
- Creating a designated lane from existing retail parking to apartment development.
- Garages and covered carports.
- Water feature and pond.
- Snow removal.

Mr. Bostick addressed original development plans for a senior living facility and the traffic generated from hockey events. Mr. Bostick shared concerns with safety but noted there have been no traffic incidents in the retail complex to date. Mr. Bostick said he would give consideration to creating a bigger aisle/lane from the retail parking lot to the apartment development.

Mr. Motzny stated the Planning Commission can place design considerations on Site Plan approval but it is a requirement of the Zoning Ordinance that all conditions to Site Plan approval must be offered in writing by the applicant and presented to City Council.

Resolution # PC-2019-04-029

Moved by: Hutson

Support by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the MF (Multiple Family) to UR (Urban Residential) districts Conditional Rezoning request, which incorporates Preliminary Site Plan Approval, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of John R, north of Big Beaver, within Section 23, being approximately 11.86 acres in size, be **DENIED** for the following reasons:

1. The request does not comply with the Master Plan.
2. The conditions offered by the applicant do not reasonably protect the adjacent properties and are not designed or proposed for public health, safety and welfare purposes.
3. The rezoning and proposed development are incompatible with surrounding zoning and land use.

Yes: Faison, Fowler, Hutson, Krent, Lambert, Rahman, Tagle

No: Apahidean, Crusse

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEWS

6. **PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0007)** – Proposed Crooks Medical Office Building, South of Butterfield, West of Crooks (Parcel 88-20-29-227-021), Section 29, Currently Zoned O (Office) Zoning District

Mr. Carlisle gave a review on the Preliminary Site Plan application. He addressed a shortage of one parking space and noted the applicant submitted a redesign of the trash enclosure prior to the beginning of tonight's meeting, of which a copy is in front of the Board. Mr. Carlisle recommended Preliminary Site Plan approval with the conditions as identified in his report dated April 3, 2019.

Mr. Krent disclosed he repainted the sign at the existing building seven years ago. The Board determined there was no conflict of interest.

Mr. Tagle pointed out a light fixture cut on page 80 of the application shows building light fixtures.

Mr. Carlisle confirmed it and said to strike that condition from Site Plan approval.

Present were Andy Milia of Franklin Property Corporation, applicant Dr. Kenneth Shaheen, project engineer James Butler of Professional Engineering Associates and project architect Brian Limin of Faudie Architecture.

Mr. Milia said Dr. Shaheen would like to demolish the outdated building and construct a two-story office building. He addressed parking on site and said they would request a waiver for the parking shortage.

Mr. Butler addressed stormwater management, location of trash enclosure and turnaround capacity for trash removal.

There was discussion on:

- Parking calculations, shortage.
- Contiguous access drive.
- Self-contained parking lot; no shared parking.
- Trash enclosure location.

Resolution # PC-2019-04-030

Moved by: Krent

Support by: Hutson

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Crooks Medical Office Building, located on the west side of Crooks and south of Butterfield (parcel 88-20-29-227-021), Section 29, within the O (Office) District, be granted, subject to the following:

1. Eliminate the parking space in front of the trash enclosure. The Board's finding is the space is not needed for this particular application.
2. Install self-closing springs to gate door.
3. Add a person door to the trash enclosure.

Yes: All present (9)

MOTION CARRIED

7. PLANNED UNIT DEVELOPMENT (File Number PUD2018-0020) – Proposed Altair Campus, South side of Big Beaver, West of John R (Parcels 88-20-26-200-078, 88-20-26-200-093 and 88-20-26-226-004), Currently Zoned PUD-7 (Planned Unit Development 7) and RC (Research Center) Zoning Districts

Mr. Carlisle said the conceptual plan is for discussion only this evening. He gave a brief background on Altair, a global technology company located at 1820 E Big Beaver. Mr. Carlisle reviewed the previously approved PUD application that has not been build out to completion.

Present were Attorney John Panourgias; Dave Simon, Altair Chief Administrative Officer; Martin Nichols, Altair Chief Operations Officer, Tom Perring, Altair Advisor; and project architect Dan O'Riley from Skidmore, Owings & Merrill (SOM).

Mr. Panourgias provided a brief background on the purchase of the property with the intent to expand the Altair campus.

Mr. Simon gave a brief history of Altair and its potential future growth.

Mr. O'Riley gave a slide presentation on:

- Summary of program component.
- Site massing as relates to existing buildings and future campus structures.
- Site Plan; designations of footprint, open space, parking, circulation.
- Winter Garden; main entry building.

There was discussion on:

- Building heights.
- Building occupancy; existing and future.
- Building phases / timeline.
- Company growth.
- Parking deck; massing, location.
- Green, open space.
- Architectural building features.
- Winter Garden; temperature control.
- Maintenance of property through completion of build-out.
- SmartZone district; not relevant to PUD application process.

Board members expressed overall acceptance in amending the PUD application and moving the project forward.

OTHER BUSINESS

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

Avis Landmesser, 568 Ottawa, addressed Agenda item #5. She asked what happens to the developer if the application does not get approval for the number of units proposed.

Mr. Savidant stated the application is active and requires a majority vote from City Council to move forward with the proposed development.

9. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 9:22 p.m.

Respectfully submitted,

Carlton Faison, Chair

Kathy L. Czarnecki, Recording Secretary

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