

Vice Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 11, 2019 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Barbara Fowler
Tom Krent
David Lambert
Sadek Rahman
John J. Tagle

Absent:

Carlton M. Faison
Michael W. Hutson

Also Present:

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-2019-06-041

Moved by: Rahman
Support by: Lambert

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Faison, Hutson

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2019-06-042

Moved by: Apahidean
Support by: Tagle

RESOLVED, To approve the minutes of the May 28, 2019 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW

5. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU2019-0014) – Proposed Panera Restaurant with Drive-Through, North side of Fourteen Mile, West of John R (390 W Fourteen Mile), Section 35, Zoned GB (General Business) District

Mr. Carlisle reviewed the Special Use and Preliminary Site Plan application for Panera Bread. He addressed the applicant’s request to seek waivers for the loading space and greenbelt planting requirements. He also addressed snow removal, lighting and dumpster screening and enclosure gate. Mr. Carlisle stated the Engineering Department requests the applicant remove the existing bumper blocks. He also noted the sidewalk along the western property line appears to serve little purpose. Mr. Carlisle asked the applicant to resubmit revised elevations with the use of an alternative material for the E.I.F.S building material.

Mr. Carlisle said the applicant meets the Special Use Standards but it is recommended to postpone action so the applicant can resubmit the application to address items as identified in his report dated June 4, 2019.

Present were Brian Barnard, Senior Development Project Manager of Panera Bread and Greg Petru, Engineering Project Manager of KEBS, Inc.

Peter Light, General Manager of Oakland Mall, said snow would be removed and stored in an unused area of the mall parking lot.

There was discussion on:

- Elevations; Panera design team to address design features, building material.
- Landscape improvements.
- Lease expiration of existing Panera on John R and Fourteen Mile.
- Screening of utility boxes on south side.
- Orientation of building as relates to mall area.
- Concerns with safety of employees’ use of sidewalk on western property line to traverse to trash enclosure.
- Location of DTE switch gear.

- Transparency, specifically on southern elevation.
- Outdoor patio seating.
- Removal of bumper blocks; replace with bollards for safety.

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

Resolution # PC-2019-06-043

Moved by: Crusse

Support by: Fowler

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Article 8 and 9 of the Zoning Ordinance, as requested for the proposed Panera Restaurant with Drive-Through, located on the north side of Fourteen Mile, West of John R (390 W Fourteen Mile), Section 35, Currently Zoned GB (General Business) District, be postponed, subject to the applicant resubmitting the following:

1. Remove bumper blocks and replace with bollards, with approval by City Engineering Department.
2. Provide directional signage details.
3. Re-work the sidewalk along the western property line to provide better safety or consider moving trash enclosure.
4. Provide trash enclosure screening details.
5. Add self-closing hinges to trash enclosure gate.
6. Provide light fixture details.
7. Indicate that lights are to be turned off or reduced in intensity between 11:00 p.m. and sunrise.
8. Revised elevations with the use of an alternative material for the E.I.F.S. and include enhanced elevation options for the south elevation along Fourteen Mile Road to comply with the City design standards.

Yes: All present (7)

Absent: Faison, Hutson

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEW

6. PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0018) – Proposed MIU Surgery Center, North side of Town Center, West of Livernois (130 Town Center), Section 21, Zoned O (Office) District

Messrs. Krent and Rahman disclosed they are patients of MIU. It was the consensus of the Board that there is no conflict of interest by either member.

Mr. Carlisle reviewed the Preliminary Site Plan application for the MIU Surgery Center. He addressed the significant site improvements with additional landscaping in the parking lot and an additional pedestrian/plaza area. He briefly addressed site

arrangement, contemporary elevations and the applicant's request for a parking deviation of three (3) spaces. Mr. Carlisle said based upon the Planning Commission consideration of the parking waiver, he recommends approval of the Preliminary Site Plan application with the conditions as identified in his report dated June 4, 2019.

Present were John Vitale of Stuckey + Vitale and Michael Pulcini, Real Estate Manager for MIU.

Mr. Vitale said MIU would like to expand and keep its investment in Troy. He addressed the elevations as relates to building material and color scheme and the request for a parking deviation. Mr. Vitale said the applicant would accommodate the conditions as identified by the Planning Consultant.

There was discussion on:

- Hours of operation.
- Elevations; applicant commended.
- Trash enclosure; location near residential, trash removal service, self-closing hinges on gate, types of waste.
- Lighting; shield from residential.

Mr. Pulcini addressed the condition of trash enclosures with a former co-tenant who is now vacated. He indicated he would enter into a contractual agreement with the trash removal service to coordinate appropriate times for trash removal.

Resolution # PC-2019-06-044

Moved by: Lambert

Support by: Crusse

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed MIU Surgery Center, located on the north side of Town Center, West of Livernois (130 Town Center), Section 21, within the O (Office) District, be granted, subject to the following:

1. Provide two (2) bicycle parking spaces.
2. Provide additional landscape area or provide current landscape calculation to determine if additional landscape area is required to comply with the Zoning Ordinance.
3. To move the trash enclosure farther south on the site away from the residential area.
4. Add self-closing hinges to trash enclosure gate.

Yes: All present (7)

Absent: Faison, Hutson

MOTION CARRIED

OTHER BUSINESS

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

There was no one present who wished to speak.

8. **PLANNING COMMISSION COMMENT**

Mr. Carlisle addressed the June 25, 2019 agenda.

Ms. Dufrane addressed the agenda format with respect to the public comment sections.

The Regular meeting of the Planning Commission adjourned at 8:17 p.m.

Respectfully submitted,

Tom Krent, Vice Chair

Kathy L. Czarnecki, Recording Secretary

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