

Chair Faison called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 27, 2019 in the Council Board Room 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, Community Development Director  
Ben Carlisle, Carlisle Wortman Associates  
Julie Quinlan Dufrane, Assistant City Attorney  
Hemanth Tadepalli, Student Representative  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2019-08-058**

Moved by: Lambert  
Support by: Rahman

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

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2019-08-059**

Moved by: Krent  
Support by: Apahidean

**RESOLVED**, To approve the minutes of the August 13, 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.

**SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW**

5. 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 since last considered by the Planning Commission at its June 11, 2019 meeting. He addressed three outstanding concerns relating to the sidewalk along the west side, a notation on the photometric plan to indicate lights to be turned off or reduced in intensity during evening hours and the applicant's proposed reduction of the use of E.I.F.S. building material.

Mr. Carlisle stated the Special Use Standards have been met, and it is recommended to grant Special Use and Preliminary Site Plan approval with a waiver to eliminate the loading space requirement and permit an alternative location of greenbelt trees, on the condition that the items identified in his report dated August 20, 2019 are submitted for Final Site Plan review.

Scott Marsh, Senior Construction Manager for Panera Bread, explained the sidewalk on the west side is the most direct route for employees to get to the dumpster location. He suggested the elimination of the middle spine sidewalk should the Planning Commission want additional green space. Mr. Marsh addressed the proposed reduction of the E.I.F.S. material and an alternative material of cement board called Durock. He stated that Panera Bread uses evening hours for baking and asked for consideration of the safety of the baker and delivery truck with the reduction of lighting intensity during evening hours.

Mr. Savidant said with the applicant's explanation of the use of the sidewalk on the west side, it would be appropriate to keep the sidewalk for the safety of employees to get to the dumpster location. Mr. Savidant stated the middle spine sidewalk is required and is opposed to its elimination. He said perhaps the sidewalk(s) could be of pervious material with approval by the Engineering Department.

There was discussion on:

- Sidewalk on the west side; safety of employees, pervious material with approval by Engineering Department.
- Dumpster access for trash removal; access door, back side.
- Signage at drive-through, safety of employees.
- Building material; E.I.F.S., alternative Durock.
- Architectural drawing; floor plan orientation, outdoor seating area.
- Reduction of lighting intensity during evening hours; safety of baker and delivery truck.

**Resolution # PC-2019-08-060**

Moved by: Krent  
Support by: Lambert

**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 Panera Restaurant with Drive-Through, located on the north side of Fourteen Mile, West of John R, Section 35, Currently Zoned GB (General Business) District, be granted, subject to the following:

1. Indicate that lights are to be turned off or reduced in intensity between 11:00 p.m. and sunrise.
2. Make the employee access to the trash enclosure from the back side facing southwest, if possible.
3. Possible use of permeable material for the employee walk to the trash container on the west side of the property.
4. Consideration of adequate signage to protect employees walking in front of the drive through cars.

Yes: All present (9)

**MOTION CARRIED**

**OTHER BUSINESS**

6. **POTENTIAL TEXT AMENDMENT** – Transitions

Mr. Carlisle introduced proposed text amendment language relating to the height, setback and greenbelt provisions for any non-single family development when abutting one-family residentially zoned property.

Discussion followed.

It was the consensus of the Board to come back with a comparative breakdown of the proposed provisions for a better visualization in the NN (Neighborhood Node) districts and to carve out different provisions for the BB (Big Beaver) district.

Mr. Savidant said consideration could be given in the future to the dimensional distance.

7. **POTENTIAL TEXT AMENDMENT** – Increasing Square Footage Cap in a Cluster Development

Mr. Carlisle introduced proposed text amendment language to increase the maximum home square footage in a cluster development from 1,500 square feet to 1,700 square feet.

Discussion followed.

It was the consensus of the Board to revise the maximum square footage to 1,700 square feet.

8. PUBLIC COMMENT


Gerald Rauch, 4187 Penrose, addressed Agenda item #6; he suggested that density also be looked at with the transition of development abutting one-family residential property.

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 9:15 p.m.

Respectfully submitted,

 (FOR CARLTON FAISON)  
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Carlton Falson, Chair

TOM KRENT, VICE CHAIR

 (FOR KATHY CZARNECKI)  
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Kathy L. Czarnecki, Recording Secretary