

Chair Apahidean called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on March 28, 2017 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Donald Edmunds
Carlton M. Faison
Tom Krent
Padma Kuppa
John J. Tagle

Absent:

Michael W. Hutson
Philip Sanzica

Also Present:

R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle Wortman Associates
Julie Quinlan Dufrane, Assistant City Attorney
Claire Hao, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2017-03-016

Moved by: Kuppa
Support by: Faison

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2017-03-017

Moved by: Edmunds
Support by: Crusse

RESOLVED, To approve the minutes of the March 14, 2017 Regular meeting as submitted.

Yes: Apahidean, Crusse, Edmunds, Faison, Krent
Abstain: Kuppa, Tagle
Absent: Hutson, Sanzica

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Ms. Kuppa gave a report on the March 21, 2017 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

There was no Downtown Development Authority meeting in March.

7. PLANNING AND ZONING REPORT

Mr. Savidant announced two public hearings scheduled at the April 10, 2017 City Council meeting:

- Conditional Rezoning Request, The Lofts
- Zoning Ordinance Text Amendment, Miscellaneous Design Provisions

Mr. Savidant announced two public hearings scheduled at the April 25, 2017 Planning Commission meeting:

- Special Use and Preliminary Site Plan, Bethesda Romanian Pentecostal Church Addition
- Preliminary Site Plan, Paradise Park at Raintree Village Cluster

PLANNED UNIT DEVELOPMENT

8. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT APPLICATION (File Number PUD JPLN2016-0029) – Proposed Troy Crossing, North side of Big Beaver, East of John R (Parcels 88-20-24-352-024, 025, 026, 027, 028, 041), Section 24, Currently Zoned PUD 8 (Planned Unit Development 8) District

Mr. Savidant gave a history of the Planned Unit Development project approved in 2007.

Mr. Carlisle reviewed the proposed Planned Unit Development application. He highlighted revisions to the plan since it was last considered by the Planning Commission at their December 13, 2016 meeting. Mr. Carlisle reported the applicant did not provide elevations and floor plans of the proposed garages. He noted the department received two written comments in response to the public notice.

Mr. Carlisle offered two recommendations for the Planning Commission's consideration. 1) Approval with removal of the proposed garages and conditions as identified in the Planning Consultant report; or 2) approval with reconfiguration of the proposed garages and conditions as identified in the Planning Consultant report.

Present were the applicant Brian Najor of Najor Companies, project architect Ilia Marko of Serra-Marko & Associates, Leo Gonzales (realtor) and Richard Atto (builder).

Building material samples were displayed and circulated.

There was discussion on:

- Urban architectural features.
- Site amenities; bioswale, community building.
- Building materials.
- Proposed garages.
- Screening; masonry wall vs landscaping vs proposed garages.
- Dumpsters; location, screening, spring door closure, man-door opening, plastic lids, trash pickup times.

PUBLIC HEARING OPENED

- Linda Tye, 2144 Orpington; stated her preference of a 12-foot brick wall for screening; expressed concerns with litter, privacy and drainage.
- Satyajit Singh, 3069 Dominique; expressed concerns with privacy; posed questions on proposed garages.
- Andrew Belka, 2769 Roundtree; addressed the mixed use of retail and residential.
- Tom Rubino, 2777 Roundtree; addressed site layout, building materials, accessibility for physically challenged persons.

PUBLIC HEARING CLOSED

Discussion continued:

- Proposed garages as relates to elevations, renderings, placement, screening, setbacks, building materials, height and width, roof lines, bollards.
- Meet with neighbor(s) to hear preference(s) on screening options.
- Potential to waive setback requirements in a PUD application.

Resolution # PC-2017-03-018

Moved by: Crusse
Support by: Krent

RESOLVED, To table this item and ask the developer to bring back to the Board new design ideas and renderings for the garages, answer the Board's questions with respect to the garages and have greater resident feedback.

Discussion on the motion on the floor.

The applicant was asked to also come back with dumpster specifications relating to door enclosures, side entrances and plastic lids.

Vote on the motion on the floor.

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

MOTION CARRIED**OTHER BUSINESS**9. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:53 p.m.

Respectfully submitted,


Ollie Apahidean, Chair
Kathy L. Czarnecki, Recording Secretary