

Chair Apahidean called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 23, 2017 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Donald Edmunds
Carlton M. Faison
Michael W. Hutson
Tom Krent
Padma Kuppa
John J. Tagle

Absent:

Karen Crusse
Philip Sanzica

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2017-05-030

Moved by: Faison
Support by: Tagle

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2017-05-031

Moved by: Kuppa
Support by: Edmunds

RESOLVED, To approve the minutes of the May 9, 2017 Regular meeting as submitted.

Yes: All present (7)
Absent: Crusse, 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 reported on the May 16, 2017 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported on the May 17, 2017 Downtown Development Authority (DDA) meeting. He addressed the Quality Development Initiative (QDI) program.

7. PLANNING AND ZONING REPORT

Mr. Savidant addressed:

- Joint meeting with City Council.
- Future Planning Commission agendas.

CONDITIONAL REZONING

8. PUBLIC HEARING - CONDITIONAL REZONING (File Number CR JPCR2017-001) – Proposed Livernois/Haldane Townhomes, West side of Livernois, South of Square Lake, Section 09, From RT (One-Family Attached Residential) District to NN “Q” (Neighborhood Node “Q”) District

Mr. Carlisle gave a review on the Conditional Rezoning application. He said the Conditional Rezoning meets the five standards of the Zoning Ordinance and complies with the Master Plan. However, Mr. Carlisle said because the Preliminary Site Plan is a condition of the Conditional Rezoning, he recommended to postpone any action on the item so the Planning Commission and the applicant could address the conditions as identified in his report dated May 13, 2017 and more specifically the following:

- Relationship of the height, massing and setback of the two buildings on the west side (Buildings A and B) to adjacent residential properties.
- Grading and setback concerns along the north road and in proximity of existing brick wall of adjacent property to the north.
- Traffic comments noted by the City Traffic Consultant.
- Onsite guest parking.

Present were Mark Abanatha of Alexander V. Bogaerts & Associates, James Butler of Professional Engineering Associates, and Julie Kroll of Fleis & Vandenbrink.

Mr. Abanatha addressed:

- Relationship of rear buildings to existing residential.
- Sidewalk width.
- Guest parking; 15 spaces total.
- Trash disposal (within garages).
- Lighting; low lit environment similar to single family residential.

Mr. Butler addressed:

- Existing screen wall on northwest corner.
 - Circulated photographs of wall; entered into record.
 - Screen wall directly on property line; proposed road one foot south of wall.
 - Grade adjustment can be done with no issues, no distress to existing wall.
- Access to pump station; will provide paved access.

Ms. Kroll gave an overview of the traffic study addressing upgrade of signal at Livernois and Square Lake, traffic counts taken on low traffic volume day, left hand turn at Livernois and Haldane and traffic volumes at Square Lake and Niles.

Discussion followed on:

- Massing of two buildings on west side adjacent to neighboring residential.
- Paving of Haldane (portion of proposed development); curbs and driveway approaches to existing homes.
- On-site parking on north road; setback and distance to existing wall.

PUBLIC HEARING OPENED

Dr. Donald Kacy, 77 W Square Lake, addressed ownership of parcels within consideration of rezoning; concerns of the proposed road directly parallel and adjacent to his existing brick wall as relates to safety, damage and insurance responsibilities.

Armanda Cabej, 5942 Niles, addressed concerns with additional traffic volume.

PUBLIC HEARING CLOSED

Discussion ensued.

Chair Apahidean requested a recess at 8:50 p.m.; the meeting reconvened at 9:00 p.m.

Mr. Abanatha said the applicant is agreeable to reducing the number of units on the west side from 11 to 9. It is proposed to place 3 buildings of 3 units each, with gaps of approximately 26 feet between the 3-unit buildings. The applicant also offered an additional two feet setback from the north wall, a total of a 3-foot setback.

Ms. Kroll confirmed a written response to the City Traffic Consultant comments would be provided to the City.

Resolution # PC-2017-05-032

Moved by: Apahidean

Support by: Edmunds

RESOLVED, That the Planning Commission hereby recommends to the City Council that the RT to NN “Q” 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 Livernois, south of Square Lake, within Section 9, being approximately 2.6 acres in size, be approved with following design considerations offered by the applicant:

1. Provide a 3 foot setback on the proposed road from the north side of the property line.
2. Increase the west side setback from 30 feet to 35 feet.
3. Reduce the number of units on the west side from 11 to 9 units in a cluster of 3 buildings with approximately 26 foot distance between the cluster of units.
4. Reduce the green space of the center island to accommodate the increase of the 5 foot setback on the west side of the property.
5. Written response by the Traffic Consultant to the City Engineering Department.

Yes: All present (7)

Absent: Crusse, Sanzica

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEWS

9. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2017-0010) – Proposed Shake Shack, Northeast Corner of Big Beaver and Crooks (850 W Big Beaver), Section 21, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reported the applicant has addressed all the items discussed at the May 9, 2017 meeting. Mr. Carlisle recommended Preliminary Site Plan approval on the condition the applicant either remove the patio lights or resubmit with a fixture that meets ordinance requirements.

Present were Max Williams representing Shake Shack and Jason Krieger of Krieger Klatt Architects representing the developer.

There was discussion on:

- Signage.
- Building materials (samples circulated).
- Dumpster; self-closing doors.
- Patio lighting.

Resolution # PC-2017-05-033

Moved by: Krent
Support by: Faison

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Shake Shack restaurant, located on the northeast corner of Big Beaver and Crooks (850 W. Big Beaver), Section 21, within the BB (Big Beaver) District, be granted, subject to the following:

1. Patio lights shall comply with Zoning Ordinance provisions.
2. Trash enclosure shall have self-closing doors.

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

MOTION CARRIED

10. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2017-0001) – Proposed Regency at Troy Skilled Nursing Facility, Southwest Corner of Maple and Axtell (2785 W. Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reported the applicant addressed items discussed at the April 11, 2017 Planning Commission meeting and the application meets all requirements. In addition, the elevation has a more modern look that incorporates a mix of stone, siding and a metal roof. Mr. Carlisle recommended approval of the Preliminary Site Plan as submitted.

Present were project architect Roy Baker, NSA Architects; Rebecca Maze, Administrator of Shelby Township Ciena Healthcare; David Stobb, general counsel for Ciena Healthcare; and Steve Sorenson of Professional Engineering Associates.

Mr. Baker displayed and circulated a rendering and sample building materials.

There was discussion on Sustainable Development requirements.

Mr. Stobb addressed concerns relating to patient care, identified State and Federal requirements that must be met by health care facilities, and discussed the rating system for health care facilities. Mr. Stobb reported Ciena has twelve 5-star facilities in the State of Michigan, out of 36 existing facilities. He said their average rating is 3.69.

Resolution # PC-2017-05-034

Moved by: Faison
Support by: Krent

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Regency at Troy Skilled Nursing Facility, Southwest Corner of Maple and Axtell (2785 W. Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District, be granted.

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

MOTION CARRIED

OTHER BUSINESS

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

There was no one present who wished to speak.

12. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 10:02 p.m.

Respectfully submitted,



Ollie Apahidean, Chair

Kathy L. Czarnecki, Recording Secretary

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