

Chair Apahidean called the Regular meeting of the Troy City Planning Commission to order at 7:05 p.m. on February 27, 2018 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Donald Edmunds
Carlton M. Faison
Michael W. Hutson
Tom Krent
Padma Kuppa

Absent:

Philip Sanzica
John J. Tagle

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2018-02-008

Moved by: Faison
Support by: Kuppa

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2018-02-009

Moved by: Edmunds
Support by: Kuppa

RESOLVED, To approve the minutes of the January 23, 2018 Regular meeting as submitted.

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

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 February 20, 2018 Zoning Board of Appeals meeting.

6. PLANNING AND ZONING REPORT

Mr. Savidant addressed two proposed Zoning Ordinance Text Amendments for upcoming agenda items.

CONDITIONAL REZONING/CLUSTER DEVELOPMENT

7. PUBLIC HEARING – CONDITIONAL REZONING AND PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2017-0024) – Proposed Whispering Park Site Condominium, 50 units/lots, North of Long Lake, West of John R (Parcels 88-20-11-401-001 and 88-20-11-328-003), Section 11, Currently Zoned R-1C (One Family Residential) District, Northern 200 Feet Proposed to be Rezoned from EP (Environmental Protection) District to R-1C (One Family Residential) District

Mr. Savidant presented a PowerPoint explanation of the proposed cluster development option and conditional rezoning request.

Mr. Carlisle reported on the application. He addressed the history of the Environmental Protection portion of the site, what could be developed by right, the proposed open space and tree preservation, and housing options offered by the developer.

Mr. Carlisle voiced support of the conditional rezoning for reasons as identified in his report dated February 13, 2018 and the cluster development with conditions as identified in report dated February 13, 2018.

The applicant Joseph Maniaci of Mondrian Properties was present.

There was discussion on:

- Open space preservation language / narrative.
- Environmental Protection area; ownership of remaining portion.
- By right development versus cluster option.
- Maintenance of open space; responsibility of homeowners association.
- Park or common area; interior of site or in Environmental Protection portion.
- Traffic study; Engineering Department deemed not necessary.

PUBLIC HEARING OPENED

- Regina Cable, 5277 Allison, opposed; addressed common area, construction, homeowners association.
- Beatrice Eveland, 5334 Allison, opposed; addressed existing wildlife, traffic, homeowners association.
- Dorene Randall, 5348 Abington, opposed; addressed sale of school property.
- Joseph Cachon, 1465 Lila, opposed; addressed signage, traffic, maintenance of common area.

PUBLIC HEARING CLOSED

Mr. Maniaci offered to enhance the landscaping within the interior space of the site, create a walking path along the retention pond and provide a picnic table and park benches in the Environmental Protection portion.

Mr. Motzny said State Law requires the applicant to put in writing any conditions offered. He said the written conditions can be included in the Conditional Rezoning Agreement prior to City Council consideration and action.

Resolution # PC-2018-02-010

Moved by: Krent
Seconded by: Hutson

WHEREAS, The Planning Commission is hereby considering an application for the proposed Whispering Park Site Condominium, 50 units/lots, North of Long Lake, West of John R (Parcels 88-20-11-401-001 and 88-20-11-328-003), Section 11, approximately 18 acres in size, Currently Zoned R-1C (One Family Residential) District and EP (Environmental Protection); and

WHEREAS, The applicant seeks a conditional rezoning of the northernmost 200 feet of the property, currently zoned EP, which is approximately 3 acres in size.

THEREFORE BE IT RESOLVED, The Planning Commission recommends to City Council that the EP portion of the site be rezoned from EP Environmental Protection to R-1C One Family Residential, for the following reasons:

1. The request complies with the Master Plan. Save for the rear yards of 5 homesites, the applicant is preserving the area that is currently zoned EP and Master Planned for Recreation and Open Space.
2. The applicant is better able to preserve natural features and provide common open space via rezoning the property and developing the site as a cluster.
3. The conditions offered, achieved by rezoning the property and developing a cluster, better protect the adjacent properties than if the site were not developed as a cluster.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.
6. The rezoning of the property does not unreasonably impact adjacent properties; and,

BE IT FURTHER RESOLVED, That the Planning Commission hereby recommends to the City Council that the proposed Whispering Park Site Condominium, 50 units/lots, North of Long Lake, West of John R (Parcels 88-20-11-401-001 and 88-20-11-328-003), Section 11, Currently Zoned R-1C (One Family Residential) District, be approved for the following reasons:

1. The application preserves 31% open space and 298 trees on the site.
2. The application provides long-term protection and preservation of natural resources, natural features, and open space of a significant quantity and quality which would otherwise be unfeasible or unlikely to be achieved absent these regulations.
3. The application provides innovative and creative site design through flexibility in the siting of dwellings and other development features that would otherwise be unfeasible or unlikely to be achieved absent these regulations.
4. The application provides appropriate buffer transitions between the development and surrounding properties.

BE IT FINALLY RESOLVED, The Planning Commission recommends the following design considerations:

1. Submission of open space preservation covenant prior to Final Site Plan Approval.
2. Submission of a detailed narrative that indicates a specific method for protecting significant natural features including tree preservation and wetland preservation prior to Final Site Plan Approval.
3. Add an additional pedestrian crossing across Reycliffe Drive at the southern end of Ellery Drive.

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

MOTION CARRIED

Chair Apahidean requested a recess at 8:32 p.m.; the meeting reconvened at 8:48 p.m.

SITE CONDOMINIUM DEVELOPMENT

8. **PRELIMINARY SITE PLAN REVIEW (File Number SC JPLN2017-0028)** – Proposed Oak Forest No. 4 Site Condominium, 25 units/lots, South of Square Lake, West of John R, East side of Willow Grove, Section 11, Currently Zoned R-1C (One Family Residential) District

Mr. Hutson recused himself from consideration of this item due to a conflict of interest; his firm provides legal counsel to the applicant.

Mr. Carlisle presented a PowerPoint presentation of the application, noting there are no changes to the application since last reviewed by the Planning Commission at their December 12, 2017 meeting. At that meeting residents expressed concerns with cut-through traffic, overall increase in traffic and public safety. Mr. Carlisle said a meeting was held on January 9, 2018 with appropriate City representatives, the City's traffic

consultant and concerned residents to consider potential design solutions and merits of a traffic study and traffic calming devices.

Present were the applicant Steve Orr, project engineer John Thompson of Professional Engineering Associates and Steve Dearing and Sara Merrill of OHM, City Traffic Consultant.

Ms. Merrill gave an overview of the traffic study conducted that encompassed all of Oak Forest 1, 2, 3 and 4 site condominium developments and potential future development along Willow Grove. She also addressed traffic calming solutions.

Mr. Savidant said a petition from residents requesting a temporary EVA (emergency vehicle access) barricade until such time that Willow Grove is paved was submitted to the Planning Department, of which a copy was provided to the Planning Commission prior to the beginning of tonight's meeting. Mr. Savidant said the petition was forwarded to the City Manager's office and would go before the City Traffic Committee for consideration and recommendation to City Council.

Chair Apahidean opened the floor for public comment.

- Rob Ried, 1355 Trevino, opposed; addressed interconnectivity, barricade.
- Tawana Price, 1127 Player, opposed; addressed traffic, barricade.
- Deborah Tesch, 1098 Snead, opposed; addressed traffic, road grade at Rochester.
- Scott Gibbons, 1340 Trevino, opposed; addressed traffic calming, barricade.
- David Burke, 1358 Trevino, opposed; addressed interconnectivity, traffic, barricade.
- Cheryl Herzog, 5431 Boros, opposed; addressed petition for temporary barricade.
- Travis Peak, 2818 Willow Grove; addressed barricade as relates to Willow Grove.

Chair Apahidean closed the floor for comment.

There was discussion on:

- Potential future development; southeast corner of Square Lake and Willow Grove.
- Traffic calming devices and signage.
- Traffic signal at Player and Rochester.

Ms. Merrill addressed deficiencies with existing traffic signals but noted there are alternate routes that vehicular traffic can choose to use. She addressed the potential for increased traffic on Willow Grove once it is paved and traffic calming devices that might be warranted at that time.

Mr. Dearing said it would be decades before extending the boulevard along Rochester due to extensive construction costs and land acquisition.

Resolution # PC-2018-02-011

Moved by: Krent
Seconded by: Faison

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Oak Forest No. 4 Site Condominium, 25 units/lots, South of Square Lake Road, West of John R, East side of Willow grove, Section 11, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Applicant provide a means to maintain the “open space” once the site is developed.

Resolution # PC-2018-02-

Moved by: Edmunds
Seconded by: Crusse

RESOLVED, To amend the motion to include a condition to install a temporary EVA barricade at Trillium and Willow Grove until such time that Willow Grove is paved.

Discussion on the motion to amend the motion on the floor.

Mr. Edmunds said he is an original, 40-year member of the Golf Trails homeowners association. He knows friends, neighbors and colleagues from what he believes to be the best subdivision in City of Troy. Mr. Edmunds said he understands the value of interconnectivity but believes a temporary barricade at this location would benefit the subdivision.

Mr. Motzny said the Planning Commission does not have the authority to attach a condition to install a temporary EVA barricade to site plan approval. He said the Planning Commission could make a separate resolution to City Council to consider a temporary EVA barricade.

There was discussion on:

- Paving of Willow Grove; developer required to pave only portion being developed.
- Process of petition requesting to install temporary barricade.

Ms. Merrill identified locations to place a temporary barricade but said the traffic study does not warrant a barricade.

Ms. Crusse withdrew her support for the motion to amend the motion on the floor; motion to amend failed.

Vote on the motion on the floor. (Hutson recused)

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

MOTION CARRIED

OTHER BUSINESS

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

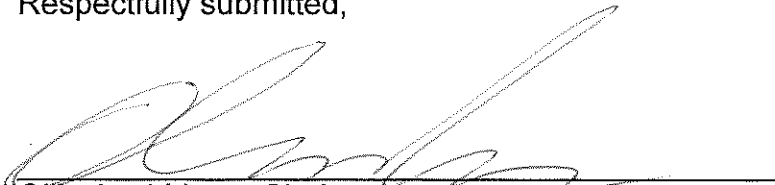
- Cheryl Herzog, 5431 Boros, addressed Agenda item 8.
- Scott Gibbons, 1340 Trevino, addressed educating residents on development.
- David Burke, 1358 Trevino, addressed Agenda item 8.

10. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 10:18 p.m.

Respectfully submitted,


Ollie Apahidean, Chair
Kathy L. Czarnecki, Recording Secretary