

Chair Apahidean called the Regular meeting of the Troy City Planning Commission to order at 7:03 p.m. on October 9, 2018 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

- Ollie Apahidean
- Carlton M. Faison
- Michael W. Hutson
- Tom Krent
- Padma Kuppa
- Philip Sanzica
- John J. Tagle

Absent:

- Karen Crusse

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2018-10-062

- Moved by: Faison
- Support by: Kuppa

RESOLVED, To approve the Agenda as prepared.

- Yes: All present (7)
- Absent: Crusse

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2018-10-063

- Moved by: Faison
- Support by: Tagle

RESOLVED, To approve the minutes of the **September 11, 2018** Regular meeting as submitted.

- Yes: All present (7)
- Absent: Crusse

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 REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2017-0003) – Proposed Bethesda Romanian Pentecostal Church Addition, North side of Long Lake, East of John R, South of Tucker (2075 E Long Lake), Section 12, Currently Zoned R-1C (One Family Residential) District

Chair Apahidean disclosed he lives approximately 900 feet east on Tucker from which the project is being proposed. He declared no vested interest in the proposed project.

Mr. Hutson disclosed he represented the church 23 years ago at the time the applicant sought site plan approval on the property where the church is located today. He said he has had no contact with the church since the initial engagement and can be fair in deliberation of the proposed project.

Mr. Savidant pointed out to the Board members and particularly to the petitioner that Planning Commission's action on the application this evening requires five (5) affirmative votes for approval. Because there are only seven members present, Mr. Savidant asked if the applicant would like to proceed or request a postponement to a later date when a full board is present.

A representative for the applicant indicated the applicant would like to proceed.

Mr. Carlisle reviewed the Special Use Request and Preliminary Site Plan in a PowerPoint presentation addressing the proposed addition and site improvements, floor plans, topography in relation to the existing berm, and landscaping. He noted the following revisions to the plan since reviewed at the July 25, 2017 Planning Commission meeting:

- Building height reduced to 30 feet; a reduction of 6 feet.
- Addition of 3 dormers along the roofline facing Tucker to break up building massing.
- 3D models/renderings, inclusive of proposed landscape screening at time of initial planting to full growth.

Mr. Carlisle stated the outstanding items to be addressed by the applicant are the building length/impact along Tucker and the requirement to submit a photometric plan. Mr. Carlisle said that should the Planning Commission find the Special Use Standards have been met, the Planning Commission may approve the Special Use and Preliminary Site Plan with a condition to provide the required photometric plan prior to Final Site Plan approval.

Present were:

- Tom Kalas of Kalas Kadian, PLC, 31350 Telegraph Road, Bingham Farms
- Arthur Kalajian of Kalajian & Associates, Project Architect
- Tony Cappussi of CMA Design Services, Construction Manager
- Simion Timbuc, Senior Pastor, Bethesda Romanian Pentecostal Church
- Romeo Pelle, Assistant Pastor, Bethesda Romanian Pentecostal Church

Mr. Kalas said the applicant revised the site plan in response to comments from both the public and Planning Commission. He addressed the reduction in building height, setbacks, architectural design, ancillary uses of the church in relation to church growth, and screening of residential along Tucker.

There was discussion on:

- Classrooms; use of existing and proposed additional classrooms.
- Parking; potential need for additional parking; basis of parking calculations.
- Meeting with neighbors.
- Ancillary uses; church affirms for church functions only and not open to public.
- Multipurpose room uses; fellowship hall, youth gathering, basketball; church affirms no competitive sports.
- Kitchen; church affirms no food preparation, warming facility only.
- Landscape maintenance; irrigation system, lawn cutting service, investment.
- Landscape plan with respect to site plan approval, code enforcement.
- Construction access, traffic.
- Dormers; non-operable windows.
- Lighting; near church entrance ways.
- Trash collection; dumpster location.

Messrs. Carlisle and Savidant emphasized it is the charge of the Planning Commission to deliberate and determine action; planning staff did not make a recommendation.

Chair Apahidean opened the floor for public comment.

The following residents spoke in *opposition*. They stated the church has not been a good neighbor. They addressed existing church conditions, concerns with compatibility with neighborhood, proximity of addition, architectural design, existing and proposed landscaping, use of multipurpose room, building height, lights, construction traffic, lack of privacy, drainage, growth of church congregation, noise and parking.

- Christopher Hausner, 2071 Tucker
- Monica Hauser, 2071 Tucker
- Mangian Zhu, 2043 Tucker
- Brian Miladrag, 5300 John R
- Judy Miladrag, 5300 John R
- Ken Andreoni, 2097 Tucker
- Farah Salem, 2015 Tucker

- Bokai Jin, 2043 Tucker
- John Tosch, 2088 Tucker
- Deb Tosch, 2088 Tucker

The following residents and church members spoke *in support*. They addressed the need for additional and larger classrooms, a multipurpose room to use as a gathering place and accommodate various ministries, maintenance of landscaping and mitigation of neighbors’ concerns as relates to building height and landscaping.

- Simina Tyiran, 3465 Fernleigh
- Elian Turcas, 2106 Tucker
- Jonathan Pop, 3105 Talbot
- Daniel Tyiran, 3465 Fernleigh
- Lydia Cimpan, 1668 Oakcrest
- Romeo Pelle, Assistant Pastor

Tom Kalas clarified that the proposed addition is no wider than the existing church itself. He stated that any conditions that might be placed on the Special Use and all requirements of the Zoning Ordinance, County Road Commission and County Drain Commission would be adhered to.

Chair Apahidean closed the floor for public comment.

Discussion continued on:

- Construction timetable, access, safety concerns for Tucker residents.
- Topography, wetlands, stormwater management.
- Potential to move building addition to south side of church.
- Days and times of church services and events.
- Size of congregation; growth potential.
- Residents’ concerns relating to proximity of addition, landscaping, screening, noise.
- Architectural design relating to compatibility with residential, acoustics, massing.

Resolution # PC-2018-10-064

Moved by: Krent

Support by: Tagle

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Bethesda Romanian Pentecostal Church Addition, North side of Long Lake Road, East of John R, South of Tucker (2075 E. Long Lake), Section 12, Currently Zoned R-1C (One Family Residential) District, be denied, for the following reasons:

1. Building massing is inconsistent with the character of adjacent properties and the surrounding area.
2. A tenet of the Master Plan is the protection of single family neighborhoods. The proposed addition is not compatible with the existing homes on Tucker.
3. The applicant has a history of not adequately maintaining landscape buffer along Tucker Street.

4. The proposed addition unreasonably impacts the quality of the neighborhood on Tucker Street in comparison to the impacts associated with typical permitted uses.

Yes: Faison, Krent, Kuppa, Tagle
No: Hutson, Sanzica, Apahidean
Absent: Crusse

MOTION FAILED

Mr. Hutson said the church has substantially cured prior objections.

There was discussion on flipping the building addition to the south side of the church.

Mr. Kalas stated the only viable option of the church is to place the building addition on the north side; the church could not physically nor economically place the building addition on the south side.

Resolution # PC-2018-10-065

Moved by: Sanzica
Support by: Hutson

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Bethesda Romanian Pentecostal Church Addition, North side of Long Lake Road, East of John R, South of Tucker (2075 E. Long Lake), Section 12, Currently Zoned R-1C (One Family Residential) District, be postponed, for the following reasons:

1. Applicant shall provide photometric and lighting fixture details for new addition prior to Final Site Plan approval.
2. Applicant shall review proposed landscaping and make modifications to help screen property from adjacent neighbors.
3. Applicant shall provide more detail on the sound deadening and acoustics of the proposed addition.

Discussion on the motion on the floor.

Mr. Tagle asked the applicant to come back with a landscape plan or an alternative screening plan (i.e., screen wall) that is compatible with the character and integrity of the residential neighborhood and provides appropriate screening for residents along Tucker who have had to view the existing minimum landscaping of the church for the past years.

Vote on the motion on the floor.

Yes: Apahidean, Faison, Hutson, Kuppa, Sanzica, Tagle
No: Krent
Absent: Crusse

MOTION CARRIED

Chair Apahidean requested a break at 9:25 p.m.; the meeting reconvened at 9:33 p.m.

6. PUBLIC COMMENT – Items on Current Agenda

Avis Landmesser, 568 Ottawa, asked how and why a good time to address drainage issues on Tucker is now.

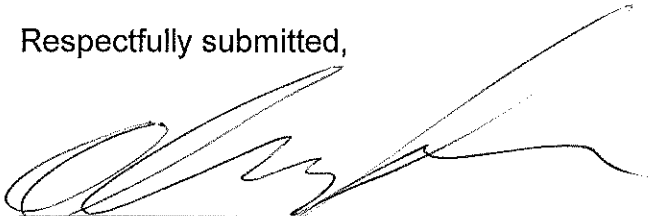
Mr. Savidant said construction on site would provide the Engineering Department an opportunity to reconfigure catch basins and improve drainage as relates to the slope of the existing berm.

7. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 9:44 p.m.

Respectfully submitted,



Ollie Apahidean, Chair



Kathy L. Czarnecki, Recording Secretary