

Chair Faison called the Regular meeting of the Troy City Planning Commission to order at 7:03 p.m. on April 9, 2019 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Carlton M. Faison
Michael W. Hutson
Tom Krent
David Lambert
Sadek Rahman
John J. Tagle

Absent:

Barbara Fowler

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

Mr. Savidant introduced David Lambert, newly appointed member to the Planning Commission.

2. APPROVAL OF AGENDA

Resolution # PC-2019-04-023

Moved by: Tagle
Support by: Apahidean

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Fowler

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2019-04-024

Moved by: Rahman
Support by: Lambert

RESOLVED, To approve the minutes of the April 9, 2019 Regular meeting as submitted.

Yes: Apahidean, Crusse, Faison, Hutson, Krent, Lambert, Rahman
Abstain: Tagle
Absent: Fowler

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0004) – Proposed Life Christian Church Day Care, North of Big Beaver, West of Rochester (Parcel 88-20-22-477-057), Section 22, Currently Zoned GB (General Business) District

Mr. Carlisle gave a review on the Preliminary Site Plan application. He addressed parking, site improvements, landscaping and stormwater management. Mr. Carlisle specifically addressed three concerns identified in the Engineering review relating to circulation and access and solutions to same. He asked the Planning Commission to give consideration to the use of shared parking and waiving the loading space requirement.

Mr. Carlisle expressed support for the proposed day care facility stating it to be an appropriate and complementary use to the existing church. He said that should the Planning Commission support the use of shared parking and the loading space waiver, it is recommended to grant approval of the Preliminary Site Plan application with the conditions as identified in his report dated April 4, 2019.

Scott Bowers of Bowers+Associates was present to represent the applicant. Mr. Bowers said the applicant would accommodate the Engineering concerns relating to access and circulation. He addressed the architectural features of the building and displayed building material samples.

There was discussion on:

- Non-conforming "grandfather" use as relates to site plan compliance.
- Loading space requirement; request to waive.
- Architectural features; building materials.
- Landscaping retention pond to enhance Rochester Road gateway.
- Parking; no known current parking issues on site, future zoning ordinance parking requirements for churches.
- Number of students; 114 licensed, 120 maximum.

Chair Faison opened the floor for public comment. Acknowledging there was no one present who wished to speak, Chair Faison closed the floor for public comment.

Resolution # PC-2019-04-025

Moved by: Krent

Support by: Rahman

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Life Christian Church Day Care, located on the west side of Rochester and north of Big Beaver, Section 22, within the GB (General Business) District, be granted, subject to the following:

1. Address engineering access and circulation concerns for the Final Site plan, including enlarging the size of parking spaces as shown on the Planning Consultant report.
2. The trees/bush area serving as landscape screen shall remain. If in the future there will be removal of those bushes and trees, the applicant shall submit a landscape plan that shows compliance with screening requirements.
3. Applicant agrees to enhance the vegetation in the retention pond.

Discussion on the motion on the floor.

Mr. Hutson said additional plantings in the retention pond as suggested by Mr. Tagle is a great idea and the Board should take that into consideration on future projects.

Vote on the motion on the floor.

Yes: All present (8)

Absent: Fowler

MOTION CARRIED**SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW**

6. **SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU2017-0003)**
– 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

Mr. Carlisle reviewed the Special Use and Preliminary Site Plan application since the item was postponed by the Planning Commission at their October 9, 2018 meeting. He noted the application previously scheduled on an earlier agenda and pulled by the applicant proposed a screen wall. Mr. Carlisle said the plan before the Board this evening does not include a screen wall.

Mr. Carlisle addressed the revisions to the plan as relates to additional landscaping to screen and buffer residents on Tucker Road, an acoustic study conducted by the applicant and submission of a photometric plan that complies with the Zoning Ordinance requirements. Mr. Carlisle said that should the Planning Commission determine the applicant has provided sufficient evidence to meet the Special Use standards, the

Planning Commission may approve the Special Use and Preliminary Site Plan application.

Mr. Apahidean asked to recuse himself because he lives 900 feet east on Tucker from the proposed project.

Mr. Apahidean exited the meeting at 7:33 p.m.

There was discussion on:

- Methodology of acoustic study.
- Setback calculations; determination of Zoning Administrator that setbacks are in compliance.
- Landscape screen/buffer; as relates to Special Use standards and inception of planting to growth 10 years out.

Tom Kalas of Kalas Kadian, PLC, was present on behalf of the applicant. He stated that also present this evening are members of the church, the project architect and the construction manager. Mr. Kalas addressed the significant revisions to the application since it was first presented in 2017 and the most recent revisions since it was postponed at the October 9, 2019 Planning Commission meeting. Mr. Kalas stated the screen wall proposed earlier was removed because it was determined the proposed additional landscaping would be more aesthetically pleasing and more effective in mitigating potential noise. He noted the screen wall would require a variance because of the proposed height.

Discussion continued:

- Use of gym and kitchen.
- Church service schedule; hours of operation.
- Architectural features; dormers, windows, lighting.
- Setbacks as relates to massing and building height.
- Acoustic study; point of noise source.
- Mitigation of potential noise; screen wall versus landscaping.
- Lawn maintenance plan; sprinkler system.
- Building height as relates to gym.

Senior Pastor Simion Timbuc addressed weekly schedule and hours of operation of the gym.

Arthur Kalajian of Kalajian & Associates addressed building architectural features and the acoustic study.

Chair Faison opened the floor for public comment.

- Fadi Salem, 2015 Tucker; opposed, addressed concerns with traffic, noise, property value.

- Christopher Hausner, 2071 Tucker; opposed, addressed impact on residential as relates to building massing, height and lighting, history of church property maintenance.
- Monica Hausner, 2017 Tucker; opposed, addressed concerns with incompatibility with residential, setbacks, lighting, parking, use of gym, church property maintenance.
- Deb Tosch, 2088 Tucker; opposed, addressed concerns with church property maintenance, kitchen location in proximity of bedroom window, church not adhering to conditions if approval granted.
- Bokai Jin; 2043 Tucker; opposed, addressed concerns with landscaping, lighting, noise.
- Romeo Pelle, Assistant Pastor and Troy resident (*address indecipherable*); addressed gym high school size regulations, curricular activities for younger generation, facility to be used only for activities during the week.
- Lydia Cimpan, 1668 Oakcrest; addressed need for church to have classrooms with extra space, controlled and supervised use of gym.

Chair Faison closed the floor for public comment.

Mr. Hutson said the application conforms with the Zoning Ordinance and the applicant came back with revisions that addressed both the comments of the Planning Commission and residents. He addressed dialogue this evening that he said characterized both passion and hyperbole.

Mr. Tagle said the applicant made attempts to mitigate the building height, massing and noise. He addressed public comments that in his opinion were disingenuous, the location of the church on a major thoroughfare and that churches are permitted in single family residential areas. Mr. Tagle said he does not see how traffic would impact residents on Tucker.

Chair Faison said he struggles with the compatibility of the addition with the adjacent residential homes. He also stated that the Board should come to some type of Resolution this evening because it is the fourth time that the applicant has come before the Board.

Ms. Crusse said the church has demonstrated by the lack of property maintenance that it is a not a good neighbor. She said the size of the congregation might have outgrown the size of the church.

Mr. Rahman addressed the building massing in relation to adjacent residential and said the addition could be for classrooms only and not the gym.

Mr. Lambert said the church is a good asset to the community but expressed concerns with the massing of the building in relation to single family residential. He also addressed the hyperbole of public comments.

Mr. Krent addressed concerns with massing and the incompatibility of the proposed landscaping/screening at the inception of the project.

Resolution # PC-2019-04-026

Moved by: Crusse

Support by: Krent

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the 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, be denied.

The Planning Commission makes the following findings of fact and conclusions based on written materials, comments and testimony of the Applicant's representatives, other interested persons, professional consultants and other factual material presented to the Commission to assist with its deliberation:

1. The building addition is not designed in a manner that is harmonious with the character of adjacent property and the surrounding area because:
 - a. The applicant has not mitigated the building massing and visual impact through architectural design and landscape buffering.
 - b. Building massing is inconsistent with the character of adjacent properties and the surrounding area.
 - c. 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.
2. The proposed addition does unreasonably impact the quality of the neighborhood on Tucker Street in comparison to the impacts associated with typical permitted uses.

Yes: Crusse, Faison, Krent, Lambert, Rahman

No: Hutson, Tagle

Absent: Fowler

Recused: Apahidean

MOTION CARRIED

OTHER BUSINESS

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

There was no one present who wished to speak.

8. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments, relating to:

- Challenging decision on this evening's Special Use application.
- Kudos to Planning Department and Planning Consultant on reports and graphics.
- Direction given by Planning Consultant and Planning Director at pre-application meetings.

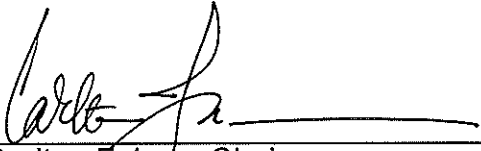
- Setback calculations.
- Balance between rights of property owners/applicants and rights of surrounding residents/property owners.
- Enhancement of Rochester Road.

Mr. Lambert thanked members for the warm welcome and the Planning Department for its orientation to the Commission.

Ms. Dufrane gave a brief update on the Tollbrook matter.

The Regular meeting of the Planning Commission adjourned at 9:02 p.m.

Respectfully submitted,



Carlton Faison, Chair



Kathy L. Czarnecki, Recording Secretary

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