

Chair Faison called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on November 12, 2019 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

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

Also Present:

R. Brent Savidant, Community Development 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-2019-11-075

Moved by: Tagle
Support by: Rahman

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2019-11-076

Moved by: Lambert
Support by: Fowler

RESOLVED, To approve the minutes of the October 22, 2019 Regular meeting as submitted.

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

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. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2019-0008) – Proposed Courtyard Hotel, East side of New King, West of Crooks, 5550 New King (PIN 88-20-08-276-006), Section 8, Currently Zoned OM (Office Mixed Use) Zoning District

Mr. Carlisle reviewed the Special Use and Preliminary Site Plan application for the proposed Courtyard Hotel. He addressed the Conditional Rezoning Agreement approved in 2012, specifics of the Phase 2 site plan and the traffic study prepared by Rowe Professional Services and reviewed by the City Traffic Consultant (OHM). Mr. Carlisle voiced support for the hotel use and stated the application meets the Special Use Standards. He asked the Planning Commission to consider any comments from the Public Hearing and discuss the applicant's request to waive the loading space and building materials and elevations.

Mr. Carlisle recommended approval of the Special Use and Preliminary Site Plan application with the conditions to provide traffic improvements as noted in the traffic study and any changes to the building materials or elevations if desired.

Andy Andre of Stellar Development addressed the traffic impact study, shared parking, pedestrian connectivity within the development, building materials and the hotel target market.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

There was discussion on:

- Traffic improvements; left-hand turn lane on Corporate.
- Number of hotels in City; study in future.
- Potential to add banquet hall.
- Architectural features; break up massing on elevation facing Crooks.

Resolution # PC-2019-11-077

Moved by: Krent

Support by: Fowler

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Articles 8 and 9 of the Zoning Ordinance, as requested for the proposed Courtyard Hotel, located on the East side of New King, West of Crooks, 5550 New King (PIN 88-20-08-276-006), Section 8, Currently Zoned OM (Office Mixed Use) Zoning District, be granted, subject to the following:

1. Provide a deviation of the one (1) required loading space.
2. Incorporate dimensional articulation and interest to the elevation that faces Crooks, to be approved administratively.
3. Work with the Engineering Department to provide required traffic improvements as noted in the traffic study.

Yes: All present (9)

MOTION CARRIED

6. **PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0032)** – Proposed GFA Long Lake Multifamily Development, West side of Dequindre, North of Long Lake (PIN 88-20-12-476-070), Section 12, Currently Zoned NN (Neighborhood Node “J”) and EP (Environmental Protection) Zoning Districts

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed multifamily development. He addressed the EP-zoned strip of property along the northern property line, shared access with Taco Bell, parking, landscaping and elevations. Mr. Carlisle said the application meets requirements of the NN zoning district and the Site Plan standards. He recommends shifting the development 10 feet to the east to provide a better transition with the residential homes on the west.

Mr. Carlisle recommended Preliminary Site Plan approval with the conditions as identified in his report dated November 5, 2019.

Gary Abitheira addressed the application as relates to the EP-zoned property along the northern property line, shared access and the target market for townhomes.

Chair Faison opened the floor for public comment.

- Avis Landmesser, 568 Ottawa; asked for clarification on general site plan specifics.
- Azhagu Subramanian, 5114 Fedora; addressed buffer transition and privacy.

Chair Faison closed the floor for public comment.

There was discussion on:

- Shared access drive with Taco Bell.
- Design layout as relates to proximity of Taco Bell.
- Courtyard and sidewalk connectivity; opportunity to create additional green space.
- Transition buffer to adjacent residential.
- Property zoned EP; intent of EP zoning district historically.
- Potential to rezone EP-zoned property for better design layout; traditional versus conditional rezoning.
- Building materials in relation to target market; millennials.

Resolution # PC-2019-11-078

Moved by: Krent

Support by: Tagle

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed GFA Long Lake Multifamily Development, located on the West side of Dequindre, North of Long Lake (PIN 88-20-12-476-070), Section 12, Currently Zoned NN (Neighborhood Node “J”) and EP (Environmental Protection) Zoning Districts, be postponed for the following reason:

1. To allow the developer ample time to consider all the opinions and ideas expressed by the Commission.

Yes: All present (9)

MOTION CARRIED

OTHER BUSINESS

7. **PUBLIC COMMENT**

There was no one present who wished to speak.

8. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments, some relating to:

- EP zoning designation; assessment of existing EP-zoned properties.
- Joint meeting with City Council in the future.
- “No” votes; practice of stating reason.
- Appearance of Town Center Drive; skate park; construction equipment.
- Appreciation to Department of Public Works for clearing snow.
- Design standards as relates to “compatibility”.

The Regular meeting of the Planning Commission adjourned at 9:00 p.m.

Respectfully submitted,

Thomas G. Krent
FOR Carlton Faison, Chair THOMAS G. KRENT VICE CHAIR

Kathy L. Czarnecki
Kathy L. Czarnecki, Recording Secretary

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