

Vice Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on February 11, 2020 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Carlton M. Faison
David Lambert
Marianna Perakis
Sadek Rahman
John J. Tagle

Absent:

Michael W. Hutson
Tom Krent

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-2020-02-010

Moved by: Faison
Support by: Crusse

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Hutson, Krent

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2020-02-011

Moved by: Tagle
Support by: Apahidean

RESOLVED, To approve the minutes of the January 28, 2020 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

PUBLIC HEARINGS

5. PUBLIC HEARING - SPECIAL USE REQUEST (File Number SU2019-0044) – Proposed Korean United Methodist Church of Troy Parking Lot Expansion, West side of Dequindre, South of Square Lake (42693 Dequindre), Section 27, Zoned R-1C (One Family Residential) District

Mr. Tagle disclosed the church retained his firm for architectural services several years ago. He said he has no financial interest in the application before the Commission this evening.

It was the consensus of the Board there is no reason for Mr. Tagle to recuse himself.

Mr. Carlisle stated the Special Use and Preliminary Site Plan application includes site improvements to the parking lot, landscaping and lighting. He indicated the applicant proposes no physical changes to the building.

Mr. Carlisle explained the Special Use Approval is required because the proposed additional parking exceeds 20% of the parking requirement. He reported the site will exceed the required parking requirement by 59% with the proposed additional parking. Mr. Carlisle noted that as part of the Special Use consideration, the Planning Commission can put reasonable conditions upon the parking lot expansion such as the use of pervious paving.

Mr. Carlisle reported the photometrics plan complies with all the requirements of the Zoning Ordinance. In addressing the landscaping, he asked the Planning Commission to consider requiring the applicant to add interior parking lot landscaping to break up the parking area. Mr. Carlisle said that one (1) tree for every eight (8) parking spaces is required by the Zoning Ordinance. Mr. Carlisle explained the number of existing trees on site meets the requirement of the Zoning Ordinance, but the trees are on the exterior of the parking lot and not within the parking lot itself.

Mr. Carlisle recommended the Planning Commission hold a Public Hearing and discuss the need for additional parking to accommodate the church use on a typical day. He said if the Planning Commission is satisfied that the additional parking is necessary and the Special Use Standards are met, he recommends Special Use Approval with a

condition to add interior parking lot landscaping to break the long expanses of parking spaces.

Present were John Dell'Isola of Professional Engineering Associates and Timothy Yu of Korean United Methodist Church.

Mr. Dell'Isola asked the Board's consideration to not impose pervious paving on site because of the prohibitive expense on behalf of the church for installation and maintenance.

Mr. Yu addressed the size and growth of the congregation. Mr. Yu said the additional parking would ease traffic congestion on Sundays that result from the transition of vehicles coming and going to attend the various services offered. He referenced his email communication to the Planning Department that provides a detailed explanation for the request for additional parking.

Mr. Savidant confirmed the email communication is inclusive of the Agenda packet provided to the Board.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

There was discussion on:

- Other worship facilities that exceed parking requirements.
- Pervious paving; i.e., grass pavers.
- Requirement of interior parking lot trees; best planning practices as relates to environment, stormwater management, aesthetics.
- Calculations of number of interior trees required.
- Right by Planning Commission to waive requirement of interior parking lot trees.
- Layout of parking lot; potential to maximize the loss of parking spaces.
- Timing of Sunday services to alleviate traffic congestion.
- Public Hearing notices; confirmed residential homes adjacent to ballfield were notified.

Resolution # PC-2020-02-012

Moved by: Faison

Support by: Rahman

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Korean United Methodist Church of Troy Parking Lot Expansion, West side of Dequindre, South of Square Lake (42693 Dequindre), Section 27, Zoned R-1C (One Family Residential) District, be granted, subject to the following condition:

1. Add interior parking lot landscaping, 18 trees, to break the long expanses of parking spaces.

Yes: Apahidean, Faison, Lambert, Perakis, Rahman
No: Crusse, Tagle
Absent: Hutson, Krent

MOTION CARRIED

SITE PLAN APPROVAL

6. PUBLIC HEARING - SPECIAL USE REQUEST (File Number SP2020-0001) – Proposed Long Lake Shell Addition, Southwest corner of Long Lake and Dequindre, Section 13, Currently Zoned NN (Neighborhood Node J”) District

Mr. Carlisle stated the Planning Commission would take no action on the Special Use Request this evening because the applicant must seek a variance from the Zoning Board of Appeals. He indicated the variance sought by the applicant relates to the required setback along the western (rear) property line. The applicant is seeking an expansion to an existing non-conforming building.

Mr. Carlisle said the reinvestment in the site with the proposed façade and landscaping improvements is significant. Mr. Carlisle identified site plan issues relating to outdoor storage, parked cars in alley area, number of parking spaces, trash storage and removal, parking lot screening, blocking alley area, blocking access to/from Dequindre and intent of the proposed waiting area.

Mr. Carlisle expressed support of the reinvestment in the site. He recommended the Planning Commission hold a Public Hearing, consider public testimony, and postpone action for the application to be considered by the Zoning Board of Appeals. Mr. Carlisle asked the applicant to address the number of outstanding issues identified in his report dated February 6, 2020 and to amend the site plan accordingly.

Present were project architect Art Kalajian and owner Sam Askar.

Mr. Kalajian distributed to the Board revised plans based on comments in the Planning Consultant report. He addressed:

- Alley area parking; vehicular maneuvering for repair work, trash removal.
- Trash removal; existing dumpster on site.
- Clean-up of outdoor storage.
- Convenience store expansion; accommodate range of products.
- Waiting area; for repair center clients, similar to dealership service area.
- Office space; 300 square feet, remainder square footage to be used for light storage.
- Calculation of required number of parking spaces as relates to square footage of office space.
- Parking requirement; number, configuration of spaces, compact car spaces.
- Bike rack; incorporated on site plan.

- Landscaping; planters, masonry wall on Dequindre in lieu of landscaping.
- Calculations of open space as relates to non-conformity.
- Recessed lighting.
- Entrance.
- Building materials; renderings.

Mr. Askar said the service station offers minor auto repairs such as oil changes, brake service and tire repair. He addressed trash removal, landscaping, office use, outdoor storage, parking and waiting area. He said there has never been a parking concern except for the line that forms for the free air. Mr. Askar referenced the submission of signatures in support of the proposed site improvements.

PUBLIC HEARING OPENED

Mark Deagle, 2866 English; spoke in support of the improvements, expressed high regard for the owner.

PUBLIC HEARING CLOSED

There was discussion on:

- Variance request to expand building; legal non-conforming structure.
- Existing dumpster on site; location, no enclosure.
- Building height of addition.
- Shared parking with adjacent retail.
- Parking in alley area; operable vehicles or vehicles in repair, not included in parking space calculations, screening.
- Vehicular circulation; blocking, visibility.
- Parking requirement; calculations of number required, compact cars.
- Occupancy calculations; building code, relates to occupancy.

Mr. Savidant informed the Board his department has received no complaints about the proprietorship of the property, how it is managed, or concerns with parking in the alley area.

Mr. Carlisle said he would do a recalculation of the number of required parking spaces. He noted his concern is viable parking spaces for repair service and dedicated spaces for customers. He asked the applicant to provide additional information on the dumpster and trash removal to assist in his determination.

OTHER BUSINESS

7. PUBLIC COMMENT

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

Mr. Savidant reported on the following items considered by City Council at their February 10, 2020 Regular meeting.

- Rezoning Request for Clearview Homes, Southwest Corner of Rochester and DeEtta, from R-1B (One Family Residential) to O (Office); *Approved 6-0.*
- Rezoning Request for Sylvanwood Court RT Development, Northwest Corner of Rochester and Sylvanwood, from R-1C (One Family Residential) to RT (One Family Attached Residential), *Denied 6-0.*

The Regular meeting of the Planning Commission adjourned at 8:45 p.m.

Respectfully submitted,

David Lambert, Vice Chair

Kathy L. Czarnecki, Recording Secretary

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