

Chair Krent called the remotely-conducted Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 28, 2020. Chair Krent introduced the procedure to be followed for a remote meeting.

1. ROLL CALL

Present:

- Ollie Apahidean
- Karen Crusse
- Carlton M. Faison
- Michael W. Hutson
- Tom Krent
- David Lambert
- Marianna Perakis
- 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. SUSPENSION OF PLANNING COMMISSION BYLAWS

**Resolution # PC-2020-04-016**

Moved by: Krent  
 Support by: Lambert

WHEREAS, On March 16, 2020, the Troy City Council declared an emergency under Troy’s City Charter and State Law, specifically the Emergency Management Act, MCL 30.401, (Resolution 2020-03-048) which allowed for, among other matters, the cancellation of meetings when necessary, and,

WHEREAS, On April 13, 2020, the Troy City Council extended its declared emergency under Troy’s City Charter and State Law, specifically the Emergency Management Act, MCL 30.401, (Resolution 2020-04-055) which allowed for, among other matters, moving forward remotely and virtually with necessary meetings such as Planning Commission meetings, and,

WHEREAS, Governor Gretchen Whitmer issued Executive Order 2020-48 (EO 2020-48) on April 14, 2020 which temporarily suspends strict compliance with physical-place and physical-presence requirements of the Open Meetings Act in order to allow electronic meetings.

***THEREFORE, BE IT RESOLVED***, That as allowed by Planning Commission Rules of Procedure Article IV, Section 6, the Troy Planning Commission hereby **ALLOWS** all Troy Planning Commission Members to electronically participate in any Planning Commission meeting during the pendency of the declared State of Emergency. However, consistent with State of Michigan Executive Directive 2020-02 and Executive Order 2020-48, Planning Commission Members shall not use email, texting, instant messaging, or any other internet communication during the meeting.

***RESOLVED***, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **AMENDS** the By-laws and Rules of Procedure for the duration of the declared state of emergency to modify the Order of the Agenda, as set forth in Article V, Section 3, to consolidate the Public Comment sections of the meeting.

***RESOLVED***, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **AMENDS** the By-laws and Planning Commission Rules of Procedure for the duration of the declared emergency to provide for two methods of receiving Public Comment for virtual meetings. During this time, public comments can be submitted for the Planning Commission meeting by sending an email to: [planning@troymi.gov](mailto:planning@troymi.gov). Emails received prior to 4:00 pm on the day of the Planning Commission meeting, will be read at the meeting and made part of the public record. Public comments can also be submitted by calling the following phone number and leaving a voicemail message: (248) 524-1305. Recorded voicemail messages received prior to 4:00 pm on the day of the Planning Commission meeting will be played at the meeting, in compliance with the Rules of Procedure. For emails and recorded messages received after the deadline, reasonable efforts will be made to read emails and play recorded messages during the meeting.

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF AGENDA

**Resolution # PC-2020-04-017**

Moved by: Tagle  
Support by: Perakis

***RESOLVED***, To approve the Agenda as prepared.

Yes: All present (9)

**MOTION CARRIED**

4. APPROVAL OF MINUTES

**Resolution # PC-2020-04-018**

Moved by: Perakis  
Support by: Lambert

**RESOLVED**, To approve the minutes of the February 25, 2020 Regular meeting as submitted.

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

**MOTION CARRIED**

- 5. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA – For Items Submitted via Email or Telephone Message

Ms. Ferencz reported no email or telephone messages were received.

**PRELIMINARY SITE PLAN APPROVALS**

- 6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0038) – Proposed Timbercrest Drive Extension, South of East Wattles, West of Dequindre (88-20-24-201-015), Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Timbercrest Drive Extension. He said the proposed request is permitted by right. Mr. Carlisle addressed the site layout, access of existing single family home and proposed two new homes, landscaping, floor plans and elevations. Mr. Carlisle said the application meets all requirements of the Zoning Ordinance and recommended the Planning Commission grant Preliminary Site Plan approval.

Carol Thurber of Nowak & Fraus Engineers was present to represent the property owner Bismack Designs.

There was discussion on:

- Existing house; to remain as-is.
- Potential future extension of Timbercrest; no plans to extend, property to the south not under petitioner ownership.
- Stormwater management; studies conducted, capacity to tie-in to existing detention basin.
- Elevations; typical representation of homes built by petitioner, review by Building Department.

Ms. Ferencz reported there were no comments on the application received by email or voicemail.

**Resolution # PC-2020-04-019**

Moved by: Faison  
 Support by: Rahman

**RESOLVED**, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Timbercrest Drive Extension, 3 units/lots, South of East Wattles, West of Dequindre, Section 24, Currently Zoned R-1C (One Family Residential) District, be granted.

Yes: All present (9)

### **MOTION CARRIED**

At 7:21 p.m., Chair Krent was remotely unconnected, at which time the meeting paused. Chair Krent remotely connected to the meeting at 7:24 p.m. Also at this time, it appeared Mr. Hutson was remotely connected audibly (intermittently) but not visibly.

7. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2020-0004) – Proposed Square Lake Court Phase II, South of Square Lake, West of Dequindre (88-20-12-200-027), Zoned NN (Neighborhood Node “N”) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Square Lake Court Phase II, noting that Phase I was considered and granted approval by the Planning Commission on January 14, 2020. He said the petitioner acquired the parcel to the south and is proposing 48 units. Mr. Carlisle said approval of Phase I was subject to a cross access easement to the south parcel. He noted the petitioner might combine both phases into one project which would terminate the need for a cross access easement and two homeowner associations.

Mr. Carlisle addressed site access one of which is shared with a retail site on Dequindre, rear-accessed garages, cluster of buildings, building height, floor plans and elevations. He identified site plan concerns relating to removal of two guest parking spaces, landscaping to break up long rows of guest parking and sidewalk connections.

Mr. Carlisle recommended that the Planning Commission grant Preliminary Site Plan approval with the conditions as identified in his report dated April 6, 2020.

Present were property owner Erion Nikolla and James Butler of Professional Engineering Associates (PEA).

Mr. Nikolla said if Phase 2 is granted approval, his intent is to merge both phases of the project dependent on construction target dates.

There was discussion on:

- Combining Phase 1 and Phase 2 as one project.
- Guest parking; number of spaces, landscaping to break up rows.
- Cross access easement; recorded agreement with retail for Phase 1. If phases are combined to one project, cross access easement is mute and no longer a Phase 1 requirement.

Ms. Ferencz reported there were no comments on the application received by email or voicemail.

**Resolution # PC-2020-04-020**

Moved by: Lambert

Support by: Faison

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Square Lake Court Townhomes, 48 units, located South of Square Lake, West of Dequindre (PIN 88-20-12-200-025), Section 12, Zoned NN (Neighborhood Node “N”), be granted, subject to the following:

1. Remove the two (2) spaces that are termination of the access drive off Dequindre.
2. Provide necessary easement to Dequindre.
3. Increase all sidewalks to five (5) feet in width.
4. Provide continuous sidewalk around the perimeter of the site (connect the walk between Buildings H and J, Buildings K and L, and add a walk along easterly edge of site.
5. Add direction connection between Buildings J and K, G and F, D and E, and A and B to Square Lake.
6. Break up the two (2) long rows of parking with landscape peninsula and tree.

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

*Note: Mr. Hutson remotely connected audibly but not visibly.*

**MOTION CARRIED**

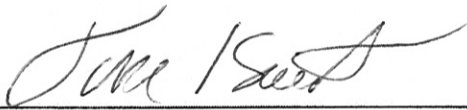
**OTHER ITEMS**

**8. PLANNING COMMISSION COMMENT**

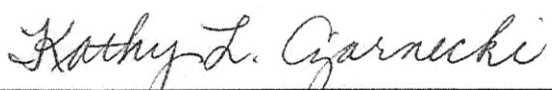
There were general Planning Commission comments. An all around thanks was given to the Information Technology and Cable departments for their technical assistance to conduct the remote meeting.

The remotely-conducted Regular meeting of the Planning Commission adjourned at 7:43 p.m.

Respectfully submitted,



\_\_\_\_\_  
Tom Krent, Chair



\_\_\_\_\_  
Kathy L. Czarniecki, Recording Secretary