

Chair Krent called the virtual Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 27, 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-2020-10-021**

Moved by: Faison  
 Support by: Lambert

WHEREAS, the Michigan Department of Health and Human Services (MDHHS) Director Robert Gordon issued an Order on October 5, 2020 under MCL 333.2253 restricting indoor gathering sizes to protect public health and safety, and

WHEREAS Public Act 228 of 2020 permits public meetings to be held by electronic means where an in-person meeting could detrimentally increase exposure of board members and the general public to COVID-19,

THEREFORE BE IT RESOLVED, That as allowed by Planning Commission Rules of Procedure Article IV, Section 6, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS** the requirement of holding a meeting at the Troy City Hall and **ALLOWS** all Troy Planning Commission Members to electronically participate in any Planning Commission meeting through December 31, 2020.

Members participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present. However, members must avoid using email, texting, instant messaging, and other such electronic forms of communication to make a decision or deliberate toward a decision.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND MODIFIES** the By-laws and Rules of Procedure concerning the Order of the Agenda, as set forth in Article V, Section 3, to consolidate the Public Comment sections of the meeting for any meeting held through December 31, 2020.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND ALLOWS** two methods of receiving Public Comment for virtual meetings. 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. For emails and recorded messages received after the deadline, reasonable efforts will be made to read emails and play recorded messages received during the meeting. Email and voicemail public comments will be limited to three minutes each.

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF AGENDA

**Resolution # PC-2020-10-022**

Moved by: Perakis

Support by: Faison

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

Yes: All present (9)

**MOTION CARRIED**

4. APPROVAL OF MINUTES

**Resolution # PC-2020-10-023**

Moved by: Hutson

Support by: Tagle

**RESOLVED**, To approve the minutes of the October 27, 2020 Regular meeting as submitted.

Yes: All present (9)

**MOTION CARRIED**

5. PUBLIC COMMENT – For Items Submitted via Email or Telephone Message

Ms. Ferencz reported no comments received via email or voicemail.

## **PRELIMINARY SITE PLAN APPROVALS**

6. **PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0045)** – Proposed The Westington, South side of Wattles, East of Crooks, Section 21, Currently Zoned NN (Neighborhood Node “I”) District

Mr. Carlisle reviewed the Preliminary Site Plan application for The Westington. He noted multiple family residential is a permitted use in the Neighborhood Node zoning classification. Mr. Carlisle addressed the traffic study, architectural design features and concerns with the massing of the building along Wattles.

Mr. Carlisle acknowledged fundamental support for multiple family use and complimented the applicant in the style of housing proposed. He asked the Commission in its deliberation to consider the Neighborhood Node design standards and transitional features. Mr. Carlisle asked the applicant to clarify if the third story is a full or half story, if one trash enclosure is sufficient and to address any comments or concerns that the Planning Commission might have in regard to architectural design and building material.

Mr. Carlisle stated if the Planning Commission’s determination is to grant approval, the Preliminary Site Plan application should be subject to the four conditions as identified in his report dated October 5, 2020.

Present were Attorney Greg Obloy of Carson Fischer, Project Architect Peter Stuhlreyer of DesignHaus, Project Engineer James Butler of Professional Engineering Associates and Arban Stafa representing the applicant.

Mr. Obloy confirmed one trash enclosure is sufficient. He said the applicant agrees to meet the requirements of the Fire Department for the EVA (Emergency Vehicle Access) and to make the internal and external pedestrian connection improvements recommended by the Planning Consultant.

Mr. Stuhlreyer addressed the building stories, setback, massing of the building along Wattles (Building A) in context of architectural design features and visibility from street, transition of project to single family residential, architectural design as relates to surrounding area and apartment floor plans.

There was discussion on:

- Massing of Building A along Wattles; potential to split into two buildings.
- Traffic concerns; congestion and stacking.
- Wattles access; proximity to 7-Eleven store and Crooks Road intersection, relocate access further east to relieve potential traffic implications.
- Building setback, in relation to 7-Eleven store.
- Traffic study; conducted year end 2019, reviewed by City January 2020.
- Potential future widening of Wattles; City Engineering department confirms the paved section of road on the new bridge over Wattles is two lanes but constructed to accommodate four lanes.

- Relocate building entry to opposite side not facing Wattles; potential grading challenges.
- Floor plans; range from 2 bedroom to efficiency, 870 square feet to 525 square feet.
- EVA; obligation of applicant to comply to Fire Department requirements and reach private agreement with owner of private road, approval process, maintenance.
- Density, compatibility with neighborhood.
- Relationship of project to Master Plan.
- Intent of Neighborhood Node zoning.

Mr. Savidant acknowledged public comment received via email from Daniel Pap of 850 Barilane and Aashit Shah of 4088 Parkstone Court, inclusive of the agenda packet.

Ms. Ferencz reported there were no additional comments received via email or voicemail.

**Resolution # PC-2020-10-024**

Moved by: Lambert  
 Support by: Hutson

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed The Westington Apartment Project, located on the South side of Wattles, East of Crooks (Parcel 88-20-21-101-004, -005 and -008), Section 21, Zoned NN (Neighborhood Node “I”) District, be postponed, for the following reasons:

1. To address the location of the access on Wattles Road farther to the east.
2. To address concerns about the massing of the building on Wattles.
3. To further explore traffic issues on Wattles at the Crooks Road intersection.

Discussion on the motion on the floor.

Mr. Tagle stated he agrees with the concerns of the access on Wattles but has no concerns with the massing of the building on Wattles.

Vote on the motion on the floor.

Yes: All present (9)

**MOTION CARRIED**

7. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2020-0011) – Proposed Regency of Troy Convalescent Center/Nursing Home, Southeast corner of Maple and Axtell (2785 W Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Troy Convalescent Center/Nursing Home. He noted changes in the application that received previous

approval in 2017. Mr. Carlisle said the applicant proposes to reduce the size of the site, reduce the number of beds and two outlots would remain on Maple Road.

Mr. Carlisle reported the application meets all requirements and received approval from the Sustainable Design Review Committee to allow parking in the front yard. Mr. Carlisle asked the Planning Commission to consider in its deliberation the applicant's request to landbank 12 parking spaces and the use of EIFs building material.

Mr. Carlisle recommended Preliminary Site Plan approval with the conditions as identified in his report dated October 6, 2020.

Project Manager Ian Anderson of pH7 Architects said the proposed EIFs building material is a more modern product than the traditional EIFs building material. Mr. Anderson offered to use the panelized fiber cement board material as initially submitted in lieu of the EIFs material should that be the wish of the Planning Commission.

There was discussion on:

- Petitioner preference of building material; smooth (not metallic) EIFs.
- Energy efficient construction; heat recovery design, insulation, LED light fixtures.

Ms. Ferencz reported there were no additional comments received via email or voicemail.

It was confirmed that site plan drawings as initially submitted with the cement fiber board panel building material is the application being voted on this evening.

**Resolution # PC-2020-10-025**

Moved by: Tagle

Support by: Rahman

**RESOLVED**, The Planning Commission hereby approves 12 landbanked off street parking spaces as per Section 13.06.F.2.e.

**BE IT FURTHER RESOLVED**, The 12 landbanked off street parking spaces shall be constructed if there is a demonstrated need for the parking spaces, as determined by the Zoning Administrator.

**BE IT FINALLY RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Regency of Troy Convalescent Center/Nursing Home, located on the Southeast corner of Maple and Axtell (2785 W. Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District, be granted.

Yes: All present (9)

**MOTION CARRIED**

**OTHER ITEMS**

8. **CITY OF TROY MASTER PLAN AMENDMENT**

Mr. Savidant said the Michigan Planning Enabling Act requires the Planning Commission to review the Master Plan every five years. He said the Master Plan was last amended by City Council on August 22, 2016 and the administration is asking for support from the Planning Commission to move forward with an update of the Master Plan, a process that would begin in early February.

Mr. Carlisle said the current Master Plan is a good base to work from and identified timely revisions on upcoming issues that the City might face.

- Format and Layout
- Public Input
- Demographics and Data
- COVID-19
- Neighborhood Node Sub Area Plan
- Land Use
- Introduction
- Implementation

There was a brief discussion on:

- Public Engagement
- Scope
- Timeline

**Resolution # PC-2020-10-026**

Moved by: Lambert

Support by: Rahman

**WHEREAS**, The Michigan Planning Enabling Act, Act 33 of 2008, grants the Planning Commission of a municipality the authority to prepare a Master Plan as a guide for land use and development; and,

**WHEREAS**, The Michigan Planning Enabling Act requires that at least every 5 years after adoption of a Master Plan, a Planning Commission shall review the Master Plan and determine whether to commence the procedure to amend the Master Plan or adopt a new Master Plan; and,

**WHEREAS**, The City of Troy Master Plan was last amended on August 22, 2016. The determination of whether to update the Master Plan or adopt a new Master Plan must be made prior to August 22, 2021; and,

**WHEREAS**, The City of Troy has utilized the consulting services of Carlisle/Wortman Associates, Inc. since 2001 and under this contract, Carlisle/Wortman, Inc. has provided a range of planning services including preparation and amendment of the City of Troy Master Plan; and,

**WHEREAS**, Carlisle/Wortman Associates, Inc. prepared the Master Plan Update Proposal to assist the Planning Commission in amending the City of Troy Master Plan. The proposal includes a summary of proposed revisions, public engagement strategies and project scope; and,

**WHEREAS**, The Planning Commission has determined that the City of Troy Master Plan should be amended as per the Master Plan Update Proposal.

**THEREFORE BE IT RESOLVED**, The Planning Commission **RECOMMENDS** to City Council that the Master Plan Update Proposal prepared by Carlisle/Wortman Associates, Inc. to assist the Planning Commission in amending the City of Troy Master Plan be **APPROVED**.

**BE IT FINALLY RESOLVED**, The Planning Commission **RECOMMENDS** that City Council **AUTHORIZE** the commencement of the Master Plan amendment process.

Yes: All present (9)

**MOTION CARRIED**

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to:

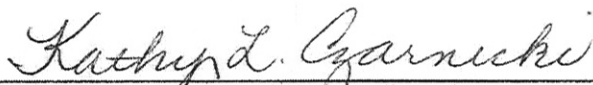
- Proposed Text Amendments; timeline of approval through City Council.
- Posting agendas on social media; means to encourage public participation.

The virtual Regular meeting of the Planning Commission adjourned at 9:34 p.m.

Respectfully submitted,



Tom Krent, Chair



Kathy L. Czarniecki, Recording Secretary