

Chair Krent called the virtual Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 12, 2021. Chair Krent introduced the procedure to be followed for a remote meeting.

1. ROLL CALL

Present:

Carlton M. Faison  
Michael W. Hutson  
Tom Krent  
David Lambert  
Lakshmi Malalahalli  
Marianna Perakis  
Sadek Rahman  
Jerry Rauch  
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-2021-01-001**

Moved by: Faison

Support by: Tagle

**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 254 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 March 31, 2021.

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 Bylaws 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 March 31, 2021.

**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-2021-01-002**

Moved by: Hutson

Support by: Lambert

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

Yes: All present (9)

**MOTION CARRIED**

4. APPROVAL OF MINUTES

**Resolution # PC-2021-01-003**

Moved by: Tagle

Support by: Faison

**RESOLVED**, To approve the minutes of the December 8, 2020 Regular meeting as submitted.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Rahman, Rauch, Tagle

Abstain Perakis

**MOTION CARRIED**

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

Ms. Ferencz reported there was no public comment.

**PRELIMINARY SITE PLAN AND SPECIAL USE APPROVAL**

6. SPECIAL USE APPROVAL LONG LAKE AND DEQUINDRE SHELL ADDITION (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. Savidant announced property owner Sam Askar and project architect Arthur Kalajian were present.

Mr. Carlisle presented a PowerPoint explanation on the difference between a Special Use development and a by-right development.

Mr. Carlisle reviewed the Preliminary Site Plan and Special Use application. The application was presented, and a Public Hearing conducted, at the Planning Commission February 11, 2020 meeting. Mr. Carlisle said the item was postponed because the applicant was required to go before the Zoning Board of Appeals (ZBA) for three variance requests. Mr. Carlisle reported the applicant was granted the three variances at the November 17, 2020 Zoning Board of Appeals meeting.

Mr. Carlisle addressed site plan concerns as identified in his report dated January 7, 2021, relating to deficiency in parking spaces, screening and vehicular storage. Mr. Carlisle noted additional details such as calculations and species are required on the landscape plan and the applicant is required to submit a photometrics plan.

Mr. Carlisle said he supports the reinvestment in the site. He said the application meets the Special Use standards and he recommends allowing the applicant to amend the site plan to address the concerns as noted in his report, either formally through the Planning Commission or administratively, subsequent discussion by the Planning Commission.

Mr. Savidant clarified for the record that one person in support of the application spoke at the Public Hearing on February 11, 2020 and a Public Hearing was conducted at the Zoning Board of Appeals meeting.

Mr. Kalajian addressed the modified floor plan, parking, internal storage of vehicles, dumpster location and landscaping. He emphasized the waiting room would improve overall parking concerns and the property owner would control and manage parking as well.

Mr. Askar reminded the Board that signatures from the neighborhood in support of the site plan improvements are on record from the February 11, 2020 meeting. He addressed both employee and clientele parking on site and assured the Board he personally would manage and control parking. Mr. Askar said he believes the existing landscaping along the west side is more aesthetically pleasing than a wall but he would

accommodate the wishes of the Planning Commission. Mr. Askar stated the elevation provided in the application is true to the proposed building design.

There was discussion on:

- Parking; employee and clientele, management of and control.
- Relocation of dumpster and “free” air pump.
- Type of repair work; oil changes, brakes, tires.
- Interior storage of vehicles and service products.
- Elevation; true to pictures, color, design.
- Number of employees; owner, one cashier, two mechanics.
- Landscape screening.
- Hours of operation: pump service and convenience store hours 6 am to 12 midnight daily; mechanic on duty 9 am to 6pm Monday-Friday, 9am to 3pm Saturday and no service on Sunday.
- Parking deficiency; options of consideration to meet requirements.
- Parking requirements and calculations per Zoning Ordinance.

Mr. Rahman, representative on the Zoning Board of Appeals (ZBA), reported landscape screening on the west side of the service station was discussed at the meeting and it was determined that the natural beauty of the existing trees is preferred in lieu of a wall.

**Resolution # PC-2021-01-**

Moved by: Rahman

Support by: Faison

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Long Lake Shell Addition, Southwest corner of Long Lake and Dequindre, Section 13, Currently Zoned NN (Neighborhood Node “J”) District, be granted.

**Discussion on the motion on the floor.**

Mr. Savidant asked that approval be conditioned on the applicant providing sufficient landscape details and lighting details prior to Final Site Plan approval, noting both can be reviewed and approved administratively.

Mr. Rahman and Mr. Faison agreed to add the conditions to the approval.

**Resolution # PC-2021-01-004**

Moved by: Rahman

Support by: Faison

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Long Lake Shell Addition, Southwest corner of Long Lake and Dequindre, Section 13, Currently Zoned NN (Neighborhood Node “J”) District, be granted, subject to the following conditions:

1. Prior to Final Site Plan approval, the applicant provides the lighting details and landscaping details.

Yes: All present (9)

### **MOTION CARRIED**

7. PLANNED UNIT DEVELOPMENT (File Number PUD2020-0018) – Proposed Concept Development Plan (CDP) for Long Lake and Crooks Masterplan Development, Southwest corner of Long Lake and Crooks, Section 8, Currently Zoned O (Office) District

Mr. Savidant announced project architect Chris Beck of Gensler, Anthony Antone of Kojaian Properties and traffic consultant Julie Kroll of Fleis & Vandenbrink were present.

Mr. Antone gave a brief introduction of Kojaian Properties. He said the proposed development would serve as a gateway to North Troy.

Mr. Savidant presented a PowerPoint explanation of a Planned Unit Development (PUD) application.

Mr. Carlisle gave a brief introduction of the Conceptual Development Plan and how the application relates to the Master Plan for North Troy. He addressed additional elements for the applicant to consider and questions for the Planning Commission to consider, as identified in his report dated December 29, 2020. Mr. Carlisle reported the applicant is seeking flexibility in phases, uses and design features.

There was discussion on:

- Water feature; location, focal point, community attraction.
- Residential key component; multi-family, live/work.
- Density and massing of project; building height.
- Preservation of existing green space.
- Applicant request for flexibility as relates to market demand and City vision.
- Viability of office space and hotel in relation to existing office vacancy and number of hotels currently in City.
- Outdoor activities and attractions to engage residents and community; walkability, vehicular-free plaza area.
- Destination point for family and community gatherings.
- Parking; expand parking structure, reduce surface parking, charging stations for electric vehicles.
- Limited available land in City for development of this size.
- Potential to attract large office headquarters.
- Affirmation of worldwide renown architectural firm Gensler.

Mr. Beck addressed greenspace as relates to existing tree quality and species, parking options, water feature, stormwater detention and intent to be flexible based on potential future uses and evolution of project.

Mr. Antone addressed a residential component, density, potential to attract large office headquarters and flexibility in development long-term.

### **OTHER ITEMS**

#### **8. MISCELLANEOUS BUSINESS – Correspondence from Zoning Board of Appeals**

Ms. Dufrane said Mr. Rahman could introduce the item but requested no discussion or action by the Board because of a pending lawsuit on the matter recently received by the City.

Mr. Rahman introduced an agenda item that was considered by the Zoning Board of Appeals at their November 17, 2020 meeting requesting a variance for relief of the required setbacks to construct a deck on a home constructed within a Cluster development.

#### **9. ELECTION OF OFFICERS**

There was a brief discussion on keeping the current Chair and Vice Chair in their respective roles because of the limited meetings held in 2020 due to the pandemic.

Chair Krent opened the floor for nominations.

Mr. Faison nominated ***Tom Krent as Chair*** and ***David Lambert as Vice Chair***.

There were no further nominations placed on the floor. Chair Krent closed the floor to nominations.

Roll Call vote on the nominations on the floor for Chair and Vice Chair.

All present (9)

Mr. ***Sadek Rahman*** assented to continue his role as ***ZBA Representative***.

There were no further nominations placed on the floor. Chair Krent closed the floor to nominations.

Roll Call vote on the recommendation of appointment for ZBA Representative.

All present (9)

10. PLANNING COMMISSION COMMENT

Newly appointed members Lakshmi Malalahalli and Jerry Rauch gave a brief introductory of themselves.

Mr. Lambert thanked Mr. Rahman for his continued role as ZBA Representative.

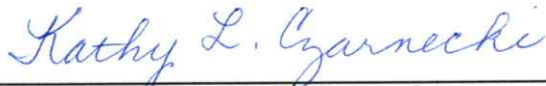
The virtual Regular meeting of the Planning Commission adjourned at 9:14 p.m.

Respectfully submitted,



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Tom Krent, Chair



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Kathy L. Czarnecki, Recording Secretary

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