

Chair Krent called the virtual Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 26, 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:

- 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-2021-01-005

Moved by: Rahman
Support by: Faison

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. 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-2021-01-006

Moved by: Lambert

Support by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

4. APPROVAL OF MINUTES

Resolution # PC-2021-01-007

Moved by: Faison

Support by: Rahman

RESOLVED, To approve the minutes of the January 12, 2021 Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

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

Ms. Ferencz reported there was no public comment submitted for Agenda item #6.

PRELIMINARY SITE PLAN REVIEW

6. PRELIMINARY SITE PLAN APPROVAL (File Number SP2020-0017) – Proposed Janineh Medical Building, East side of Rochester, South of Square Lake (5600 Rochester; PIN 88-20-11-154-021), Section 11, Currently Zoned R-1C (One Family Residential) District and controlled by Consent Judgment

Mr. Carlisle presented a PowerPoint explanation of a Consent Judgment, noting approval of the application before the Planning Commission this evening would be contingent upon the City Council agreeing to amend a Consent Judgment approved June 23, 1992.

Mr. Carlisle reviewed the Preliminary Site Plan application for Janineh Medical Building. He addressed minor concerns with the site plan, most notably relating to parking, screening from adjacent residential property and review comments from the Fire and Engineering departments. Mr. Carlisle said that should the Planning Commission recommend an amendment to the Consent Judgment, he encourages to postpone action on the application to allow the applicant to address the site plan concerns as identified in his report dated January 18, 2021.

The applicant Inad Janineh was present. Dr. Janineh said he would be the sole practitioner working approximately twice a week with post-operative patients. Dr. Janineh addressed care and privacy of his clientele, use of exam and massage rooms, staffing of five employees, deliveries of medical supplies and parking. He assured the Board that 39 parking spaces would be more than sufficient for his practice. Dr. Janineh said building material would consist of brick and stone.

There was discussion on:

- Amendment of Consent Judgment; procedure, legal requirements.
- Parking; overall parking, number of ADA spaces.
- Lighting; screening to ensure no light spillage onto residential properties.
- Fire and Engineering departments review comments.
- Elevation; building materials, building entrances.
- Location and screening of generator and transformer.
- Waiver for loading space requirement.
- Screening from adjacent residential property; fence, landscaping, wall.
- Deceleration lane off Rochester Road.

Mr. Carlisle said that, after hearing the applicant address his medical practice, he does not have a concern with providing additional overall parking but encourages additional ADA parking spaces.

Resolution # PC-2021-01-008

Moved by: Lambert

Support by: Perakis

RESOLVED, The Planning Commission recommends that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Janineh Medical Building, located on the east side of Rochester (5600 Rochester Road), Section 11, Currently Zoned R-1C (One Family Residential) District and controlled by Consent Judgment, be postponed, for the following reasons:

1. To address site plan details raised by members of the Planning Commission and by the Planning Consultant;
2. To address outstanding legal issues raised by the Assistant City Attorney; and
3. To present a plan for the barrier between the site and the adjoining residential to include landscaping and a fence.

Discussion on the motion on the floor.

The type of barrier to screen residential property was discussed in terms of material, architecture, landscaping, location and residential perspective. The Board asked the applicant to be specific on resubmission of the site plan.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

7. PLANNING COMMISSION COMMENT

Mr. Hutson brought to the Board’s attention the Department of Public Works (DPW) gave a presentation to the City Council regarding expenditure of funds for replacement of the former Troy High School parking lot located on Town Center Drive, west of the skate park. He asked if the Planning Commission would have a role in the planning and design of a proposed park on the site.

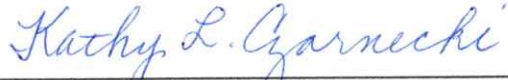
Ms. Dufrane reported the Zoning Board of Appeals (ZBA) affirmed the Planning Commission decision by a 4 to 3 vote on the proposed Crooks Road Townhomes application.

The virtual Regular meeting of the Planning Commission adjourned at 7:50 p.m.

Respectfully submitted,



Tom Krent, Chair



Kathy L. Czarnecki, Recording Secretary

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