

Chair Krent called the virtual Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on February 9, 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-2021-02-009

Moved by: Rahman

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. 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-2021-02-010

Moved by: Faison

Support by: Hutson

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

4. APPROVAL OF MINUTES

Resolution # PC-2021-02-011

Moved by: Lambert

Support by: Tagle

RESOLVED, To approve the minutes of the January 26, 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.

PRELIMINARY SITE CONDOMINIUM REVIEW

6. PRELIMINARY SITE CONDOMINIUM – Proposed Casca Village of Troy, East of Crooks Road, South of West South Boulevard (88-20-04-100-085 and 88-20-04-100-086), Section 20, Currently Zoned R-1B (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Condominium application. He said the application is a permitted use and meets the R1-B zoning district requirements. Mr. Carlisle reported the applicant must provide a second elevation and a revised landscape plan that meets the required screening of the road for adjacent residential to the east. He asked the Board to consider additional screening. Mr. Carlisle stated the Fire Department approves the proposed T-turnaround for emergency vehicles and noted the turnaround could be extended for future development to the north.

Mr. Carlisle recommended Preliminary Site Plan approval with the conditions as identified in his report dated February 3, 2021.

Mr. Savidant gave a brief explanation of a site condominium development versus a subdivision development. He said the application for consideration this evening is essentially the same project as initially submitted and approved by the Planning Commission in 2015. Mr. Savidant said the landscape plan that was approved in 2015 would be a good starting point for discussion and noted it is on page 41 of the agenda packet. Mr. Savidant said it was his judgment call to place the item on the agenda so the project could move forward, subject to a revised landscape plan that meets Zoning Ordinance requirements.

Michael Powell, Design Engineer, Powell Engineering and Associates, 4700 Cornerstone, White Lake, Michigan, was present to represent the applicant. Mr. Powell addressed the different aspects of the plan before the Board this evening and the 2015 approved plan. He specifically addressed setbacks within the building envelope, additional landscaping to meet screening requirements, emergency vehicular access, and Homeowners Association regulations and maintenance of the private road.

Mr. Powell indicated economic reasons for expiration of the 2015 application. He expressed regret that time was limited to provide a revised landscape plan for the Board's review this evening.

There was discussion on:

- Required setbacks within building envelope; review through Building Department permitting process.
- Distance between residential properties.

- Location of T-turnaround, in relation to unit one.
- Landscape plan.
 - Minimum requirements to buffer residential.
 - Property lines required to be screened.
 - Existing landscaping; berm, vegetation.
 - Enhancement of landscaping.
 - Administrative review of revised landscape plan.

Resolution # PC-2021-02-012

Moved by: Tagle

Support by: Rahman

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Casca Village of Troy Site Condominium, 4 units/lots, East of Crooks Road, South of West South Boulevard (88-20-04-100-085 and 88-20-04-100-086), Section 4, Currently Zoned R-1B (One Family Residential) District, be granted, subject to the following:

1. Submit required landscape plan.
2. Work with Engineering Department to work out private road specifications, including placing sidewalk within easement, prior to Final Approval.
3. Provide second elevation during Building Permit review.

Discussion on the motion on the floor.

Mr. Carlisle indicated the direction from the Planning Commission on submission of a revised landscape plan is sufficient to move the project forward and that the landscape plan must comply with the requirements of the Zoning Ordinance.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

7. **PLANNING COMMISSION 2020 ANNUAL REPORT**

Mr. Savidant said the Planning Commission 2020 Annual Report is an effective tool for City Council and residents to observe activity of the Planning Commission. He noted the volume of activity for the year was notable given the effect of the pandemic.

Mr. Rauch questioned if the report omitted a Zoning Ordinance Text Amendment relating to building heights and setbacks in Neighborhood Node zoning districts.

Mr. Savidant said he would reflect that omission on the report before submitting to City Council.

Note: Immediately following adjournment of tonight's meeting, Mr. Savidant sent an email message to the Planning Commission informing them that Zoning Ordinance Text Amendment (ZOTA 255) relating to Transitions in Neighborhood Nodes was considered by the Planning Commission at the December 10, 2019 Regular meeting; therefore the 2020 Annual Report as submitted this evening is correct.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The virtual Regular meeting of the Planning Commission adjourned at 7:46 p.m.

Respectfully submitted,



Tom Krent, Chair



Kathy L. Czarnecki, Recording Secretary

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