

Chair Krent called the virtual Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on February 23, 2021. Chair Krent introduced the procedure to be followed for a remote meeting.

1. ROLL CALL

Present:

Carlton M. Faison (arrived 7:03 p.m.)

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-2021-02-013**

Moved by: Rahman

Support by: Rauch

**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: Hutson, Krent, Lambert, Malalahalli, Perakis, Rahman, Rauch Tagle  
Absent: Faison (arrived 7:03 p.m.)

### **MOTION CARRIED**

#### 3. APPROVAL OF AGENDA

##### **Resolution # PC-2021-02-014**

Moved by: Lambert  
Support by: Perakis

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

(Mr. Faison arrived 7:03 p.m.)

Yes: All present (9)

### **MOTION CARRIED**

#### 4. APPROVAL OF MINUTES

##### **Resolution # PC-2021-02-015**

Moved by: Rahman  
Support by: Malalahalli

**RESOLVED**, To approve the minutes of the February 9, 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 CONDOMINIUM REVIEW**

6. PRELIMINARY SITE PLAN APPROVAL (File Number SP2019-0041) – Proposed Lange View Estates, East of Crooks Road, Southeast corner of Livernois and Leetonia (4080 Livernois), Section 15, Currently Zoned NN Neighborhood Node (Node “H”) District

Mr. Carlisle reviewed the Preliminary Site Plan application. He addressed the existing one-story office building on site, deficiencies in parking and landscaping, concerns of the Engineering and Fire Departments, missing details on the photometric plan and building materials.

Mr. Carlisle recommended to postpone action on the application to allow the applicant to address concerns identified in his report dated February 12, 2021. He said of significant importance are the concerns of the Engineering and Fire Departments and the transition of the project to neighboring residential in terms of building height.

Discussion among members and administration:

- Parcels under consideration; one whole parcel or three individual parcels.
- Ownership of parcels.
- Existing office building on site.
- Shared access, circulation.
- Intent of placing item on agenda with number of outstanding site plan concerns.

Present were property owner and commercial developer Vince Pangle and residential developer Gary Abitheira, who have formed a partnership in the proposed development.

Mr. Pangle addressed the historical significance of the site, renovation of the existing building and intent to develop the parcels in phases. Mr. Pangle said as a commercial developer and resident of Troy he would like to retain and integrate the historical significance of the site into the neighborhood. He addressed the site improvements he has undertaken and office and retail uses on site. Mr. Pangle said he is the owner of the parcel to the south and to date has no plan for its development. He indicated he is waiting for the right opportunity to develop the southern parcel as a third phase.

Mr. Abitheira addressed the potential of lowering the height of the townhomes from west to east.

There was discussion on:

- Historical significance of site.
- Concerns with height and massing of townhomes in relation to one-story office building and ranch-style homes in area.

- Transition of townhomes to residential neighborhood; applicant encouraged to “re-think” transitional element.
- Future development of southern parcel.
- Existing uses of office and retail on site.
- Phases of project development.
- Road improvements in relation to County jurisdiction.
- Elevations; elements of design from Leetonia and Livernois perspective.
- Applicant encouraged to provide three-dimensional computer models of project in context of existing surroundings.
- Setbacks of various buildings.
- Inquiry into combining the three parcels.

Mr. Pangle assured the Board that the concerns identified by the Planning Consultant could be addressed. He indicated though that the site improvements noted by the Engineering Department could be a challenge.

**Resolution # PC-2021-02-016**

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 Lange View Estates, 8 units, located on the Southeast corner of Livernois and Leetonia (4080 Livernois), Section 15, Zoned NN (Neighborhood Node “H”) District, be postponed, for the following reason:

1. Provide the applicant an opportunity to address issues identified in the Planning Consultant report and by the members of the Planning Commission.

Yes: All present (9)

**MOTION CARRIED**

**OTHER ITEMS**

7. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments, some relating to:

- Sidewalk improvements of two homes on Long Lake.
- Transition of Neighborhood Node developments.
- Master Plan process.
  - City Council discussion.
  - Census data.
  - Public engagement.

The virtual Regular meeting of the Planning Commission adjourned at 8:14 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tom Krent", written in a cursive style.

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Tom Krent, Chair

A handwritten signature in blue ink, appearing to read "Kathy L. Czarnecki", written in a cursive style.

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Kathy L. Czarnecki, Recording Secretary

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