

Chair Krent called the virtual Regular meeting of the Troy City Planning Commission to order at 7:02 p.m. on April 13, 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-2021-04-020

Moved by: Rahman

Support by: Lambert

WHEREAS Public Act 228 of 2020, MCL 15.263a(1)(b), permits public meetings to be held by electronic means where a local state of emergency has been declared,

WHEREAS the Troy City Council declared a local state of emergency through Resolution 2021-04-048 because it determined that 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 until the Troy City Council lifts the local state of emergency or through December 31, 2021 whichever is earlier.

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 ALLOWS** two methods of receiving Public Comment for virtual meetings. (1) Public comments can be submitted for the Planning Commission meeting by sending an email to: planning@troymi.gov. Timely received emails will be incorporated into the record by reference and will be distributed to Planning Commission members for review and consideration. Emails will be considered timely if received prior to 4:00 pm on the day of the meeting. (2) Public comments can also be submitted by calling the following phone number and leaving a voicemail message: (248) 524-1305. Timely received voicemail messages will be played during the meeting. Recorded voicemail messages will be considered timely if received prior to 4:00 pm on the day of the meeting. Recorded voicemail messages will be limited to three minutes each.

Discussion on the motion on the floor.

Because this evening's meeting was originally scheduled to be conducted in-person, there was discussion whether the public had enough opportunity to comment on the scheduled public hearings.

Mr. Savidant suggested to proceed with tonight's meeting as follows:

- Review of application by Planning Consultant and administration.
- Presentation of application by applicant.
- Discussion on application.
- Open public hearing for public comment received to date.
- Take no action on item and table item to the April 27, 2021 meeting.
- Public hearing remains open.
- Additional public comment provided and/or heard at April 27, 2021 meeting.

Mr. Savidant said this procedure would provide opportunity for the public who planned to attend this evening's meeting in person to provide public comment either by email, voicemail or attending the virtual April 27, 2021 meeting. Mr. Savidant announced that the administration is going to a Zoom meeting platform which offers additional tools to manage public hearings. He said a brief presentation would be given on each application at the April 27, 2021 meeting. As well, this evening's meeting is available to be viewed on YouTube.

Ms. Dufrane said that since City Council has declared a State of Emergency, no "hybrid" meetings would be scheduled.

The Board was in consensus to the meeting procedure as suggested.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

(Pause in meeting to allow Chair Krent to reboot and rejoin meeting from 7:20 p.m. to 7:22 p.m.)

3. APPROVAL OF AGENDA

Resolution # PC-2021-04-021

Moved by: Faison

Support by: Perakis

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

4. APPROVAL OF MINUTES

Resolution # PC-2021-04-022

Moved by: Lambert

Support by: Tagle

RESOLVED, To approve the minutes of the March 23, 2021 Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

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

Public comment will be announced during public hearing of each agenda item.

PRELIMINARY SITE PLAN REVIEW

6. PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP2020-0013)
– Proposed The Meadows of Troy (One Family Residential Cluster), East of John R,
North of Square Lake (Parcel 88-20-01-300-016), Section 1, Currently Zoned R-1D
(One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Plan application. He compared the proposed cluster plan with the parallel plan. Mr. Carlisle addressed the number of units, percentage of open space, proposed location of the trailhead and public parking area, style of homes, acreage to be purchased from Troy School District and remaining acreage. Mr. Carlisle said the layout is similar to a previously approved application by Mondrian Properties, and he briefly addressed the differences between the two proposals.

Mr. Carlisle reported the applicant is seeking a maximum 5-foot deviation to the side yard setbacks. He noted there is no concern about towering or a tunnel affect because the low roof pitch to the single story home allows light and air between

units. Mr. Carlisle complimented the applicant in constructing a housing product that is much desired in the City.

Mr. Carlisle reviewed the benefits of the proposed cluster development and recommended approval to the City Council with the conditions as identified in his report dated March 26, 2021.

Discussion among members and administration:

- Intent of Troy School District for remaining 68 acres.
- Reason of default on previously approved application.
- Common ownership of acreage, if any.
- Access to trail system and parking area.
- Applicant's request to deviate from side yard setback requirements.

Present were Tim Loughrin and James Clarke of Robertson Brothers, project engineer John Thompson of Professional Engineering Associates and Rick West, Superintendent for Business Services, Troy School District.

Mr. Loughrin gave a PowerPoint presentation that addressed housing style, open space, trailhead that ties into existing trails, buffer along Square Lake and side yard setbacks. He stated the homes are one-story, ranch-style and the open space correlates to 42%, a clarification to the Planning Consultant report.

There was discussion on:

- Desired housing product.
- Street named for former Planning Commissioner/school district member, Don Edmunds.
- Base price point; \$400,000.
- Locations of similar housing developments by Robertson Brothers.
- Deviation of side yard setbacks; interpretation of bulk regulations.
- Public access to trailhead.
- Stormwater management.
- Maintenance of parking lot; conveyance to homeowners' association.
- Reason previously approved application not developed.

Mr. Thompson briefly addressed stormwater management.

Mr. West said the Troy School Board, through a Resolution, is committed to preserve to perpetuity the natural features of the site and are currently working with Six Rivers Land Conservancy and Michigan Natural Resources. He confirmed there is no co-ownership of property; that the 12 acres is being purchased outright by Robertson Brothers.

Mr. Clarke addressed the benefits of the cluster development. He expressed no concerns in selling the homes with reduced side yard setbacks.

PUBLIC HEARING OPENED

Mr. Savidant reported the following email messages were received and provided to Board members in their agenda packet.

- Dorene (no last name/address); in opposition
- Ellen B (no last name/address); in opposition
- Camille Bedford (2 emails, no address); in opposition
- Koshy and Esther George, 2212 Lakeside; in opposition
- Linda and Don Gottschalk, 6270 Silverstone; in opposition

Ms. Ferencz reported no voicemail messages were received.

(Public Hearing remains opened)

Resolution # PC-2021-04-023

Moved by: Malalahalli

Support by: Lambert

RESOLVED, To table The Meadows of Troy Site Condominium application to the April 27, 2021 Planning Commission meeting.

Yes: All present (9)

MOTION CARRIED**SPECIAL USE APPROVAL**

7. **PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0014)** – Proposed St. Mark Coptic Church Gymnasium and Classroom Addition, West side of Livernois, South of Wattles (Parcel 88-20-21-277-036), Section 21, Currently Zoned R-1B (One Family Residential) District

Mr. Carlisle reviewed the Special Use and Preliminary Site Plan application. He reported the two story addition would include additional classrooms, a kitchen, a gymnasium, offices, multi-purpose room, storage rooms and bathrooms. Mr. Carlisle said the applicant indicated operation of any activities in the addition would not coincide with church services. He noted the required landscape plan has not been provided. Mr. Carlisle addressed screening and buffering from neighboring properties.

Mr. Carlisle said if the applicant can satisfy the Planning Commission that the use of the addition, particularly during evening hours, would not impact adjacent residential properties to the north and south, that all Special Use standards have been met, and he recommends approval of the application with the conditions as identified in his report dated March 25, 2021.

Present were project architect Harold Remlinger of DesignTeam Plus and Father Maximus Habib and Mark Nasr of St. Mark Optic Church.

Mr. Nasr said it has been a long-time vision of the church to provide additional classrooms and a multi-purpose room, noting the need for more space because of a growing congregation and active parishioners. Mr. Nasr said worship services would be held only when no other function is going on and the church is willing to put that in writing. He said access to the addition would be by an access security card or appointment only. Mr. Nasr said they would provide a landscape plan as required. Mr. Nasr explained the various functions of the church sections. He addressed parking and the use of the gymnasium and multi-purpose room.

Mr. Remlinger addressed the history and architectural design of the church. He said the proposed addition would be seamless with the existing building. Mr. Remlinger addressed the function of the multi-purpose room, lighting, building height, building entrances, building materials, security, existing landscaping and buffering and existing and additional parking.

There was discussion on:

- Church layout, sanctuary, use of different worship and building areas.
- Day care operation; open to public and limited to pre-kindergarten children.
- Mitigation of potential noise; insulation, triple pane windows, gymnasium bleachers.
- A condition that no church worship services are held simultaneously with activities scheduled in the addition could be placed on approval of special use.

PUBLIC HEARING OPENED

Mr. Savidant reported the following email messages were received and provided to Board members in their agenda packet.

- Suzanne Conover, 73 Kirk Lane; in opposition
- David Bemis (no address); in opposition
- Joseph and Mary Ann Howell (no address); in opposition

Ms. Ferencz reported no voicemail messages were received.

(Public Hearing remains opened)

Resolution # PC-2021-04-024

Moved by: Rauch

Support by: Tagle

RESOLVED, To table St. Mark Coptic Church application to the April 27, 2021 Planning Commission meeting.

Yes: All present (9)

MOTION CARRIED

STREET VACATION

8. PUBLIC HEARING - STREET VACATION REQUEST (File Number SV2020-001) – Public walkway East of John R and North of Big Beaver, Abutting 3512 Euclid on the North and 3506 Euclid on the South, Section 24, Currently Zoned R-1C (One Family Residential) District (abutting properties)

Mr. Savidant reviewed the street vacation application and referenced aerial photos within the agenda packet. He explained why the existing public walkway has become unnecessary between 3512 Euclid and 3506 Euclid, and access to the detention area is available via Sienna.

Mr. Savidant said the Planning Department recommends approval of the street vacation request as submitted with conditions that the City shall retain an easement for underground utilities and no structures or buildings shall be constructed within the easement.

Applicant Charles Snell was present. Mr. Snell asked the Board's support in granting the street vacation. He said there is frequent pedestrian traffic along the pathway and *Private Property, No Trespassing* signs are in place to mitigate the nuisance.

After a brief discussion and a show of hands, it was the consensus of the Board to act upon the street vacation request this evening.

PUBLIC HEARING OPENED

Mr. Savidant reported the following email message was received and provided to Board members in their agenda packet.

- Matt and Patti Pryor, 38145 Dequindre; in support.

Ms. Ferencz reported no voicemail messages were received.

PUBLIC HEARING CLOSED

Resolution # PC-2021-04-025

Moved by: Rauch
Support by: Lambert

RESOLVED, That the Planning Commission hereby recommends to the City Council that the street vacation request, as submitted, for a public walkway located west of John R and north of Big Beaver, approximately 15 feet wide by 125 feet in length, abutting

lots 12 and 13 of Beaver Creek Subdivision, Section 24, be approved, subject to the following:

1. An easement shall be maintained for underground utilities.
2. No buildings or structures may be constructed over the easements.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

9. **PROPOSED TEXT AMENDMENT** – Submitted by Planning Commissioner Gerald Rauch

Mr. Rauch introduced a proposed text amendment relating to Neighborhood Nodes Design Standards, specifically Section 5.06 E.1.a., and asked support from the Planning Commission to request that staff research the benefits or disadvantages of the proposed amendment. He gave a couple of examples of existing developments that relate to the primary building entrance design standard.

Discussion followed on:

- Interpretation of Zoning Ordinance text.
- Clarification of intent and/or objective of the proposed text amendment.
- Whether proposed text amendment should be considered during Master Plan review and update, or if proposed text amendment is of urgency to act upon immediately.

Moved by: Rauch

Support by: Hutson

RESOLVED, That the Planning Commission direct staff to review the proposed Zoning Ordinance Text Amendment presented by Mr. Rauch in his March 29, 2021 memorandum and advise of the impact of those changes to the existing Zoning Ordinance.

Discussion on the motion on the floor.

Mr. Tagle asked if the extent of the Resolution is only for staff to review the text amendment and come back with pros and cons.

Mr. Rauch replied in the affirmative.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

10. PLANNING COMMISSION COMMENT

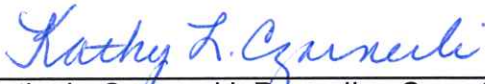
There were general Planning Commission comments.

The virtual Regular meeting of the Planning Commission adjourned at 9:58 p.m.

Respectfully submitted,



Tom Krent, Chair



Kathy L. Czarnecki, Recording Secretary

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