

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 25, 2021. Chair Krent introduced the procedure to be followed for a hybrid in-person and virtual 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 (arrived 8:08 p.m.)
Julie Quinlan Dufrane, Assistant City Attorney (arrived 7:09 p.m.)
Jackie Ferencz, Planning Department Administrative Assistant
David Michalik, IT Help Desk Manager
Kathy L. Czarnecki, Recording Secretary

2. SUSPENSION OF PLANNING COMMISSION BYLAWS

Resolution # PC-2021-05-035

Moved by: Faison
Support by: Rahman

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, Sections 3 and 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 VII, Section 5(A-D) the Troy Planning Commission hereby **TEMPORARILY SUSPENDS** the requirement that a person who wishes to address Planning Commission must do so in person and **ALLOWS** four (4) methods of receiving Public Comment for electronic 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 12:00 pm (noon) on the day of the meeting. The Vice Chair or in the absence of the Vice Chair another member designated by the Chair is designated to compile the emails and advise members of Planning Commission, during the meeting, the number of comments that favor an agenda item, oppose an agenda item, and/or are neutral toward an agenda item, or (2) Public comments may be submitted by leaving a voicemail message by calling (248) 524-1305. Timely received voicemail messages will be played during the electronic meeting. Recorded voicemail messages will be considered timely if received prior to 4:00 pm on the day of the meeting, (3) Members of the public may attend the electronic meeting virtually by signing into the electronic meeting through the designated platform (i.e. Zoom.us) and may comment on an agenda item when recognized by the Chair, and (4) Members of the public may call into the electronic meeting using a designated call-in number associated with the electronic meeting and will be recognized by the Chair before being permitted to speak. All public comments will be limited to three minutes.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF AGENDA

Mr. Savidant announced that the applicant for Agenda item #7 asked that the item be removed from tonight's agenda.

Resolution # PC-2021-05-036

Moved by: Lambert

Support by: Perakis

RESOLVED, To approve the Agenda as revised with the removal of Agenda item #7.

Yes: All present (9)

MOTION CARRIED

(Ms. Dufrane arrived 7:09 p.m.)

4. APPROVAL OF MINUTES

Resolution # PC-2021-05-037

Moved by: Tagle

Support by: Malalahalli

RESOLVED, To approve the minutes of the April 27, 2021 and May 11, 2021 Regular meetings as submitted.

Yes: All present (9)

MOTION CARRIED

5. PUBLIC COMMENT – For Items Not on the Agenda

Chair Krent acknowledged there was no one present in the audience to speak.

Ms. Ferencz reported no email or voicemail messages were received, and there was no one virtually present to speak.

REZONING REQUEST

6. PUBLIC HEARING – REZONING REQUEST (File Number Z JPLN2021-0001) – Proposed Lindsey Center Rezoning, East of Crooks, South of Big Beaver (2690 Crooks; PIN 88-20-28-101-003), Section 28, From O (Office) to BB (Big Beaver) Zoning District

Mr. Savidant gave a review of the Lindsey Center rezoning request. He said the applicant intends to convert an existing 4-story office building into a 64-unit apartment building. Mr. Savidant identified neighboring land uses and zoning. He addressed how the request relates to the Master Plan, Big Beaver Corridor Study and the required rezoning standards.

Mr. Savidant said the Planning Department supports the repurposing of the existing building from an unknown future office market to a known market of residential and recommends approval of the proposed rezoning of the parcel from Office to Big Beaver.

Present were Jordan Jonna of Jonna Development and Jason Gekiere of Tower Construction.

Mr. Jonna said their multi-family business has invested in several projects in Troy. He addressed timing, funding and construction costs of development. Mr. Jonna said their intent is to repurpose the building into a viable use in a creative design. Mr. Jonna shared there is no timeline for the proposed development at this time, but they would hope to move forward in a timely manner should the rezoning request be granted.

Mr. Jonna addressed a proposed development of theirs that is currently in the application process with the Planning Department. He said the proposed development is a live, work and play campus located at Big Beaver and Crooks.

There was discussion on:

- Current office economy.
- If rezoning request granted, Site Plan application would come before Board for review.
- Investments in Troy cited by applicant.

- Viability of mixed-use developments.
- Square footage of apartment units.

PUBLIC HEARING OPENED

Chair Krent acknowledged there was no one present in the audience to speak.

Ms. Ferencz reported no voicemail messages were received, and there was no one virtually present to speak.

Ms. Ferencz read the following email message received into the record.

- Chuck Shepherd; in support.

PUBLIC HEARING CLOSED

Resolution # PC-2021-05-038

Moved by: Lambert

Support by: Faison

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to BB rezoning request, as per Section 16.03 of the City of Troy Zoning Ordinance, located on the east side of Crooks, south of Big Beaver (2690 Crooks), within Section 28, being approximately 4.45 acres in size, be **GRANTED** for the following reasons:

1. The proposed rezoning is consistent with the Master Plan
2. The proposed rezoning does not appear to cause or increase any nonconformity.
3. If rezoned the property will be capable of accommodating service and facility loads caused by use of the development.
4. The rezoning does not appear to impact public health, safety, or welfare.
5. The rezoning will ensure compatibility with adjacent uses of land.
6. The rezoning would provide market flexibility to an office building in the wake of the Covid-19 pandemic.
7. The rezoning would permit residential uses by right, which would have the effect of locating new residents within walking distance of the Big Beaver commercial corridor and employment centers.
8. The rezoning would permit residential uses which would promote walkability and create a more 24-hour environment within the Big Beaver corridor.

Yes: All present (9)

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEWS

7. PRELIMINARY SITE PLAN REVIEW (File Number PSCP2021-0001) – Proposed Willowbrook No. 2 Site Condominium (PIN 88-20-24-100-013 and 88-20-24-100-014), 7 units/lots, East side of John R, South of Wattles, Section 24, Currently Zoned R-1C (One Family Residential) Zoning District

(Item removed from agenda at request of applicant.)

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 2021-0003) – Proposed The Alcove Site Improvements, East side of Livernois, South of Big Beaver (2600 Livernois), Section 27, Currently Zoned MF (Multiple Family Residential) Zoning District

Mr. Savidant reviewed the Alcove Site Improvements application. He said the applicant wants to convert an extended-stay hotel to a multi-family apartment building. Mr. Savidant identified neighboring land uses and zoning. He addressed landscaping, architectural improvements, parking and elevations. Mr. Savidant said site plan approval would provide an opportunity for the Commission to ask the applicant for higher quality building materials, additional architectural improvements and additional landscaping should it desire.

Mr. Savidant referenced a memorandum provided by the Police Department enumerating the police calls to the Hawthorn Suites. He said it is anticipated that the conversion to multi-family residential would reduce the need for police service to the property and would be a significant benefit for the City.

Mr. Savidant summarized the two variances for which the applicant is required to seek from the Zoning Board of Appeals (ZBA). He indicated if the variances are granted, it is recommended that the applicant revise their plans and resubmit prior to coming back to the Planning Commission for site plan review and address items identified in the Planning Consultant report dated May 14, 2021.

Present from Tricap Residential Group were CEO and Founder Bryan Pritchard and Development Manager Robert Sanchez. Also present was Luke Bonner, Consultant, from Bonner Advisory Group.

Mr. Pritchard said Tricap Residential Group makes significant investments in underutilized apartment complexes to launch multi-family residential developments and indicated they typically are long-term holders and operators of the multi-family communities. He gave a brief history of the firm and his personal relationship with the City of Troy.

Mr. Bonner said they considered density and size of units resulting in two scenarios: combining units or demolishing the entire site. He said the size of units would still be under the requirements for multi-family if the entire site was demolished. He addressed the existing building layout and indicated the current units are not congruent with one

another to create a workable floor plan and design for larger units, noting a potential to run into structural issues. Mr. Bonner addressed building materials.

Mr. Sanchez addressed the price point for the multi-family residential and enhanced outdoor amenities that would create a community within the complex.

(Mr. Carlisle arrived 8:08 p.m.)

There was discussion on:

- Review of application; discussion only, no recommendation to ZBA.
- Existing building, landscaping, wall; in compliance.
- Number of extended-stay hotels located in City.
- Police incidences; potential to lower police service calls.
- Price range of apartment units; \$900 - \$1,100.
- Building materials; consideration of higher quality, durable materials.
- Physical layout of building as relates to conversion.
- Target tenants; professional singles and couples.
- Additional landscaping; visual amenity to neighboring residents.

Mr. Pritchard said there was positive feedback when they shared the proposed improvements to neighboring residents. He extended a thank-you to the Board and assured their comments would be taken into consideration.

CITY OF TROY MASTER PLAN

9. MASTER PLAN UPDATE

Mr. Carlisle said the Master Plan survey goes live on May 27 and would remain open until June 18. He noted there is flexibility to extend the time frame if desired. Mr. Carlisle displayed a flyer that states the web address and a QR code of the survey that would be distributed and placed in highly visible locations in the community. Mr. Carlisle addressed the distribution plan and asked the Board to let him know if they have other suggestions.

There was discussion on:

- Goal of survey responses.
- Distribution suggestions; school districts, Chamber of Commerce, Walsh College, homeowner associations, Global Troy Advisory Committee, retail locations.
- Kudos on flyer creativity.

OTHER ITEMS10. **PUBLIC COMMENTS** – For Items on the Agenda

Chair Krent acknowledged there was no one present in the audience to speak.

Ms. Ferencz reported no email messages or voicemail messages were received, and there was no one virtually present to speak.

11. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

Ms. Dufrane reported the Court upheld the decision of the Zoning Board of Appeals (ZBA) in which the ZBA denied a variance request for relief of the required setbacks to construct a deck on a home located within a Cluster development.

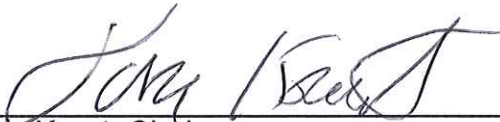
Mr. Savidant reported the following items were granted approval by City Council at their May 24, 2021 meeting.

- Zoning Ordinance Text Amendment (File Number ZOTA 254), Cluster Square Footage
- Zoning Ordinance Text Amendment (File Number ZOTA 255), Transitions in the Neighborhood Node Zoning District
- Rezoning Request (File Number Z 2019-0039), Proposed Addison Heights Subdivision Rezoning, East of Livernois, South side of Arther, From P (Vehicular Parking) District to R-1E (One Family Residential) District

12. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 8:45 p.m.

Respectfully submitted,



Tom Krent, Chair



Kathy L. Czarnecki, Recording Secretary