

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 8, 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
Julie Quinlan Dufrane, Assistant City Attorney
Jackie Ferencz, Planning Department Administrative Assistant
Steve Pentescu, IT Help Desk
Kathy L. Czarnecki, Recording Secretary

2. SUSPENSION OF PLANNING COMMISSION BYLAWS

Ms. Dufrane explained the Resolution to Suspend Planning Commission Bylaws is in essence expanding the Bylaws to offer multiple methods for public comment.

Resolution # PC-2021-06-039

Moved by: Rahman

Support by: Rauch

RESOLVED, As allowed by Planning Commission Bylaws and Rules of Procedure Article VII, Sections 5 (A-D), 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 during an in-person meeting if a person is unable to appear in person to provide comments. (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

Resolution # PC-2021-06-040

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-2021-06-041

Moved by: Lambert

Support by: Tagle

RESOLVED, To approve the minutes of the May 25, 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.

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

PRELIMINARY SITE PLAN APPROVAL

6. **PRELIMINARY SITE PLAN REVIEW (File Number SP 2021-0005)** – Proposed Warrior Baseball Indoor Hitting Facility, South side of Equity Drive, East of Coolidge (1525 Equity), Section 32, Currently Zoned IB (Integrated Industrial and Business) Zoning District (Controlled by Consent Judgment)

Mr. Carlisle gave a review of the Preliminary Site Plan application for Warrior Baseball Indoor Hitting Facility. He addressed the role of the Planning Commission in consideration of an amendment to a Consent Judgment.

Mr. Carlisle addressed the proposed site improvements, practice facility addition, floor plans, parking, landscaping and lighting. Mr. Carlisle noted the building addition does not require any configuration to site access, circulation or the parking lot. He stated the City Legal Department will review the shared parking agreement with Global Collision and determine if it is sufficient for a shared parking agreement. Mr. Carlisle reported the applicant is required to provide a detailed landscape plan, confirm site lighting including fields and submit a detailed photometric plan. He indicated all bulk requirements have been met.

Mr. Carlisle displayed renderings and addressed building materials and color scheme. Mr. Carlisle noted the application shows an area of “future improvements” that at this time are only in the planning stage and are not under consideration this evening.

Mr. Carlisle expressed support of the significant investment the applicant is making in the site. He recommended any approval be conditioned on the applicant submitting detailed landscape and photometric plans and review of the shared parking agreement by the City Legal Department.

Paul Stachowiak of Integrated Design Solutions was present. He presented a history and background of the ballfield facility. Mr. Stachowiak said the intent of the current owner is to use the facility year-round and offer greater opportunities for baseball training primarily for the youth. Mr. Stachowiak addressed the shared parking agreement with Global Collision and lighting with respect to FAA standards, existing light poles and parking lot lighting. He briefly addressed future improvements to the southwest corner of the development.

There was discussion on:

- Parking.
 - 41 spaces provided
 - Parking requirement; no set number
 - Overflow from tournaments
 - No parking concerns experienced in past ten years
 - Assisted parking; parent volunteers

- Shared parking agreement.
 - Review and memorialized by City Legal Department
 - Determine sufficiency of parking spaces
 - Assure parking spaces compliant with need
- FAA lighting standards, limitations, variance required.
- Compliments on beautiful facility.
- Future vision of facility.

Resolution # PC-2021-06-042

Moved by: Lambert

Support by: Faison

RESOLVED, The Planning Commission recommends that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Warrior Baseball Indoor Hitting Facility, located on the south side of Equity Drive, east of Coolidge (1525 Equity), Section 32, Currently Zoned IB (Integrated Industrial and Business) District and controlled by Consent Judgment, be granted, subject to the following:

1. Review and approval of shared parking agreement by City Attorney as memorialized in the Consent Judgment.
2. Provide a detailed landscape plan.
3. Confirm site lighting and submit detailed lighting (photometric) plan and fixture details.

Discussion on the motion on the floor.

- Concerns of sufficient parking on site.
- Consideration to condition approval on perpetuity of shared parking agreement.
- Future changes to approved shared parking agreement, if any, would come back to City to review and process.

Ms. Dufrane said the shared parking agreement will be memorialized and the Consent Judgment will be in writing at the time it is presented to City Council for consideration.

Vote on the motion on the floor.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Rauch, Tagle

No: Perakis, Rahman

MOTION CARRIED

OTHER ITEMS7. MASTER PLAN UPDATE

Mr. Savidant said the survey went live last week. He noted a quick fix to a glitch with the link and thanked everyone for their patience.

Mr. Carlisle reported 900-plus responses to the survey have been received to date. He addressed the rolling out of notifications to different outlets, at different times, and number of times. Mr. Carlisle said he anticipates a positive response in returns.

Mr. Savidant announced hard copies of the survey and a ballot box are available at the Community Center.

8. 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.

9. PLANNING COMMISSION COMMENT

There were some Planning Commission comments relating to Agenda item #6 with respect to parking.

Mr. Savidant apologized and said information relating to the history of parking at the ballfield should have been provided to the Board.

10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:51 p.m.

Respectfully submitted,



Tom Krent, Chair



Kathy L. Czarnecki, Recording Secretary