

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on June 22, 2021. Chair Krent presented opening remarks relative to the role of the Planning Commission and procedure of tonight's 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
David Michalik, IT Help Desk Manager
Kathy L. Czarnecki, Recording Secretary

2. EXTENSION OF PLANNING COMMISSION BYLAWS

Resolution # PC-2021-06-043

Moved by: Lambert

Support by: Faison

RESOLVED, As allowed by Planning Commission Bylaws and Rules of Procedure Article VII, Sections 5 (A-D), Troy Planning Commission hereby **TEMPORARILY EXTENDS** 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-2021-06-044

Moved by: Perakis

Support by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

4. APPROVAL OF MINUTES

Resolution # PC-2021-06-045

Moved by: Rauch

Support by: Malalahalli

RESOLVED, To approve the minutes of the June 8, 2021 Regular meeting 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.

PRELIMINARY SITE PLAN APPROVAL

6. **PRELIMINARY SITE PLAN REVIEW (File Number SP2020-0006)** – Proposed Shallowbrook Townhomes, East side of Rochester, South of Shallowdale (88-20-14-152-001 and 88-20-14-301-03), Section 14, Currently Zoned RT (One Family Attached Residential) Zoning District (Controlled by Conditional Rezoning Agreement)

Mr. Carlisle gave a review on the Preliminary Site Plan application for Shallowbrook Townhomes. Mr. Carlisle stated the proposed development is permitted by right in the RT zoning district, noting the site was recently conditionally rezoned to the RT zoning district. He addressed the conditions to the Conditional Rezoning Agreement, neighboring land uses and zoning, site layout, site access and bulk standards. Mr. Carlisle reported four conditions to the Conditional Rezoning Agreement have not been met. He cited them as requirements related to 1) building materials, 2) setback along northern property, 3) number of guest parking spaces and 4) number of trees along southern property line. Mr. Carlisle said the applicant has indicated compliance to all four outstanding conditions.

Mr. Carlisle recommended approval of the Preliminary Site Plan application with the conditions as identified in his report dated June 15, 2021.

Present were Arti Mangla of Premium Development Group and Joe Latozas of Designhaus Architecture.

Mr. Latozas stated the four outstanding conditions identified by the Planning Consultant will be accommodated by the applicant, and he detailed the building materials to be used for the project.

There was discussion on:

- Square footage of units.
- Conceptual site layout in relation to site plan application.
- Shielding of headlights on northern and southern boundaries.
- Guest parking; location of spaces.
- Open Space easement; access, landscaping, potential for play structures.
- Traffic flow; management of emergency vehicles.
- Additional landscaping along southern boundary.
- Demographic target, price range of units.
- Ownership of units; establishment of homeowners' association.

Chair Krent opened the floor for public comment.

Jim McCauley, 4435 Harold, Troy, was present. He addressed his role as community development liaison for the Shallowbrook homeowners' association. Mr. McCauley said all concerns were addressed by the applicant and development team to the satisfaction of adjacent residential neighbors. He spoke positively of the working relationship with the applicant and development team.

The floor was closed for public comment.

Ms. Dufrane addressed the Open Space Easement Agreement noting that typically play structures are not permitted in open space. She requested the Board to give her direction to allow play structures should that be their desire. Ms. Dufrane said the Open Space Easement Agreement would be a recorded document.

There were comments across the Board commending the communication between the developer and neighboring residents.

Resolution # PC-2021-06-046

Moved by: Lambert
 Support by: Rahman

RESOLVED, The Planning Commission recommends that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Shallowbrook Townhomes, 32 units in 8 buildings, located on the east side of Rochester, South of Shallowdale, Section 14, Currently Zoned RT (One Family Attached Residential) District and controlled by Conditional Rezoning Agreement, be granted, subject to the following:

1. Provide open space easement agreement to the City Attorney for review and approval prior to Final Site Plan Approval.
2. Provide required building materials as per Conditional Rezoning Agreement.
3. Provide two (2) additional guest parking spaces as per Conditional Rezoning Agreement.
4. Provide four (4) additional trees along the southern property line as per Conditional Rezoning Agreement along with additional landscape screening to prevent headlights from affecting adjoining property to the south.
5. Increase setback along the northern property line to 35 feet as per Conditional Rezoning Agreement.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

7. **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.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to the status of the Master Plan update and Conditional Rezoning applications relative to conditions associated with site plan approval.

9. ADJOURN

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

Respectfully submitted,



Tom Krent, Chair



Kathy L. Czarnecki, Recording Secretary

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