

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 13, 2021, in the Council Chamber of the Troy City Hall. 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
- David Michalik, IT Help Desk Manager
- Kathy L. Czarnecki, Recording Secretary

2. EXTENSION OF PLANNING COMMISSION BYLAWS

Resolution # PC-2021-07-047

Moved by: Hutson
 Support by: Lambert

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, or (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, or (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-2021-07-048

Moved by: Faison

Support by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

4. APPROVAL OF MINUTES

Resolution # PC-2021-07-049

Moved by: Lambert

Support by: Rauch

RESOLVED, To approve the minutes of the June 22, 2021, Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

5. PUBLIC COMMENT – For Items Not on the Agenda

Ollie Apahidean, 2223 Tucker, Troy, addressed approval by the Troy School District to construct a communications tower on Troy School property at Boulan Park Middle School. He expressed concerns that there was no public engagement or notification on the matter by the Troy School District to neighboring properties, students, and teachers. Mr. Apahidean said communication towers are controversial due to a potential health hazard. He questioned if construction of a communications tower on school property should be exempt from City approval.

Mr. Savidant disclosed a dialogue he had via email with Assistant City Attorney Motzny on this matter. He understood from this dialogue that school facilities on school property are exempt from City approval but private facilities on school property are not exempt.

Mr. Savidant asked the City Attorney's Office to look into the matter and advise the Board.

PRELIMINARY SITE PLAN APPROVAL

6. **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

Mr. Carlisle gave a review of the Preliminary Site Plan application for the second phase of Willowbrook Site Condominium. He said access to the development would be from a public road extension off Macaw and Sandpiper Drives. Mr. Carlisle addressed an undersized outlot retained from Phase 1 to create Lot 5 of Phase 2, and the applicant proposal to maintain a 46' x 409' outlot of Phase 2 for future development. Mr. Carlisle addressed the landscape plan, sidewalks, striping of the pedestrian crossing, and elevations.

Mr. Carlisle said the application meets all requirements of the Zoning Ordinance. He recommended approval of the Preliminary Site Plan application with conditions as identified in his report dated May 17, 2021.

The applicant Joe Maniaci explained why the application was pulled from the Planning Commission's May agenda.

There was discussion on:

- Elevations; construction start and elevation style determined at time of sale.
- Accommodation of outlot; acquisition of additional property.
- Outlot to stay in natural state, maintained and kept in inventory for future development.
- Master Deed limitation (five years) on development of outlot; if home not constructed, reverts to homeowner's association as a park.

Resolution # PC-2021-07-050

Moved by: Faison
Support by: Rahman

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Willowbrook No. 2 Site Condominium, 7 units/lots, East side of John R, South of Wattles (PIN 88-20-24-100-013 and 88-20-24-100-014), Section 24, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Provide crosswalk striping.
2. Add language to the Master Deed stating that the Developer will maintain the outlot, until such time that the outlot is turned over to the Association or the Developers rights cease to exist.

Yes: All present (9)

MOTION CARRIED

CITY OF TROY MASTER PLAN

7. MASTER PLAN UPDATE – Master Plan Survey Results

Mr. Savidant addressed how the survey was distributed and methods used to encourage participation. He reported a positive 1,653 responses.

Mr. Carlisle presented a breakdown of the survey responses with respect to top and lowest priorities, development of nodes, nodes of most interest, open space, type of housing, desired development, assets and threats to neighborhoods and basic information relating to location, residency, race, ownership, income, age and length of residency. Mr. Carlisle followed up with a PowerPoint presentation that went into more details of the survey results and six neighborhood nodes identified in his Neighborhood Node Report dated July 1, 2021.

Discussion followed. Kudos were expressed to all those who participated in the administration of the survey.

8. APPLICATION TO DE-LIST 6071 LIVERNOIS – Preliminary Report

Mr. Savidant presented the application request to de-list the property located at 6071 Livernois from Chapter 13 Historic Preservation. He said this property is also known as Ye Olde Flower Barn. Mr. Savidant addressed the lengthy process to consider an application to de-list an historic property. He referenced the recommendation of the Historic District Study Committee and its Preliminary Report and review comments from the State Historic Preservation Review Board and Michigan Historical Commission. Mr. Savidant reported that there are no files on record at the City or State level and that it is unclear why the property was designated as “historic” under the provisions of Chapter 13 Historic Preservation. He reported that the Barn Preservation Network states there is probably little historic value.

Mr. Savidant said the Planning Department supports the recommendation to de-list the property. He said the Planning Commission could pass a resolution in support of the de-listing, but no action is required by the Planning Commission.

Jeff Jeziarski, owner of the property, addressed the family history of the buildings, the flower business of over 40 years, the financial burdens on the family and various renovations to the buildings that he shared changed the configuration of the original structure. He asked the Board's support to de-list the property.

Lee Johnson, real estate representative, family friend and former employee of the Ye Olde Flower Barn, addressed renovation restrictions placed by Chapter 13 on historic homes; simply changing paint color requires approval by the Historic Commission. He addressed how originally homes were listed on the historic list. Mr. Johnson asked for the Planning Commission support in de-listing the property.

There was discussion on:

- Benefits, if any, of homes listed as historic.
- Comments of Barn Preservation Network.
- Procedure to de-list historic property from Chapter 13.
- Trend of de-listing historic designation(s) on adjacent property.
- Troy Historic Village has no interest in retaining any portion(s) of historic barn.

Resolution # PC-2021-07-051

Moved by: Lambert
 Support by: Hutson

RESOLVED, To recommend the de-listing of the property that used to be known as the Ye Olde Flower Barn.

Yes: All present (9)

MOTION CARRIED

9. **PUBLIC COMMENTS** – For Items on the Agenda

It was acknowledged there was no one present in the audience or virtually who wished to speak and that no email messages or voicemail messages were received.

10. **PLANNING COMMISSION COMMENT**

Mr. Savidant reported the following items were approved by City Council at their July 12, 2021, meeting:

- Lindsey Center Rezoning, 2690 Crooks, from Office to Big Beaver Zoning District
- Street Vacation Request, Public Walkway Abutting 3512 Euclid and 3506 Euclid

Mr. Savidant addressed an email communication from Jordan Jonna asking that the Planning Commission consider amending Table 5.04.C-1 in the BB Big Beaver section of the Zoning Ordinance. The proposed amendment relates to the repurposing of vacant office buildings to apartments and condominiums. Mr. Savidant said the administration would gather more information and present it as a discussion item at a future Planning Commission meeting.

Mr. Rauch asked that his request proposing an amendment to Section 5.06 E.1.A of the Zoning Ordinance relating to primary building entrances in Neighborhood Nodes be included on the following Planning Commission agenda.

Mr. Rahman asked how to get the ball rolling on getting bike lanes on Troy streets.

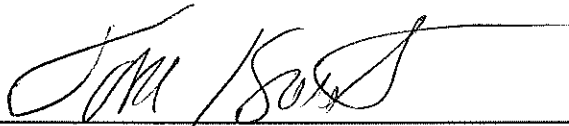
Mr. Savidant responded it would involve various City departments and City Council approval. He encouraged Mr. Rahman to reach out to City Council. Mr. Savidant said he would gather whatever information he could and bring it back to the Planning Commission for discussion.

Mr. Lambert apologized that he would miss the July 24 Joint City Council and Planning Commission meeting. He asked Mr. Savidant to forward the Master Plan survey results relating to green space to Mr. Bovensiep, liaison person on the Green Space Advisory Committee.

11. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:03 p.m.

Respectfully submitted,



Tom Krent, Chair



Kathy L. Czarniecki, Recording Secretary