

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 10, 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
- Julie Quinlan Dufrane, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2021-08-055

Moved by: Tagle
Support by: Faison

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2021-08-056

Moved by: Hutson
Support by: Lambert

RESOLVED, To approve the minutes of the July 27, 2021, Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN APPROVAL

5. PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0003) – 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 presented a review of the Preliminary Site Plan application for The Alcove Site Improvements, a proposed conversion of an extended-stay hotel to multi-family apartments. He addressed site improvements with respect to landscaping, architecture, and off-street parking. Mr. Savidant reported the Zoning Board of Appeals granted the applicant the required variances relating to units per acre and square footage of units. He specifically addressed the landscape plan and asked the applicant to provide clarification on trees and screening. Mr. Savidant said the vinyl building materials initially proposed have been replaced with fiber cement board and batten siding, noting the clubhouse would also include stone. Renderings were displayed showing the existing buildings and the proposed buildings as improved.

Mr. Savidant recommended approval of the Preliminary Site Plan application with the condition that the applicant clarify screening along the southern property line and modify, if necessary, based on Planning Commission input.

Present were Bryan Pritchard of TriCap Residential Group and Luke Bonner of Bonner Advisory Group.

There was discussion on:

- Landscaping; clarification of tree tables, screening.
- Screening of southern property; wall and landscaping.
- Interior improvements.
- Existing hotel industry.
- Apartment management team.
- Improvements to existing wood fence; paint and repair.
- Connection of internal sidewalk to Livernois; Zoning Ordinance requirement.
- Targeted market for tenancy; price point for leasing.
- Neighborhood concerns for safety; expressed support of proposed project.

Resolution # PC-2021-08-057

Moved by: Rauch
 Support by: Lambert

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed The Alcove Site Improvements, located on

the east side of Livernois, south of Big Beaver (2600 Livernois), Section 27, Currently Zoned MF (Multiple-Family Residential) District, be granted, subject to the following:

1. Clarify the proposed screening along southern property line and modify to include screening acceptable to Planning staff, in form A or B, in order to appropriately screen residences at the southern boundary on the eastern edge.
2. Install a sidewalk connecting the internal sidewalk to the sidewalk on Livernois.

Yes: All present (9)

MOTION CARRIED

Mr. Savidant commended the applicant on their response and follow-through on staff recommendations.

OTHER ITEMS

6. PUBLIC COMMENTS – For Items on the Agenda

There was no one present who wished to speak.

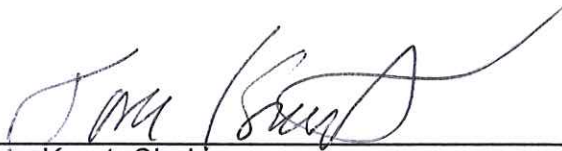
7. PLANNING COMMISSION COMMENT

Ms. Perakis addressed the training session at the City Council and Planning Commission Joint meeting and shared her ideas and thoughts with respect to the missing middle housing.

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:25 p.m.

Respectfully submitted,



Tom Krent, Chair



Kathy L. Czarniecki, Recording Secretary