

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 12, 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
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Mr. Savidant asked to amend the agenda to add *Master Plan Update, Neighborhood Node Walking Tours* as agenda item #6, revising numbering of the following agenda items.

**Resolution # PC-2021-10-071**

Moved by: Perakis  
 Support by: Rauch

**RESOLVED**, To approve the Agenda as amended.

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2021-10-072**

Moved by: Rahman  
 Support by: Lambert

**RESOLVED**, To approve the minutes of the September 28, 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 REVIEW**

#### 5. PRELIMINARY SITE PLAN REVIEW (SU JPLN 2021-0013) – Proposed Center Court at Butterfield 52-unit Townhome Development, North side of Butterfield, South of Big Beaver, West of Crooks (Parcels 88-20-29-226-021, -022, -023), Section 29, Currently Zoned MF (Multiple-Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Center Court at Butterfield, a permitted use in the Multiple Family Residential district. He addressed the site arrangement, proposed use, surrounding zoning districts, site access and circulation. Mr. Carlisle said the application meets the Zoning Ordinance requirements of the Multiple Family district. He reported the applicant shows it meets the open space requirement in the form of sidewalks and an internal playground area. Mr. Carlisle suggested consideration to add site amenities such as landscaping, lighting and seating areas to the recreation space.

Mr. Carlisle said the guest parking spaces should be revised to eliminate the difficulty in reversing out of some of the spaces. He addressed the elevations, floor plans and building materials. Mr. Carlisle asked the Planning Commission to consider discussion on the side elevations because they lack fenestration and architectural detail and to substantiate the architecture, material choice and color palette as relates to the Regents Club of Troy.

Mr. Carlisle recommended approval of the Preliminary Site Plan application with the conditions as identified in report dated October 7, 2021.

Discussion among administration:

- Recreation space requirement.
  - Calculation 450 square feet per dwelling unit.
- Internal sidewalks.
  - Questioned if considered a form of recreation space.
  - Consideration of deciduous/columnar trees in lieu of coniferous.
- Floodplain, wetlands designations.
  - GIS indicates no wetlands on site.
  - FEMA application might be required.
  - Determination during engineering review at final site plan approval.
- Building setback requirements.

Present were Erion Nikolla of Eureka Building Company, 5960 Livernois, Troy; Jonathan Sherman, 31700 Middlebelt Road, Farmington Hills, Regency Club of Troy owner and neighbor to the east and south; Project Architect Artur Kokaj of Arko Design Associates, 2298 Yasmin, Commerce Township; and Project Engineer Greg Bono of Professional Engineers Associates, 2430 Rochester Court, Suite 100, Troy.

Mr. Nikolla addressed the uniqueness in design and diversified nature of the building, the walkability of the site, landscaping and ornamental fence. He identified the locations of the common seating areas inclusive of benches, tables and barbeques at the north, east and west sides of the development and the playground located in the center of the development. Mr. Nikolla said their vision of the open space is to provide a safe play area for children and a social gathering area for adults and families. He portrayed the demographics as professional singles and young couples with children and stated market research finds that 3 bedroom units are preferential to 2 bedroom units. Mr. Nikolla said they are proposing one-half the density that is permitted. He said the selling point of a home in the luxury, contemporary development would be \$400,000 to \$500,000.

Mr. Nikolla said environmental due diligence was performed. He stated no wetlands are identified, and they will work with FEMA if required.

Mr. Sherman said he worked closely with the development team and believes the development would be a benefit to the community, his property and the neighborhood. Mr. Sherman said they are open for suggestions.

Mr. Bono shared the engineering thought process with a 3-point turn backing out of a guest parking space. He said the applicant wants to provide as many guest parking spaces as possible because it is an important element to a development. Mr. Bono said the applicant is willing to eliminate one space in each corner to provide additional green space, should the Planning Commission desire.

There was discussion on:

- Open space.
  - Calculations; interpretation of Zoning Ordinance.
  - Lack of open space amenities.
  - Definition (material, shape, use).
  - Lifestyle changes; passive vs active.
  - Site layout, dimensions of seating areas and playground.
  - Additional lighting for safety.
  - Sidewalks; questioned if considered open space amenities.
  - Comparison with Regents Club of Troy amenities as relates to property size.
  - Amenities offered not equivalent to price point of homes.
- Options to accommodate additional open space.
  - Seek variance of relief for required setbacks.
  - Add height to buildings.
  - Eliminate building(s).
  - Eliminate some guest parking spaces.

- Elevations.
  - Urban, contemporary design aesthetically pleasing.
  - Side elevations; interior natural lighting, windows, architectural detail.
  - Building height and materials complementary to Regents Club of Troy.
  - Suggestions/comments by members:
    - Contemporary design/products proposed universally used in last five years
    - Reinforced natural lighting in interior
    - Encouraged windows on side elevations
    - Make front entrance more inviting/exciting
    - Modernize fence to fit urban design

Ms. Perakis said she is not satisfied with the amount of open space offered by the applicant and shared a list of amenities that is provided by the Regents Club of Troy. She referenced Zoning Ordinance text in Sections 4.08 A and D.5. as relates to a requirement of *significant* open space and types of recreational facilities.

Mr. Rauch said he is not satisfied with the amount of open space offered by the applicant, and he disagrees with the Planning Consultant findings that the application complies with the open space requirement.

Mr. Savidant said the Planning Consultant report indicates the application meets the standard of 450 square feet per dwelling unit based on the way the applicant calculated the open space, but the report also mentions that the application is bereft of some recreational features. He said the administration is seeking feedback if the Planning Commission agrees with the applicant's calculations of open space and the amenities proposed. Mr. Savidant said the Zoning Ordinance does not specify how to calculate the open space requirements.

Mr. Savidant said the applicant could seek a variance in relief of the required building setbacks but the applicant would not meet the practical difficulty standards required for such a relief because the project can be constructed without a variance.

Mr. Nikolla said the urban contemporary design offers premium products. He feels windows on the side elevations would take away from the simplicity of the urban design, but they are open to the Planning Commission suggestions. He said the building height limitation to three stories is complementary to the Regents Club of Troy.

Mr. Sherman said the quality building materials and urban, contemporary design would complement the Regents Club of Troy and add to the aesthetics and urban feel in the neighborhood.

**Resolution # PC-2021-10-073**

Moved by: Lambert

Support by: Hutson

**RESOLVED**, To postpone action on this item so that the petitioner can resolve issues raised by both the Planning Consultant and the members of the Commission.

Yes: All present (9)

**MOTION CARRIED**

**OTHER ITEMS**

6. **MASTER PLAN UPDATE – NEIGHBORHOOD NODE WALKING TOURS**

Mr. Savidant announced dates and times for the six Neighborhood Node walking tours.

Thursday, November 4

Long Lake and Livernois 4 pm

Square Lake and Livernois 6 pm

Saturday, November 6

John R and South 10 am

Crooks and Wattles 2 pm

Wednesday, November 10

Long Lake and Rochester 4 pm

Wattles and John R 6 pm

Mr. Carlisle gave a slide presentation on the facilitation of the walking tours, highlighting the following:

- Agenda packets
- Objectives
- Process
- Next Steps

Questions and answers followed, some relating to protocol, facilitators, participation, discussion format and agenda distribution.

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

There was no one present who wished to speak.

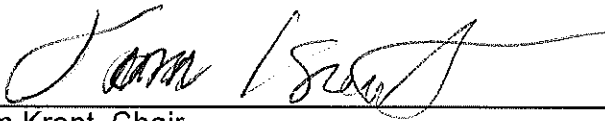
8. PLANNING COMMISSION COMMENT

None.

9. ADJOURN

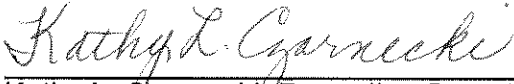
The Regular meeting of the Planning Commission adjourned at 8:42 p.m.

Respectfully submitted,



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Tom Krent, Chair



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Kathy L. Czarnecki, Recording Secretary

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