

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on December 14, 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

Absent:

- 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

Resolution # PC-2021-12-074

- Moved by: Faison
- Support by: Lambert

RESOLVED, To approve the Agenda as prepared.

- Yes: All present (8)
- Absent: Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES – October 26, 2021

Mr. Rauch said he has an issue with the draft minutes and that they are incomplete because they do not contain concerns and objections made by him and others to the recommendation by the administration of a 3-story townhome development. He specifically noted on page 8 of the minutes, at the 2 hour and 44-minute portion of the meeting and an approximate 10-minute discussion, the draft minutes do not incorporate his comments and specific citations to the Master Plan and Zoning Ordinance that support his objections.

Resolution # PC-2021-12-075

Moved by: Lambert

Support by: Rahman

RESOLVED, To postpone action on the October 26, 2021 draft minutes until the next meeting so that Mr. Rauch can provide a bullet point summary of the items he would like included in the minutes.

Yes: All present (8)

Absent: Tagle

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. **PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0020)** – Proposed Adler Cove (One Family Residential Cluster), South side of Long Lake, East of John R (Parcels 88-20-13-100-012, 88-20-13-100-014 and 88-20-13-100-025), Currently Zoned R-1C (One Family Residential) Zoning District

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed Adler Cove cluster development option. He reported the applicant is seeking five additional units above the parallel plan density and proposes to provide 38% of the total site as open space. Mr. Carlisle addressed the wetlands, floodplain and tree preservation. He reported the applicant received confirmation from FEMA that the application is reflective of the current conditions of the floodplain and there would be no development within the floodplain. Mr. Carlisle addressed access to the site, lot sizes, housing types, Open Space requirements and Cluster standards.

Mr. Carlisle addressed the applicant’s request for relief of the required perimeter setbacks for the proposed decks on units 14 through 18. He gave an explanation clarifying that due to the additional buffer required in a cluster option, the decks are further away from the northern property line with a cluster layout than a conventional layout and displayed graphics for a visual view. As well, Mr. Carlisle displayed graphics showing the layout of the development with a conventional application versus a cluster development option.

Mr. Carlisle said the Planning Commission shall determine if requirements are met to qualify for a cluster development option, if the required standards have been met and if the additional number of units is commensurate with open space being preserved. He cited considerations for Planning Commission this evening are the applicant’s request to seek relief on the encroachment of the decks and to indicate building materials. Mr. Carlisle said the Planning Commission could postpone the item to make further

refinements to the application or forward with a recommendation to City Council for their consideration.

There was discussion on:

- Applicant's request for relief of setback requirements for decks.
 - Action by Zoning Board of Appeals (ZBA) not required.
 - Cluster provision allows Planning Commission to make recommendation to City Council on request for relief.
 - Differences in setback requirements; conventional development versus cluster option.
 - If encroachment permitted, approval could be conditioned that applicant use permeable paving surface for less impact on absorption of rainwater.
 - Previously approved cluster development (Park View on Beach) as relates to individual homeowners going before ZBA to seek relief of setback requirements to construct decks.
- Collar of open space on periphery of property; as relates to width, vegetation, screening of adjacent properties.
- Planning Consultant recited section of Zoning Ordinance that allows consideration of setback requirements within open space.
- Open space accessibility to homes.
- In theory, applicant can build within floodplain and wetlands, with fill and grade and permission by FEMA.

Ms. Dufrane assured Board members that approval of relief of setback requirements for the proposed decks on units 14 through 18 can be accomplished legally through the cluster application; the request does not have to go through ZBA.

Present were Planner Jim Eppink of J. Eppink Partners Inc., property owner Joseph Maniaci of Mondrian Properties and Civil Engineer John Thompson of Professional Engineering Associates.

Mr. Eppink reviewed the property location and project description. He addressed the wetlands, floodplain, existing Gibson drain and updated maps from FEMA. He noted the western edge of the parcels favor the open space. Mr. Eppink addressed differences of the development if the parcels were planned conventionally or with a cluster option. He indicated that 16 units could be constructed under the conventional plan, not 15 as noted in the Planning Consultant report.

Mr. Eppink addressed the applicant's history in preserving open space by utilizing the cluster option for developments in Troy. He addressed housing types, the request of relief of setback requirements for the proposed decks and the values of a cluster development.

There was discussion on:

- Site amenities; existing trails, no plans to add or enhance trails.
- Home variety; no prescribed number of styles, any style can be built on any lot, 2nd floor loft and 1st floor master bedroom options available for ranches.
- Detention basin; naturally landscaped, properly engineered.
- Price range of homes.
- Consideration to designate in Zoning Ordinance requirements on housing types, specify percentage of each style.
- Intent of cluster option.
- Adjacent home east of development; cluster option provides screening with existing vegetation and undergrowth that conventional plan does not.
- Sustainable elements of housing.
- Building materials; brick, hardie board siding, more information from applicant prior to City Council consideration.
- Open space under homeowners' ownership; passive/recreational, use by middle school for exploration, safety, maintenance.
- Tree preservation as relates to conventional or cluster development.
- Walkability of site; sidewalks within development and along Long Lake, existing trails and pocket parks.

Mr. Maniaci said there is no specific price range of homes at this time. He said prices would be driven by the market at the time construction commences and he would build all ranch style homes should that be what home buyers desire.

Mr. Maniaci said the application before the Board this evening proposes to construct decks and seek relief of any setback requirements to alleviate any potential issues in the future. He explained when the Parkview on Beach cluster development application came before the Board, he did not have the foresight to include the construction of decks on each unit. Mr. Maniaci said years passed and homeowners wanted to construct decks on their homes. He said the homeowners were required to seek relief of the setback requirements from the ZBA, ZBA denied their requests and a lawsuit followed.

PUBLIC HEARING OPENED

- David and Lynn Irwin, 2180 E. Long Lake, Troy; voiced concerns with the proximity of the development to their home, pedestrian traffic, water runoff, liability of retention pond and loss of privacy.
- Renee Sarcina, 4735 Stoddard Drive, Troy; stated opposition, read a letter she sent to the Planning Commission and City Council dated December 12; comments related to green space and wildlife preservation, residents desire for no more residential development, potential flooding and water runoff. Ms. Sarcina specifically addressed transparency by the City and its posted sign "Open Space Preservation Development" on the subject site. She said the sign led her to believe development on the site was a continuation of trails and paths and she followed through with a

phone call to the phone number posted on the sign. Ms. Sarcina suggested public hearings not be time-limited and offer residents a question-and-answer format.

- Pietro Sarcina, 4735 Stoddard Drive, Troy; said residents do not want more residential development, suggested City revise the Master Plan to reflect what residents want, voiced concerns with additional traffic, asked if there would be deceleration and acceleration lanes. He said existing trees on the subject site are in good condition.
- Mykola Murskyj, 5115 Saffron, Troy; shared childhood memories of playing in open space that now is residential developments, applauded cluster option development, addressed presentation of application as relates to only two options to develop property, responsibility of public servants to applicants and residents.

PUBLIC HEARING CLOSED

Mr. Savidant informed the audience that stormwater management is reviewed by the Engineering department during the final site plan approval process and there are Zoning Ordinance regulations in place to assure there is no negative impact of water runoff on neighboring properties.

Mr. Savidant responded to comments about the posted signs on proposed developments and the contact number provided for further information. He said the phone number is the general Planning Department number and all voicemail messages are automatically converted to email messages to staff should a department staff member not be available to answer the call. Mr. Savidant assured that 100% of phone calls are returned to callers who leave messages.

Mr. Savidant reviewed what State law requires for public hearing notices and additional steps the City takes to inform residents of proposed developments. He said the language on the signs posted for proposed cluster developments has been crafted over the years to incorporate language suggested by a former member of City Council. Mr. Savidant said the City administration strives for transparency, responds to phone calls and email messages and provides any information it has on file upon request. He said he directs residents to the appropriate department for answers should he not know an answer. Mr. Savidant suggested implementing a QR code on posted signs might be advantageous to those with a smartphone.

Mr. Savidant replied to some comments made during the public hearing. He advised the family with the pond that there would be no liability on their part because of trespassing laws. He reported the City engineering department upon its initial review of the application made no recommendation for deceleration/acceleration lanes. He noted the applicant would be required to install deceleration/acceleration lanes should Engineering deem warranted during its final site plan review.

Mr. Lambert admitted he was the one who suggested language on the signs posted for cluster developments and acknowledged the language should be clarified so that it is understood cluster development is a residential project. Mr. Lambert addressed Planning Commission's limitations to meet requirements of the Zoning Ordinance in its consideration of a traditional site plan or cluster option development.

Mr. Carlisle said it would be beneficial if Planning Commission addressed the building materials in its recommendation to City Council.

Comments from across the Board were shared with the audience on transparency and engagement and participation on the part of the residents.

Resolution # PC-2021-12-076

Moved by: Hutson

Support by: Rauch

RESOLVED, The Planning Commission hereby recommends to the City Council that the proposed Adler Cove Site Condominium (One Family Residential Cluster), 20 units/lots, South side of Long Lake, East of John R (Parcels 88-20-13-100-012, 88-20-13-100-014 and 88-20-13-100-025), Section 13, approximately 10 acres in size, Currently Zoned R-1C (One Family Residential) District, be approved for the following reasons:

1. The cluster development better protects the sites natural resources than if the site were not developed as a cluster.
2. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
3. The cluster development is compatible with adjacent properties.
4. The site can be adequately served with municipal water and sewer.
5. The cluster development preserves 38% open space, to remain open space in perpetuity.

Discussion on the motion on the floor.

Ms. Dufrane asked that the recommendation address the applicant's request for relief of setback requirements on the decks.

There was discussion on:

- Whether the motion specifically should reflect the relief of setback requirements or if the request of relief is inclusive of the site plan application.
- Whether the motion should specifically identify the number of homes affected by the setback requirements or should there be a blanket relief for all units.

Moved by: Hutson
 Support by: Rauch

To **AMEND** my Resolution specifically approving the intrusion of the projected four decks on lots as approved.

Vote on the motion on the floor as amended.

Yes: All present (8)
 Absent: Tagle

MOTION CARRIED

OTHER ITEMS

6. CITY OF TROY MASTER PLAN – Summary of Neighborhood Node Walks and Talks

Mr. Carlisle reviewed the memorandum he prepared incorporating his notes on the six walking tours of selected neighborhood nodes. He initiated discussion among the members to share their major takeaways and/or observations from the walking tours, what if any notes were missing from his memorandum and what observations and/or suggestions members think should be incorporated into the Master Plan update.

General comments shared, some relating to:

- Elimination of some nodes.
- Proximity of nodes to roads; noise, buffer, safety, future widening.
- Interior paths; surface material.
- Difference of *feel*, viewpoint from inside development and standing outside.
- All nodes will be reviewed; not just those toured.
- Knowledge gained by “walking the walk”.
- Limit building height to two stories.
- Consideration of form of townhome development as planned unit and/or mixed-use.
- *Gateways to Troy*; refine, improve, incentivize developers.
- Engagement tools; forums, developers, university students.
- Census data, incorporate new data; determine age group, gain or loss.

Next steps:

- Extend invitation to City Council to tour several Neighborhood Nodes.
- Joint meeting with City Council and Planning Commission.
- Create a steering committee.
- Census update (January or February).
- Schedule Special meetings, if necessary.

7. MISCELLANEOUS BUSINESS – Meeting Schedule for 2022

There was discussion to eliminate the November 8 date on the schedule because it is Election Day.

Resolution # PC-2021-12-077

Moved by: Lambert

Support by: Perakis

RESOLVED, To approve the proposed 2022 Planning Commission Regular meeting dates with one amendment, to delete November 8 from the schedule.

Yes: All present (8)

Absent: Tagle

MOTION CARRIED

8. PUBLIC COMMENTS – For Items on the Agenda

Mykola Murskyj, 5115 Saffron, Troy; applauded administration for Neighborhood Nodes *Walks and Talks*, extended apology to Chair for earlier comments during Public Hearing.

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to:

Mr. Rauch addressed language for development signs, responsibility of residents to view City notifications of proposed developments and getting agenda packets in advance of the Friday before a meeting to provide both members and residents an opportunity to visit sites and seek information.

Ms. Malalahalli shared there were comments on “Nextdoor” relating to tonight’s agenda item. She indicated information on City happenings is getting out there to the public.

Ms. Perakis said she would be very interested in participating on a steering committee.

Mr. Rahman thanked City Manager Miller for the book recommendation *Thirteen Ways to Kill Your Community*. He said it was an excellent read.

Mr. Lambert thanked the Mayor and City Council for the reappointments of himself and members Tagle and Hutson to the Planning Commission.

Ms. Dufrane reminded Board members that as of December 31, 2021 members can no longer attend Board meetings remotely unless they are on active military duty. She also gave an update on legal matters.

Across the board, members thanked the administration for conducting Neighborhood Node Walks and Talks and wished all a happy holiday season.

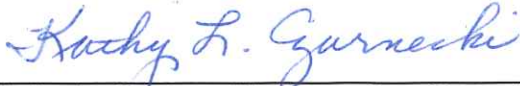
10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:54 p.m.

Respectfully submitted,



Tom Krent, Chair



Kathy L. Czarnecki, Recording Secretary