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PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

David Lambert, Chairman, Marianna Perakis, Vice Chairman
Carlton Faison, Michael W. Hutson, Tom Krent,
Lakshmi Malalahalli, Sadek Rahman and John J. Tagle

February 8, 2022

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – January 25, 2022
4. PUBLIC COMMENT – For Items Not on the Agenda

PLANNED UNIT DEVELOPMENT

5. PLANNED UNIT DEVELOPMENT (File Number PUD2020-0018) – Proposed Concept Development Plan for Long Lake and Crooks Masterplan Development, Southwest corner of Long Lake and Crooks, Section 8, Currently Zoned O Office.

OTHER ITEMS

6. PUBLIC COMMENTS – For Items on the Agenda
7. PLANNING COMMISSION COMMENT
8. ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on January 25, 2022, in the Council Chamber of the Troy City Hall. Chair Lambert and Vice Chair Perakis 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
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-2022-01-005

Moved by: Faison
Support by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)

MOTION CARRIED

3. APPROVAL OF MINUTES – January 11, 2022

There was discussion specifically on Conditions #2, #5 and #6 on Resolution #2022-01-003 granting approval for the Biggby Coffee Drive-Through Window Addition.

Mr. Tagle had recused himself from the agenda item at the January 11, 2022 meeting. Ms. Dufrane declared that Mr. Tagle could remain in the meeting but not participate in discussion or vote on approval of the draft minutes.

The discussion was on:

- Intent and actual verbiage of Conditions #2 and #6, with respect to parking bumper(s) and speed bump(s).
- Clarification on Condition #5 that it relates to two (2) signs.

Resolution # PC-2022-01-006

Moved by: Krent

Support by: Perakis

RESOLVED, To approve the minutes of the January 11, 2022 Regular meeting with corrections to the conditions to Resolution # PC-2022-01-003, to read as follows:

1. Condition # 2 – That the Traffic Consultant and planning staff will look at potentially a third speed bump in the traffic flow to the drive-up window.
2. Condition #6 – That speed limit signs will be provided in conformance with the manufacturer's recommendation of the speed bumps.
3. Condition #5 – That the plan will provide ultimately for signage at the store in the form of a monument sign at the west end and in the form of a street-type sign at the east end of the property that clearly demonstrates direction to the drive-through.

Yes: Hutson, Faison, Krent, Lambert, Malalahalli, Perakis, Rahman

Recused: Tagle

MOTION CARRIED**4. PUBLIC COMMENT – For Items Not on the Agenda**

Jerry Rauch, 4187 Penrose, Troy; addressed distribution of meeting notices and agenda packets. He said distribution on a Friday before a meeting does not allow sufficient time for Planning Commission to review and prepare for meetings, nor enough notice for residents to be aware of proposed developments. He suggested consideration of an alternative timeline for agenda distribution and asked that the matter be placed on a future agenda for discussion.

PRELIMINARY SITE PLAN REVIEWS**5. PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-016) – Proposed The Westington II, South of Wattles, East of Crooks (870 Barilane Drive; PIN 88-20-21-101-009), Section 21, Currently Zoned NN (Neighborhood Node “I”) District**

Mr. Carlisle asked the Board's consideration to present his review on Agenda item #5 and Agenda item #6 at the same time, noting the relationship between the two projects.

The Board had no objections. Ms. Dufrane stated that each agenda item must have a separate vote.

Review and discussion followed on both the proposed The Westington II application and the proposed Hills West application. (*Refer to page 7 for Agenda item #6 caption.*)

Mr. Carlisle reviewed the Preliminary Site Plan applications for The Westington II and Hills West. He addressed access, natural features, open space, building height, parking, landscaping, traffic study, elevations, Design Standards (Section 5.06E) and Site Plan Review Design Standards (Section 8.06).

Review comments on The Westington II:

- Access via the 7-Eleven store cross access easement.
- Tree mitigation: 486 trees.
- Consideration by applicant to shift building or reduce project size to preserve a clumping of protected trees.
- 2.5 story building height in compliance; verified by Building Official.
- Combination of Phase I and Phase II to meet open space and parking requirements.
- Consideration of additional guest parking.
- Conclusion of Traffic Impact Study; no mitigation measures recommended; confirmed by OHM.

Review comments on Hills West:

- Tree mitigation: 115 trees.
- Consideration by applicant to reconfigure site to preserve additional trees.
- 2.5 story building height in compliance; verified by Building Official.
- Confirmation of open space and landscape calculations.
- Deficient one (1) bicycle parking.
- Conclusion of Traffic Impact Study; no mitigation measures recommended; confirmed by OHM.

Mr. Carlisle asked the Planning Commission in its deliberation of the applications to discuss the following items with the applicant:

- Shift the building or reduce the size to preserve additional trees.
- Tree mitigation requirements.
- Open space/landscaping calculations.
- The need for additional guest parking.
- Compliance with Design Standards.
- Compliance with Site Plan Review Standards.

A brief discussion among Board members and the administration followed, some comments relating to:

- Approval of The Westington Phase I at the December 8, 2020 meeting; access via Barilane EVA (emergency vehicle access). Cross access easement at 7-Eleven store not discussed.
- Purpose; use of EVA's.
- Accuracy of tree survey conducted by applicant.
- Mitigation of trees; allowances to remove trees based on quality; landmark trees.
- Neighborhood Node zoning designations; intensity of Site Type A and Site Type B.

Mr. Savidant exited the meeting at 7:48 p.m. Upon his return at 7:58 p.m., he shared email dialogue among the Fire Department and Engineering Department conducted during Final Site Plan review for The Westington Phase I, in which the departments determined the more sensible access for the project would be to use the 7-Eleven store cross access easement. Mr. Savidant explained cross access easements are established at the time of site plan approval to provide access for future developments.

The City's Traffic Consultant, Stephen Dearing of OHM Advisors, said he was directed by the City to review the traffic impact study prepared by Fleis & Vandenbrink for the proposed residential projects. He agrees with the results that there is negligible impact on the developments and no mitigation measures are recommended.

Mr. Dearing advised the Board of the various criteria considered in a traffic study to reach a conclusion. He addressed level of service, average control delay, average of counts during peak hours, effect of numbers due to pandemic and future traffic conditions. Mr. Dearing indicated the D level of service (LOS) is when there is a concern and action might be taken to mitigate traffic congestion, such as auxiliary turn lanes, double left turns and double right turns. He reported consideration was given to the pandemic and adjustments were made to the numbers accordingly by a review of historical counts.

Traffic Engineer Julie Kroll of Fleis & Vandenbrink stepped up to the podium to communicate to Mr. Dearing, and he addressed the percentages in the adjustments to the numbers due to the pandemic.

Ms. Perakis referenced conclusions in the report that identified levels of service (LOS) D and E during peak hours. She expressed concern because LOS D is characterized as *approaching unstable flow, tolerable delay and occasional waits through more than one signal cycle before proceeding*, and LOS E is characterized as *unstable flow and intolerable delay*. Ms. Perakis asked if there is crash data available at this intersection.

Mr. Dearing said he did not pull crash statistics on this location and reviewed only the model completed by Fleis & Vandenbrink on capacity calculations. He stated there is no numerical threshold to suggest an intersection is dangerous, and it is recognized that there is a bias involved in how crashes are counted. Mr. Dearing said the data compiled for crashes can be "*sliced and diced*" in many different ways.

Project Architect Peter Stuhlreyer of Designhaus said the applications meet Zoning Ordinance requirements as relates to the height, use, density, parking, landscaping, tree mitigation, traffic flow and fire. He addressed the architecture and design, noting a demand for two-bedroom units with accessibility to the first floor. Mr. Stuhlreyer said reducing the density of the project would not be economically feasible.

There was discussion on:

- Elevations; orientation of the building as relates to primary entrances per Design Standards, Section 5.06 D (Hills West project).
- Open space calculations.
- Communication with neighboring residential.
- City survey comments relating to multi-family residential.
- Location of required bicycle rack; (Hills West project).
- Landscape requirements, spacing.
- Guest parking.
- Traffic concerns.

Mr. Stuhlmeyer said The Westington Phases I and II combined meet the open space requirement at 20.99%, and Hills West meets the open space requirement on its own at 24.7%. He said Hills West meets all Zoning Ordinance requirements as a stand-alone project. Mr. Stuhlmeyer said the open space consists of trees, landscape and grass. He said there is recreational space in The Westington Phase I with benches, play set, grill and picnic tables.

Mr. Savidant said the applicant's intent is to combine the phases of The Westington prior to Final Site Plan approval to achieve the open space requirements. He said the Zoning Ordinance is not specific in terms that each site is required to meet a minimum open space requirement.

Landscape Architect Mike Pizzola addressed types, variety and spacing of proposed landscape and the growth and maturity of landscape. He said the property management firm of the apartment complex would be responsible for the maintenance.

Mr. Stuhlmeyer addressed guest sparking spaces. It is his understanding that the number of guest parking spaces is included in the ratio parking calculations for the projects and believes the total parking spaces provided will accommodate guest parking.

Mr. Stuhlmeyer said they provided a significant distance from the project and a heavily landscaped buffer to accommodate a neighborly design for the single family home on Barilane.

Arvin Stafa, representing the applicant, posed a procedural request before the Board asking for an opportunity to cross examine any adverse testimony during the public hearing, referencing the right to do so under the 14th Amendment.

Ms. Dufrane responded the application before the Board this evening does not require a Public Hearing. She denied the request to cross examine those who speak during public comment.

Chair Lambert opened the floor for public comment.

- Jerry Rauch 4187 Penrose, Troy; in opposition; addressed Neighborhood Node zoning districts as relates to compliance with the Zoning Ordinance and Master Plan, level of intensity, types of development, transition and compatibility to adjacent uses, public amenities, orientation of buildings.
- Paul Balas, 4087 Parkstone; in opposition; addressed concerns with traffic congestion and safety, accuracy of traffic study results, transition and compatibility to adjacent uses.
- Laura Lipinski, 4233 Carson, Troy; in opposition; addressed limited notification of agenda items, approved access for The Westington Phase I, concerns with traffic congestion, safety and accuracy of traffic study results.
- Daryl Dickhudt, 4143 Glencastle, Troy; addressed comments/feedback as a participant at Neighborhood Node Walks & Talks, Neighborhood Node zoning districts as relates to Zoning Ordinance and intent.
- Tom Reiss, 1400 Bradbury, Troy; in opposition; addressed compatibility with surrounding upscale residential, traffic congestion concerns, noise, crime and property values.
- Michelle Kleiman, 1157 Provincial, Troy; addressed concerns with traffic congestion and safety, access, comments/feedback as participant in Neighborhood Node Walks & Talks and compatibility with residential.

Chair Lambert closed public comment.

Mr. Hutson shared concerns with traffic congestion, accuracy of traffic study results, upward trend of multi-family developments, intent of Neighborhood Node zoning designations as relates to Master Plan and surrounding residential, specifically access, open space and recreational amenities.

Mr. Faison addressed concerns with the character of the residential environment, traffic, safety of motorists and pedestrians and access to the site.

Mr. Krent addressed the Planning Consultant report with respect to the unknown number identified in the open space requirement for Hills West.

Mr. Carlisle addressed the applications with respect to open space and landscape requirements. He read the definition of Open Space and confirmed that streets, driveways, parking lots or other surfaces designed or intended for vehicular traffic are not considered as open space. He advised the Board that the requirements for landscape hold a higher threshold than open space and he would like the applicant to confirm the numbers/percentages of both the open space and landscape requirements for Hills West.

Resolution # PC-2022-01-007

Moved by: Perakis
Support by: Malalahalli

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed The Westington II 30-unit apartment development, South of Wattles, East of Crooks, (870 Barilane Drive; PIN 88-20-21-101-009), Section 21, Currently Zoned NN (Neighborhood Node “I”) District, be **denied**, for the following reasons:

1. The Planning Commission does not approve the tree mitigation requirement.
2. The open space fails the Zoning Ordinance calculations.
3. The site Design Standards fail to promote public health, safety and welfare, primarily due to traffic issues.
4. The project fails to meet the transition requirements of the Zoning Ordinance as well as the density requirements.

Discussion on the motion on the floor.

Chair Lambert said his main concerns are the destruction of the trees on the site and his belief there is not enough of a transition going from the higher height buildings that are closer to the street as proposed to where it comes up to residential areas farther to the east and to the south.

Vote on the motion on the floor.

Yes: All present (8)

MOTION CARRIED

6. **PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-017)** – Proposed Hills West, East side of Crooks, South of Wattles (3902 Crooks; PIN 88-20-21-101-003), Section 21, Currently Zoned NN (Neighborhood Node “I”) District

Mr. Carlisle stated the two projects on tonight’s agenda stand on their own merits with respect to the Resolution. He said any issues cited on the former project and are similar to this project should be reflected in the Resolution; as well, any rationale should be cited if there is support for this project.

Resolution # PC-2022-01-008

Moved by: Perakis
Support by: Rahman

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Hills West 30-unit apartment development, East side of Crooks, South of Wattles, (3902 Crooks, PIN 88-20-21-101-003), Section

21, Currently Zoned NN (Neighborhood Node “I”) District, be **denied**, for the following reasons:

1. The orientation of the buildings violates the Zoning Ordinance.
2. Planning Commission does not approve the tree mitigation requirement.
3. The open space failed the Zoning Ordinance calculations.
4. The site Design Standards fail to promote public health, safety and welfare, primarily due to traffic issues.
5. The project fails to meet the transition requirements of the zoning ordinance as well as the density requirements.

Yes: All present (8)

MOTION CARRIED

OTHER ITEMS

7. PUBLIC COMMENT – For Items on the Agenda

There was no one present to speak.

8. PLANNING COMMISSION COMMENT

There were general comments, some relating to:

- Information sourced by Mr. Savidant regarding project access.
- Appreciation for public comment by residents.
- Open space calculations.
- Scheduling of Neighborhood Node Walks & Talks with City Council.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:53 p.m.

Respectfully submitted,

David Lambert, Chair

Kathy L. Czarnecki, Recording Secretary

DATE: February 3, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PLANNED UNIT DEVELOPMENT (File Number PUD2020-0018) – Proposed Concept Development Plan for Long Lake and Crooks Masterplan Development, Southwest corner of Long Lake and Crooks, Section 8, Currently Zoned O Office.

The applicant Gensler submitted a Concept Development Plan (CDP) application for a Planned Unit Development (PUD) for the subject property. The site is currently vacant and is 24.88 acres in size. The mixed use project is summarized in the attached report.

A PUD is a development option that provides flexibility in the design and use of mixed-use projects. It is a multi-step process. The first step in the process is the CDP. For this step, the applicant seeks the following: (1) Approval of the overall concept; (2) Approval of the PUD Agreement; and, (3) Rezoning of the parcel to PUD. The next step in the process will be the Preliminary Development Plan (PDP). During the PDP step, detailed site plans are submitted for each phase of the project. For this project, we can expect numerous PDP's to be submitted over several years. The Planning Commission is a recommending body for PUD's; City Council is responsible for approving the CDP and PDP.

At this point of time we are at the CDP stage. For this meeting discussion should focus on the proposed concept, including use, layout and form. The Planning Commission discussed a development concept at the January 12, 2021 Regular meeting. The applicant has revised the plan including retaining some existing wetland area.

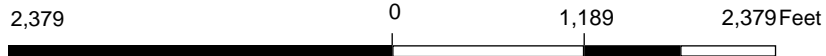
The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project as revised. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

The applicant intends to introduce the application to the Planning Commission and seeks feedback in terms of direction. The Planning Commission is not required to take specific action at this time.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Conceptual plan.

G:\PUDs\PUD 017 JPLN2020-0018 Long Lake & Crooks Development\PC Memo 02 08 2022.doc



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



2,379 0 1,189 2,379 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: Brent Savidant, AICP
Pittsfield Planning Commission

From: Ben Carlisle, AICP

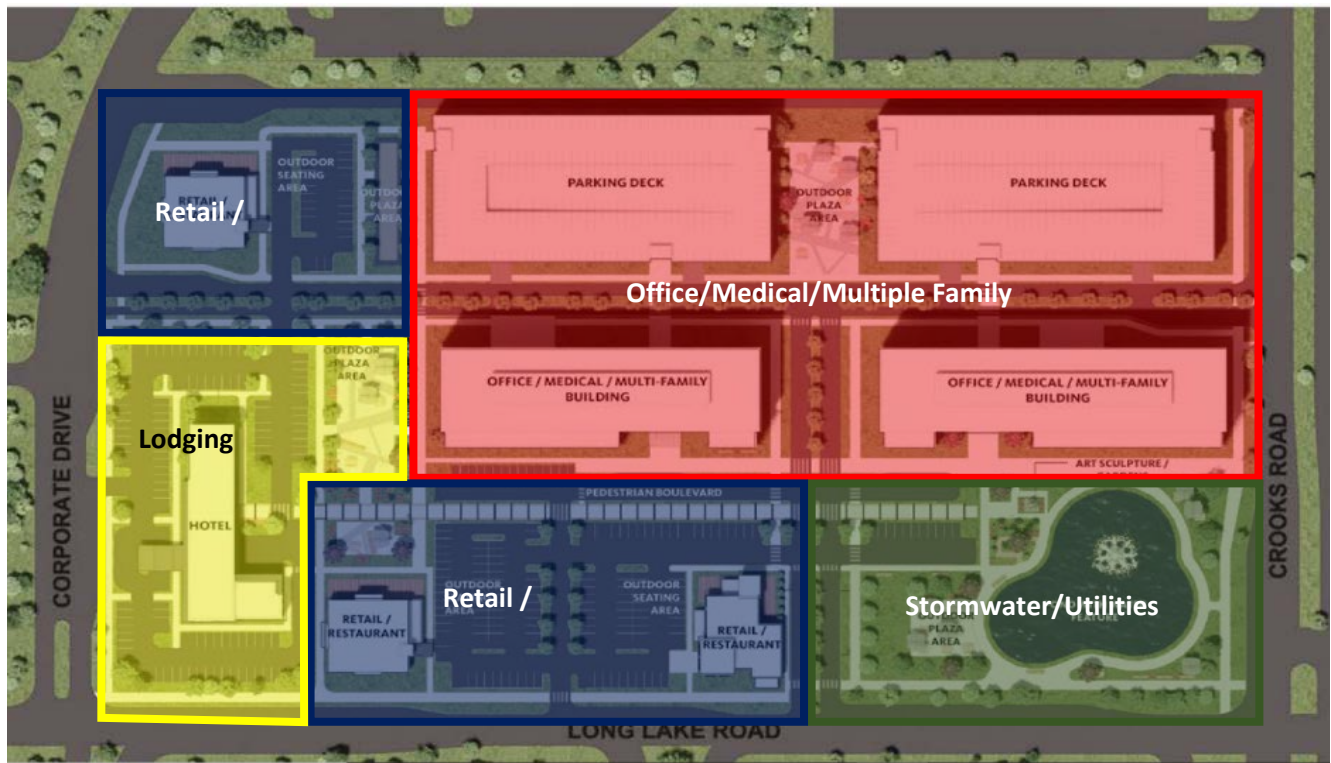
Date: February 2, 2022

RE: Crooks and Long Lake PUD Concept Plan

The applicant of the Crooks and Long Lake PUD submitted a revised concept development plan. We have been asked to review the concept plan resubmittal and offer comments to the Planning Commission for their consideration. The item was last reviewed by the Planning Commission in January 2021.

We provided a memo in January 2021 that explains the applicant's intent including uses, phasing, and ultimately site layout. The applicant notes desired uses to include professional office, medical office, retail, commercial (not sure of the difference from retail), multiple family residential, conference/banquet facility, and lodging. The applicant notes that the "overall phasing of the development will be dependent on the Developer's success and cadence in acquiring prospective users." And finally, they note that "Final site configurations will be contingent on such cadence and specific user requirements, both of which will influence final building massing, location and overall site character."

Previous Concept (January 2021)



In our review of the previous we noted an opportunity for the applicant to apply a more integrated mix of uses, perhaps both vertical and horizontal. For example, why can't retail and restaurant be attached the lodging use? Why can't the lodging or retail/restaurant be incorporated into the office/medical/multiple family. Can the office/medical/multiple family buildings "wrap-around" or hide the parking decks? This site lends itself to creative and unique site layout.

Other layout suggestions include more activation along Long Lake Road, ensure that there is a minimum of usable two stories for retail/restaurant uses, and a minimum of at least four stories for the office/medical/multiple family buildings.

At the January 2021 meeting, the Planning Commission discussed those noted items and the following additional items:

- Water feature; location, focal point, community attraction.
- Residential key component; multi-family, live/work.
- Density and massing of project; building height.
- Preservation of existing green space.
- Applicant request for flexibility as relates to market demand and City vision.
- Viability of office space and hotel in relation to existing office vacancy and number of hotels currently in City.

- Outdoor activities and attractions to engage residents and community; walkability, vehicular-free plaza area.
- Destination point for family and community gatherings.
- Parking; expand parking structure, reduce surface parking, charging stations for electric vehicles.
- Limited available land in City for development of this size.
- Potential to attract large office headquarters.
- Affirmation of worldwide renown architectural firm Gensler.

Revised Plan (February 2022)

After the previous Planning Commission review, the applicant submitted a site wetland delineation to the Department of Environment, Great Lakes, and Energy (EGLE). EGLE's review confirmed that the site includes high quality regulated wetlands. Based on ELGE regulation, and Planning Commission's review and comments, the applicant has revised their site plan. Major changes in since last Planning Commission review:

- Wetland retention
 - Removed one (1) parking deck to retain wetland
 - Replaced formulized stormwater in southwest corner with wetland retention
 - Trying to make wetland retention feature of site
- Replaced retail in northwest corner with mid-rise residential
- Potential residential use in addition to hotel in southwest corner
- Changes to internal circulation



The applicant is looking for Planning Commission feedback regarding the revised PUD Concept Plan. I look forward to speaking with the Planning Commission at their upcoming meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben R. Carlisle".

CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal

Kojaian – Crooks and Long Lake PUD Submittal

01.28.22

Change Narrative

The following represents changes to the overall site masterplan since the previous 2021 masterplan submission. These changes are reflected in the accompanying rendered site plan as well as being identified below.

Wetlands:

- The existing wetland areas, located within the southeast corner and north central area, will remain mostly intact. Minimal modifications to existing wetland boundaries will occur to allow for planned facility and roadway development. The change for the wetlands to remain has been necessitated by requirements of the EPA and local agencies of minimizing impacts to existing wetlands and maintaining natural habitat, vegetation and character. Public access/amenity along the boundary of the wetland will be incorporated to promote outdoor activity and public integration onto the site.

Use Strategy:

- The northwest quadrant has been transformed into a residential development area with parking at its base in lieu of the previous identified retail component. The residential will anchor the northwest corner and provide an additional catalyst for future retail out-lot development along Long Lake Drive.
- The southwest quadrant has the opportunity for either Hotel or Residential development, dependent on market needs or future conversions.
- The central quadrant has the opportunity for either office, professional or residential development, with supplemental parking at its base.

Vehicular Circulation:

- The uppermost east-west vehicular drive, (north of the office parking and residential block has been reduced and no longer is a continuous east-west corridor connecting Corporate Drive and Crooks Road. This is due to the north central area wetland area which blocks a continuous vehicular pathway. Both residential and office parking areas will remain adequately serviced by the modified pathways and entry/exit points onto Corporate Drive and Crooks Road.

Amenities:

- Public and private use amenity areas have increased due to maintaining the existing wetland areas. These spaces will provide a more natural environment along the wetland edge and provide a natural diversity in comparison to the more engineered amenity spaces also located within the overall development.

CROOKS & LONG LAKE // MASTER PLAN

