

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on March 8, 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

Absent:

- Toby Buechner

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-2022-03-014

Moved by: Faison

Support by: Krent

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)

Absent: Buechner

MOTION CARRIED

3. APPROVAL OF MINUTES – February 22, 2022

Resolution # PC-2022-03-015

Moved by: Malalahalli

Support by: Faison

RESOLVED, To approve the minutes of the February 22, 2022 Regular meeting as submitted.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Rahman, Tagle
 Abstain: Perakis
 Absent: Buechner

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 APPROVAL (File Number SP2020-0017) – Proposed Janineh Medical Building, East side of Rochester, South of Square Lake (5600 Rochester Road; PIN 88-20-11-154-021), Section 11, Currently Zoned R-1C (One Family Residential) District and Controlled by Consent Judgment

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed Janineh Medical Building. He said the Planning Commission is to consider the proposed Amendment to Consent Judgment and Site Plan application and make a recommendation to City Council. Mr. Carlisle addressed the changes to the application since last considered at the January 26, 2021 Planning Commission meeting. The changes relate to additional ADA parking spaces, addition of a bicycle rack, moving the location of the transformer away from adjacent properties, dumpster screening and additional landscaping. Mr. Carlisle asked the applicant to revise the photometric plan to reduce the height of the two (2) twenty-foot-tall light poles at the rear of the site adjacent to single family residential homes. Mr. Carlisle reported the applicant has not provided building material samples, a design narrative outline or a three-dimensional (3-D) rendering.

Mr. Carlisle said the Planning Commission should discuss the building architectural design and building materials as part of their deliberation. He said that should the Planning Commission recommend the proposed Amendment to Consent Judgment, it is recommended to grant approval of the Site Plan application conditioned on reducing the height of the light poles adjacent to the eastern property line to ten (10) feet.

Ms. Dufrane provided an explanation of how a Consent Judgment relates to properties and underlying zoning.

Dr. Inad Janineh said the residential-looking architecture of the medical office would be an upscale, stone and brick building with an assortment of glass windows to provide natural light within the building. He addressed the various rooms for patient care and his intent to provide a homey interior atmosphere. Dr. Janineh indicated his preference is to construct a wall to buffer adjacent residential homes and add landscaping along the wall should the Board desire.

There was discussion on:

- Transparency; not required in R-1C zoning district.
- Deceleration lane; determined by Engineering during Final Site Plan review.
- 3-D rendering and building material samples; requirements of the Zoning Ordinance.
- Building entrances; rear entrance accommodates patients with physical limitations.
- Administrative hours for staff and doctor.
- Therapy/treatment fitness rooms; for patients’ use only.
- Building architectural design.
- Buffer of residential to east; wall, fence, natural landscaping.
- Building signage.

Chair Lambert opened the floor for public comment. Acknowledging there was no one present who wished to speak, Chair Lambert closed the floor for public comment.

There was a brief discussion on the Site Plan application not meeting Zoning Ordinance requirements because the applicant did not provide a 3-D rendering and building material samples.

Resolution # PC-2022-03-016

Moved by: Rahman
 Support by: Tagle

RESOLVED, The Planning Commission recommends that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Janineh Medical Building, located on the East side of Rochester, South of Square Lake (5600 Rochester Road), Section 11, Currently Zoned R-1C (One Family Residential) District and Controlled by Consent Judgment, be postponed, for the following reason:

1. That the applicant provide a 3-D colored rendering and building material samples.

Yes: Faison, Krent, Lambert, Malalahalli, Perakis, Rahman, Tagle
 No: Hutson
 Absent: Buechner

MOTION CARRIED

Dr. Janineh said he would request the Board’s consideration to buffer the adjacent residential with a wall and landscaping at the next meeting.

Ms. Dufrane asked the applicant to have his attorney contact her regarding the preparation of documents for the proposed Amendment to Consent Judgment.

OTHER ITEMS

6. LANDSCAPE DESIGN IN THE TROY DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT – Planning Commission Input

Public Works Director Kurt Bovensiep presented opening remarks on the Downtown Development Authority (DDA) district landscape project. He announced the DDA contracted with OHM Advisors for landscape improvements within the DDA district along Big Beaver. He introduced Chris Riggert, Landscape Architect and Urban Design Project Manager, from OHM Advisors.

Mr. Riggert gave a brief presentation of the beginning stages of the DDA improvement project. He displayed project overview maps noting a decline in existing landscape and hardscape. He addressed the DDA district boundary, landscaping views and perspectives, gateway improvements, branding and a sense of place and shared the goals and objectives of the project.

Mr. Riggert identified and discussed the following project working drivers:

- High impact
- Timeless
- Enjoyable
- Balanced
- Adaptable
- Safe
- Unique
- Coordinated

Dialogue among Board members followed; comments related to:

- Keep existing trees; residents enjoy green space, holiday lighting.
- Make gateway entrances to City visual, attractive, impactful.
- Create a destination point, public, social, engagement spaces.
- Incentivize businesses to create public spaces.
- Visibility perspectives; east-west, north-south.
- Master Plan (page 86) depicts typical downtown vision.
- Safety for pedestrian traffic.
- Incorporate pocket parks, public art, murals, sculptures, local art pieces.
- Organize walking art tours.
- Amenities for walkers; benches, chairs, tables.
- Improvements to diverging diamond interchange; safety, lighting, openness, graffiti art.
- Consideration to blocking noise blight.
- Timeline of project.

7. TROY MASTER PLAN UPDATE – Planning Commission Subcommittee

Mr. Savidant announced that City Council will be conducting a tour of three Neighborhood Nodes on Saturday, March 12, at 8 a.m. He stated the tour is open to the public. The three Neighborhood Nodes scheduled to be toured by City Council are Crooks and Wattles, Square Lake and Livernois, and Long Lake and Livernois.

Mr. Savidant asked for representation from the Planning Commission to form a subcommittee with an objective to arrive at an action plan for each Neighborhood Node zoning district. The makeup of the committee would be four members; meeting dates and times to be determined. Mr. Savidant said the meetings would be work sessions that are open to the public and discussion would be facilitated by the administration.

Resolution # PC-2022-03-017

Moved by: Lambert
 Support by: Rahman

RESOLVED, To appoint Commissioners Krent, Faison, Perakis and Lambert to a subcommittee on Neighborhood Nodes.

Yes: All present (8)
 Absent: Buechner

MOTION CARRIED

8. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

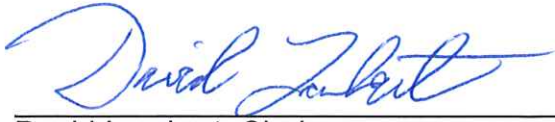
9. PLANNING COMMISSION COMMENT

Mr. Savidant announced Toby Buechner as the newly appointed Planning Commissioner. Mr. Savidant said Mr. Buechner’s absence this evening is because of a previously planned family event.

10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:36 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2022 PC Minutes\FINAL\2022 03 08 FINAL.docx