

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on March 22, 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:

- Toby Buechner
- Carlton M. Faison
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- Sadek Rahman

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

Mr. Buechner gave a brief introduction of himself and said he was looking forward to participating in the Planning Commission decision making.

2. APPROVAL OF AGENDA

Resolution # PC-2022-03-018

- Moved by: Perakis
- Support by: Malalahalli

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES – March 8, 2022

Resolution # PC-2022-03-019

- Moved by: Rahman
- Support by: Krent

RESOLVED, To approve the minutes of the March 8, 2022 Regular meeting as submitted.

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.

PLANNED UNIT DEVELOPMENT

5. POTENTIAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION – Concept Plan Discussion, East side of Stephenson Highway, North of Fourteen Mile (750 Stephenson), Section 35, Currently Zoned RC (Research Center) District

Mr. Carlisle reviewed the proposed site improvements of the PUD (Planned Unit Development) concept plan for 750 Stephenson. He addressed the current zoning as relates to the proposed uses, the Smart Zone Master Plan designation, Standards of the PUD option and displayed renderings provided by the applicant. Mr. Carlisle said the applicant has not identified potential users at this time and is seeking Planning Commission feedback on the concept plan.

Mr. Savidant provided an explanation of the intent of the RC zoning district. He said the district has a campus-like design with open space. He noted that recently businesses and property owners are looking to incorporate amenities such as restaurants and shopping. Mr. Savidant identified the range of uses in the RC zoning district. He shared with the Board that a PUD application is a negotiated process, and their input would be of great value to the applicant.

Present were Joe Latozas and Mike Pizzola of Designhaus Architecture and Steven Kalabat of REalta Group.

Mr. Latozas reported a market study revealed a need for climate-controlled storage units for use by corporate office and commercial users. He said their intent is to continue with the campus-like design, reduce asphalt and incorporate green space, add landscaping, and create connectivity for users within the project. He addressed shared parking among the various users. Mr. Latozas said at this time they do not know what improvements, if any, might be made to the existing 7-story office building.

Mr. Kalabat said the existing 7-story office building has been vacant for the past 2.5 years. He expressed confidence in the market study findings that climate-controlled storage units and warehousing are in demand. Mr. Kalabat said their intent is to make a cohesive project and accommodate the architectural design of users.

There was discussion on:

- Shared parking and access.
- Cohesiveness of project; consistency in building materials, colors.
- Connectivity within project; provide public pathways.
- Market study results.
 - Consideration of alternative options; residential, hotel.
- Flexibility in PUD agreement; option to revert to office use if market indicative.
- Taproom/brewery.
 - Location and visibility in relationship to I-75 Interchange.
 - Consideration to locate inside office building.
 - Brewery equipment on site.
- Architectural design.
 - Maintain bones of office building.
 - Keep integrity of RC zoning, office building.
 - Characteristics of storage facility as relates to color, logos, etc.
- Shared (mobile) office space in existing office building.
- Application options discussed with applicant; PUD, Text Amendment, Conditional Rezoning.

Mr. Savidant addressed the approval process of a PUD application.

OTHER ITEMS

6. **APPLICATION TO DE-LIST 54 E. SQUARE LAKE**

Mr. Savidant reviewed the procedure to remove a historic designation of a property. He stated the City has no file on record for the property located at 54 E. Square Lake and reported an outside source was contracted to prepare a Preliminary Report which was reviewed by the Historic District Study Committee (HDSC) at their October 5, 2021 meeting. Mr. Savidant read findings of the report and advised the Board that a deed research could not be accomplished because the Register of Deeds office is closed due to the pandemic. He stated the applicant affirms the request to de-list is to allow flexibility for renovating the property and there is no intent to demolish the building.

Mr. Savidant advised the Board its options are to recommend or deny the de-listing request or to take no action.

Discussion followed. Some of the comments related to:

- Reasons one might want to remove a historic designation.
- Current zoning designation of the property (Neighborhood Node).
- Improbability to obtain deed research.
- Approval process for exterior renovations; interior renovations are permitted.
- Exterior of home; modern look with vinyl siding and windows.
- Proximity of home to right-of-way; concerns with safety, minimal front yard, parking.

The consensus of the Board was to take no action.

Mr. Savidant advised the Board this evening's draft minutes would be provided to the HDSC at their March 28, 2022 meeting.

7. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

A warm welcome was extended to newly appointed Commissioner Buechner.

Mr. Savidant announced that City Council at their March 14, 2022 meeting granted approval of the Conditional Rezoning for Pine View Condominiums, a 25-unit townhome development located on the west side of Dequindre and north of Long Lake.

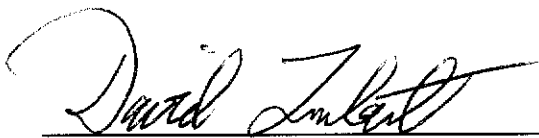
Mr. Savidant announced meeting dates scheduled for the Neighborhood Node Subcommittee. Meeting dates are April 5, April 13 and April 27, at 6:00 p.m. to be held in the Council Chambers. Meeting notices are posted.

Mr. Carlisle reported on City Council participation of the Neighborhood Nodes tour conducted on March 12.

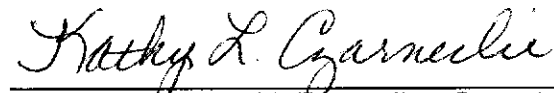
9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:34 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Ozarnecki, Recording Secretary