

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 26, 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
- 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-2022-04-023

- Moved by: Buechner
- Support by: Krent

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – April 12, 2022

Resolution # PC-2022-04-024

- Moved by: Tagle
- Support by: Perakis

RESOLVED, To approve the minutes of the April 12, 2022 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.

PUBLIC HEARING

5. PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-0023) – Proposed Eckford Oaks One Family Residential Cluster, North side of Eckford, West of Rochester (PIN 88-20-15-251-026 and 88-20-15-251-017), Section 15, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the background of the Preliminary Site Plan application for Eckford Oaks cluster development as relates to location, adjacent zoning, parcel size, access, and natural resources encumbered by wetlands, floodplain, floodway, tree cover and Houghton drain.

Mr. Carlisle addressed the parallel plan, comparing what could be developed by right under the R-1C residential zoning district. Mr. Carlisle addressed the intent of the cluster development option, noting the applicant would achieve five (5) additional units and 45% of open space would be preserved. He stated the tree preservation study/plan notes most trees are of good quality and no mitigation is required. Mr. Carlisle said the plan provides for a 10-foot-wide public pathway through the development to connect with the existing path that starts at Daisy Knight Dog Park on Livernois through to the Department of Public Works (DPW) site to the north. He addressed the applicant's request to waive the required setbacks for construction of decks along the northern property line abutting the DPW yard and the EP (Environmental Protection) zoned property. Mr. Carlisle said the applicant proposes to build ranch style homes and asked that the applicant indicate building materials. Mr. Carlisle reviewed the Cluster Standards as set forth in Section 10.04.I.

In summary, Mr. Carlisle said the Planning Commission shall determine if requirements are met to qualify for a cluster development option, if the required Cluster Standards have been met, and if the additional number of units is commensurate with open space being preserved. He asked the Planning Commission in its deliberation to consider the impact of grading upon the onsite wetlands and floodplains, the applicant's request to seek relief of setback requirements to construct decks and to address building materials with the applicant.

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

- Parallel plan versus cluster development option.
- Feasibility of building on floodplain, floodway, wetlands.
- R1-C residential zoning district regulations, as relates to lot size.
- Number of units permitted by right; 21 or 18 units, subject to buildable lots.
- Approval process of cluster development option.
- Intent of EP zoning district; similar to conservation easement.

Bruce Michael, developer for the project, said the homes are of a craftsman-style architecture constructed of stone and wood siding with a 6-foot covered front porch with columns. He shared with the Board a few samples of building materials. Mr. Michael addressed elevations and floor plans, and the intent to build ranch style homes to serve the baby boomer age group. He indicated a base price of \$500,000, plus additional costs for structural options available to purchaser. Mr. Michael addressed tying-in to a regional detention facility, providing a public pathway connection to the existing pathway, and saving as many as trees as possible with a least disturbance to the existing wetlands.

There was discussion on:

- Wood siding; engineered, maintenance-free, fade/insect resistant product, 30-year warranty.
- Elevations; three elevations based on ranch style home, garage door elements.
- Floor plans; accommodation for physical accessibility, basements.
- Waiver of setback requirements for decks; 9 of 26 units require waiver.
- Visual view of residents; existing woodlands, vegetation, seclusion.
- Distance from the road to the homes parallel on the north property line.
- Parallel plan versus cluster development option.
- Number of units permitted by right; 21 or 18, subject to buildable lots.
- Quality of trees on site; preservation of trees.
- Environmental impact; less with cluster development option.
- Detailed engineering drawings at Final Site Plan approval; assurance no negative impact to neighboring properties.
- Percentage of units that can be constructed as ranches; 60-70%.
- Grading, drainage and protection of existing tree root balls.
- Paving of road at developer expense; small portions would remain unpaved.

PUBLIC HEARING OPENED

The following residents were generally in opposition of the proposed development and expressed concerns relating to existing drainage/flooding issues, density, traffic increase, cut-through traffic, safety of residents, safety of Leonard Elementary school children, lack of sidewalks, proposed development not a fit to characteristics of neighborhood, environmental impact on wetlands and wildlife and paving of road if cost is imposed on residents.

- Anthony Kapas, 501 Eckford; referenced material submitted (petition with 28 Eckford homeowner signatures, copy of front page of purchase agreement, Eckford street lot configuration); expressed concern with being “sandwiched” between proposed developments
- Randy German, 841 Eckford; offered pictures on phone illustrating existing drainage/flooding issues
- Dave Duda, 873 Eckford
- Brad Surman, 882 Eckford
- Talal Kakos, 983 Eckford
- Bob Kage, 718 Eckford

- Lisa Ruffin, 914 Eckford
- Mitch Doepke, 870 Eckford
- Rhonda Jewell, 689 Eckford; shared flash drive of pictures illustrating character of neighborhood, existing drainage/flooding issues
- Ronald Eng, 749 Eckford; addressed noise pollution from DPW yard
- Caitlin Rider, 770 Eckford; father Jeff Rider also in audience
- Marge Kowalak, 850 Eckford
- Mo (Maurits) Winkleprins, 650 Eckford
- Tom Randazzo, 273 Eckford
- Cheryl Kapas, 501 Eckford; addressed hazardous curve in road
- Anne Warlick, 845 Eckford
- Irys German, 841 Eckford; shared pictures on phone illustrating existing drainage/flooding issues

PUBLIC HEARING CLOSED

Discussion followed on:

- Traffic study; review by Engineering did not warrant study; Planning Commission could request traffic study, if so desired.
- Paving of road; City requires developer to pave at their expense, small portion will remain unpaved.
- Concerns with existing drainage/flooding; potential for improvement with proposed development tie-in to regional detention basin.
- Parallel plan vs cluster development option, as relates to preservation of open space, environmental impact, density.
- Existing tree coverage sufficient to buffer homes on Eckford.
- Traffic concerns; safety, traffic control, no sidewalks.
- Existing characteristics of neighborhood.
- Hazardous curve in road on Eckford.
- Consideration of proposed setback requirement deviations; number of units seeking deviation.
- Property rights of both the developer/property owner and residents.
- Open space if developed by right; Mr. Michael estimated 3.5 acres.

Resolution # PC-2022-04-025

Moved by: Krent
Support by: Faison

RESOLVED, The Planning Commission hereby recommends to the City Council that the proposed Eckford Oaks Site Condominium (One Family Residential Cluster), 26 units/lots, North side of Eckford, West of Rochester (Parcels 88-20-15-275-026, 88-20-15-275-017), Section 15, approximately 8.7 acres in size, Currently Zoned R-1C (One Family Residential) District, be approved for the following reasons:

1. The cluster development better protects the site's 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. That the setback requirements be waived for the decks along the north side of the property because they are adjacent to environmentally protected land and the City of Troy property.
- 5. The site can be adequately served with municipal water and sewer.
- 6. The cluster development preserves 45% open space, to remain open space in perpetuity.

BE IT FINALLY RESOLVED, The Planning Commission offers the following design considerations:

- 1. The applicant shall indicate limits of grading to conform impact upon onsite wetlands and floodplains, prior to Final Site Plan Approval.
- 2. The applicant shall provide protection of trees on properties 1 and 2 where possible by draining water in a creative way to avoid damage to root balls of some major trees.
- 3. The applicant shall insure 70% of the homes built on this property will be ranch style.
- 4. That an Open Space Preservation Agreement is provided, prior to Final Site Plan Approval.
- 5. That the applicant plant new trees to buffer the street for the homes to the north, should those trees be affected by the re-grading of the property.

Discussion on the motion on the floor:

Chair Lambert addressed concerns expressed by the public as relates to traffic and said attention should be given to traffic control especially near the elementary school. He said he believes the cluster plan is a better solution for the preservation of green space.

Following discussion among Board members and the administration with respect to what percentage of homes could be built as ranches, Mr. Michael said he is comfortable that 70% of the homes could be built as ranches.

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

MOTION CARRIED

OTHER ITEMS

6. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENT

There were general comments, some relating to:

- Open Space Agreements; sample(s) to be provided to members.
- Signage; as relates to content.

Chair Lambert thanked Board members and the audience for a mannerly public hearing this evening.

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 10:02 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary