

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 10, 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  
Tom Krent  
David Lambert  
Marianna Perakis  
Sadek Rahman  
John J. Tagle

Absent:

Michael W. Hutson  
Lakshmi Malalahalli

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-2022-05-026**

Moved by: Tagle  
Support by: Rahman

**RESOLVED**, To approve the Agenda as prepared.

Yes: All present (7)  
Absent: Hutson, Malalahalli

**MOTION CARRIED**

3. APPROVAL OF MINUTES – April 26, 2022

Ms. Perakis asked that the April 26, 2022 draft minutes reflect a revision on page 3, first paragraph, third sentence, with respect to the base price of homes, to read: "He [Mr. Michael] indicated a price range of \$500,000 to \$800,000, plus additional costs for structural options available to purchaser."

**Resolution # PC-2022-05-027**

Moved by: Perakis

Support by: Krent

**RESOLVED**, To approve the minutes of the April 26, 2022 Regular meeting as revised.

Yes: All present (7)

Absent: Hutson, Malalahalli

**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 JPLN2021-0028)** – Proposed Golden Villas One Family Residential Cluster, South side of Square Lake, West of Dequindre (PIN 88-20-12-200-031 and 88-20-12-200-035), Section 12, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the background of the Preliminary Site Plan application for Golden Villas cluster development as relates to location, parcel size, adjacent zoning, access and natural features. Mr. Carlisle reported eight (8) units could be constructed as indicated on the parallel plan, and the applicant is seeking four (4) additional units above the parallel plan for a total of twelve (12) by doing a cluster. He said the plan preserves 33% of the total site as open space and 1,900 square foot homes with first floor master bedroom and bath would be constructed. Mr. Carlisle said the 33% of open space is a collar around the property and a T-turnaround would be provided at the end of the road.

Mr. Carlisle reported the application is deficient twenty (20) trees along Square Lake. He noted the applicant has resubmitted a landscape plan to correct the deficiency but at this time the administration has not had the opportunity to review it.

Mr. Carlisle addressed the applicant's request to seek waivers of the rear lot and perimeter setback requirements to construct decks. He addressed elevations and building materials. He said the applicant is required to submit three diverse elevations and has only provided one elevation. Mr. Carlisle reviewed the Cluster Standards as set forth in Section 10.04.I of the Zoning Ordinance.

In summary, Mr. Carlisle said the Planning Commission shall determine if requirements are met to qualify for cluster development option, if the required standards have been met, and if the additional number of units is commensurate with open space being preserved and the provision of smaller homes. He asked the Planning Commission to consider the applicant's request to seek relief for the required setbacks for the construction of decks, and that the applicant provide two additional housing elevations and the required trees along Square Lake.



Discussion among Administration and Board members:

- Housing elevations; 1,900 square foot maximum, diversity, first floor master bedroom.
- Open space; amenities, grading, preservation of trees, buffer, maintenance, as relates to parallel plan.
- Parallel plan vs cluster development option; as relates to open space, setback encroachments for decks, size of homes, lot size, connectivity to residential to the south.
- Potential to require additional trees on site.

Mr. Savidant said the applicant would be required to submit an Open Space Preservation Agreement prior to Final Site Plan approval. He said the applicant is not required to plant additional trees under the Woodland Protection Ordinance and by Resolution only could the Planning Commission request additional trees.

Present were owner/applicant Sam DiMercurio and John Thompson of Professional Engineering Association (PEA).

Mr. Thompson said the open space would not be an active area but a natural buffer collar around the property, enhanced with additional trees and, with time, an improved buffer for properties. He stated the amenities offered are the 33% preservation of open space and the construction of 1,900 square foot homes in response to the City desire for smaller homes. Mr. Thompson said they would engage the project architect to prepare additional elevations for administrative approval.

Mr. DiMercurio estimated the price point for homes on the market in the subdivision located south of the proposed development at \$800,000 to \$900,000. He indicated the price point for homes in the cluster development would be \$500,000 to \$600,000. Mr. DiMercurio addressed building materials as brick, Hardie board and lap siding. It was brought to his attention that vinyl siding is not a preferred material.

#### PUBLIC HEARING OPENED

- Murthy Kowsika, 5874 Colleen; addressed traffic concerns should the proposed development connect with the subdivision to the south.

#### PUBLIC HEARING CLOSED

There was discussion on:

- No vehicular connection to subdivision to the south with T-turnaround as proposed.
- Open space preservation; as relates to amenity features.
- Cluster development calculations, as relates to bonus density.
- Administrative approval of submission of additional elevations.
- Confirmation of home size; designation of 1,900 square feet would be inclusive in Open Space Preservation Agreement.
- Price point of homes; market-driven, high construction costs, whether consideration of Planning Commission in review process.

Ms. Perakis voiced concerns with the price point of the homes, that the application does not meet the Open Space requirements of the Zoning Ordinance as relates to recreational facilities and the preservation of common open space or creation of natural features. She said the perimeter buffer along Square Lake and the berm on the west side of the development are natural buffers.

**Resolution # PC-2022-05-028**

Moved by: Krent

Support by: Tagle

**RESOLVED**, The Planning Commission hereby recommends to the City Council that the proposed Golden Villas Site Condominium (One Family Residential Cluster), 12 units/lots, South side of Square Lake, West of Dequindre (Parcels 88-20-12-200-031 and 88-20-12-200-035), Section 12, approximately 3.0 acres in size, Currently Zoned R-1C (One Family Residential) District, be approved for the following reasons:

1. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
2. The cluster development is compatible with adjacent properties.
3. The site can be adequately served with municipal water and sewer.
4. The cluster development preserves 33% open space, to remain open space in perpetuity.
5. The cluster development offers 1,900 square foot units with first floor master bedroom and bath, a housing type desired in Troy.

**BE IT FURTHER RESOLVED**, The Planning Commission recommends approval of granting relief from the required rear yard setback and required perimeter setback as per Section 10.04.E.5, as outlined in the report.

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

1. Applicant shall provide two (2) additional housing elevation options.
2. Applicant shall provide twenty (20) additional trees along Square Lake Road.
3. Applicant will not use vinyl siding on any part of the exterior of the homes.
4. Applicant shall provide an Open Space Preservation Agreement prior to Final Site Plan approval, which ultimately includes construction of 1,900 square foot homes with master bedroom and bath on the main floor.

**Discussion on the motion on the floor.**

Chair Lambert addressed the homes as relates to price point and desired square footage. He stated he's not necessarily enthused by the proposed green space but it's a better option than what green space would be provided with a conventional development plan.

Mr. Buechner noted it appears there is no opposition from neighboring properties of the proposed development.



Vote on the motion on the floor.

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

**MOTION CARRIED**

**PRELIMINARY SITE PLAN REVIEW**

6. PRELIMINARY SITE PLAN REVIEW (SP JPLN2022-0002) – Proposed Norton and Quill Site Condominium, Northwest Corner of Norton Street and Quill Creek Drive (PIN 88-20-03-251-043 and 88-20-03-251-044), Section 3, Currently Zoned R-1B (One Family Residential) District

Mr. Carlisle reviewed the Norton and Quill Preliminary Site Condominium application as relates to location, number of units, parcels, lot size, access, surrounding zoning and natural resources. Mr. Carlisle addressed rear yard setback requirements for units 3 and 4 and noted compliance could easily be rectified with submission of a revised plan. He addressed the stormwater management facility as relates to location between units 1 and 2, access and maintenance. Mr. Carlisle addressed access to 6443 Norton through one of the newly created lots, indicating an easement reviewed by the City Attorney and recorded by Oakland County would be required.

Mr. Carlisle said the applicant is required to provide a tree survey and mitigation requirements, elevations of all four sides of the homes and building materials, and the landscape plan is required to be stamped by a licensed Landscape Architect.

In summary, Mr. Carlisle said the Planning Commission can either allow the applicant to address the outstanding items as identified in his report dated May 6, 2022 as part of Final Site Plan review, or the application can be postponed until those items are addressed.

Discussion between administration and Board members:

- Driveway encroachment on property to the north (6443 Norton).
- Drainage as relates to existing creek.

Present were Thomas Alsobrooks and Aaron O’Connor representing Mauro Engineering.

Mr. Alsobrooks stated the existing gravel driveway at 6443 Norton would be removed and relocated for access to the home’s side entry garage. He affirmed an easement would not be required.

Mr. O'Connor said conceptual elevations were submitted and they would follow through with the required elevations to meet requirements of the Zoning Ordinance. He addressed building materials as relates to different floor plans; brick, Hardie board, lap siding. He indicated no siding would be used on any of the front elevations. Mr. O'Connor clarified they were not the builder for the homes on Quill Creek and indicated the homes for the proposed development would be a different style but similar in size.

Chair Lambert opened the floor for public comment.

- Jay Welch, 6408 Montclair; addressed City notice to residents; expressed concerns with existing drainage, flooding, effect of fill by previous adjacent property owner.
- Danny Thieu, 628 Quill Creek; addressed existing drainage, flooding issues.
- Heather Welch, 6408 Montclair; addressed damage to their fence and neighbor's fence resulting from drainage issues.

Chair Lambert closed the floor for public comment.

Mr. Savidant explained a site condominium application does not require a Public Hearing and a notice to residents is not required by law. Mr. Savidant said the notice sent to residents on this item was mailed as a courtesy and he apologized for the lateness. He briefly explained the process of building under the Site Condominium Act.

Mr. Savidant said if the application is granted approval this evening, the Engineering Department would review the application during the Final Site Plan approval process. He said it's City standard that a new development does not exacerbate existing drainage issues, and he indicated that typically during this process existing drainage issues are alleviated.

There was discussion on:

- Architectural features and building materials; potential to request ranch style homes only and request no vinyl siding.
- Detention basin; potential improvement for existing drainage issues.
- Access drive to detention basin; location, maintenance, access easement agreement with City.
- Driveway at 6443 Norton; either eliminate designation on a revised site plan, or reference in Resolution that access easement is required should driveway remain on site.

Ms. Dufrane addressed how the driveway at 6443 Norton should be addressed in the Resolution, as referenced above during discussion.

Ms. Dufrane addressed the difference in discretionary standards of a cluster development application and a site condominium application. She said she is less comfortable with the Planning Commission placing conditions on a site condominium application as relates to style of homes and building materials. Ms. Dufrane said conditions to a site condominium application should be reasonably related to the health, safety and welfare of the residents.



**Resolution # PC-2022-05-029**

Moved by: Perakis  
 Support by: Buechner

**RESOLVED**, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Norton and Quill Site Condominium, 4 units/lots, Northwest corner of Norton Street and Quill Creek Drive (Parcels 88-20-03-251-043 and 88-20-03-251-044), Section 3, approximately 1.786 acres in size, Currently Zoned R-1B (One Family Residential) District, be granted, subject to the following:

1. Provide tree survey and mitigation requirements.
2. Provide easement for the access drive to detention basin.
3. Submit revised plan with 45-foot rear setbacks.
4. Have landscape plan prepared by licensed Landscape Architect.
5. Provide elevations of all four sides and provide materials.
6. Resubmit the plan showing the elimination of the driveway at 6443 Norton.

Yes: All present (7)  
 Absent: Hutson, Malalahalli

**MOTION CARRIED**

**OTHER ITEMS**

7. **PUBLIC COMMENT** – For Items on the Agenda

There was no one present who wished to speak.

8. **PLANNING COMMISSION COMMENT**

There were general comments, some relating to:

- Price point of homes; consideration by Planning Commission.
- National Planning Conference.
  - Attended by Mr. Savidant and Mr. Carlisle.
  - Induction of Richard Carlisle into the AICP College of Fellows.
- City signage for proposed developments.
- Federally funded park project at Civic Center and Town Center Drives.
  - Presentation of concept plan at next Planning Commission meeting.

9. **ADJOURN**

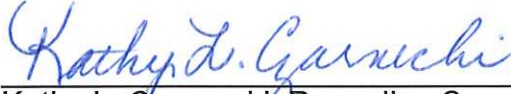
The Regular meeting of the Planning Commission adjourned at 8:53 p.m.

Respectfully submitted,



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David Lambert, Chair



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Kathy L. Czarnecki, Recording Secretary