

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 14, 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

Absent:

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-2022-06-034

Moved by: Krent
Support by: Faison

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Rahman, Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES – May 24, 2022

Resolution # PC-2022-06-035

Moved by: Perakis
Support by: Buechner

RESOLVED, To approve the minutes of the May 24, 2022 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number JPLN2022-0017) – Proposed Abbey Estates Site Condominium, 4 units/lots, North side of Wattles, West of Rochester, Section 15, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Plan for Abbey Estates Site Condominium. Some items he addressed were location, access, surrounding property zoning, number of lots, average lot sizing, storm water management and natural resources. Mr. Carlisle detailed the tree inventory, designated landmark trees and the applicant’s request to allow two off-site landmark trees located in the right of way of Wattles to count toward the required number of street trees. Mr. Carlisle specifically addressed average lot sizing and gave examples of previous applications applying lot size averaging for infill development.

In summary, Mr. Carlisle asked Planning Commission to consider allowing two landmark trees count toward the street tree requirement along Wattles and to confirm with the applicant the roof height of the homes and building materials. Mr. Carlisle recommended if the Planning Commission determines to grant approval of the Preliminary Site Plan application, that its approval be subject to the conditions as identified in his report dated May 20, 2022.

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

- Location, protection, replacement of landmark trees if damaged during construction; setting up an escrow account to insure replacement of trees.
- Vehicular turnaround; purpose, screening from residential.
- Concerns expressed by residents with flooding, standing water (email communications).
- Storm water management.
 - Engineering review standards; assurance to not negatively impact adjacent residential.
 - Detention pond; capacity, type, potential to improve existing on-site flooding.
- Chain link fence along perimeter of parcels.

Present were Civil Engineer Nathan Robinson of Horizon Engineering LLC and Artur Kokaj of MGM Signature Homes.

Mr. Robinson said the roof height of the homes is at 26.5 feet and is noted on the Site Plan under building construction summary. He said the building materials noted on the architectural elevations are brick, stone, horizontal siding and asphalt shingles. Mr. Robinson requested that the Zoning Administrator waive the requirement that the Landscape Plan be stamped by a Licensed Landscape Architect, according to Article 13 of the Zoning Ordinance. He said the plan itself is fairly simple and straightforward. Mr. Robinson questioned the landscape calculations cited in the Planning Consultant report.

Mr. Carlisle gave an explanation how the landscape calculations were achieved as relates to the Woodland Protection ordinance, mitigation and credits.

Mr. Robinson indicated the applicant is amenable to replacing any landmark trees that might be damaged during construction and to provide an escrow account for replacement. Mr. Robinson addressed the turnaround and existing chain link fence around the perimeter of the property. He stated the applicant is amenable to planting narrow upright evergreens to screen the turnaround from homeowners. Mr. Robinson addressed in depth storm water management, detailing how runoff water would be collected from the development, as well as from adjacent properties. He addressed the detention basin, as relates to type (dry), slope, features and retaining wall.

Mr. Kokaj addressed the style of homes and building materials. He said they would consider building two-story homes with first floor master bedrooms as well as ranches. Mr. Kokaj said the building materials are of high quality and confirmed no vinyl siding would be used.

Mr. Savidant said he would comply with a Planning Commission decision to waive the requirement that the Landscape Plan be stamped by a Licensed Landscape Architect. He said the plan meets the Zoning Ordinance requirements and is a relatively simple design as the Civil Engineer stated.

Chair Lambert opened the floor for public comment.

- Dale Otto, 4037 Cypress; expressed concerns with drainage, existing water problems, wildlife, number of trees to be cut down and expense to replace trees; questioned density of development, how developer plans to sell homes, one by one, or after completion of all units.
- Karen Kernen, 4057 Cypress; gave brief history of property, expressed concerns with eliminating trees on east side, specifically existing Colorado spruce near her property to assure no damage to her property; questioned if existing fence would remain, construction hours and when applicant plans to break ground.
- Christine Karas, 4065 Cypress; home is next to turnaround, expressed concerns with privacy and screening, drainage, loss of wildlife.

- Bill DeArmit, 4209 Cypress; addressed easements, trees within easements; expressed concerns with viability of detention pond, headlights shining into his home, screening, loss of wildlife and nature.

Chair Lambert closed the floor for public comment.

Discussion followed on:

- Zoning Ordinance permits four (4) lots on site.
- Construction hours; Monday through Saturday, 7 a.m. to 8 p.m.
- Similarities of development with adjacent properties; lot size, utility easements, rear yard drainage.
- Stormwater management, City standards relating to storm events.
- Shielding of headlights from residential.
- Tree inventory, as relates to prohibited invasive species, three landmark trees on site, two landmark trees off site, number of trees to be removed, quality and location of trees.
- Woodland Protection ordinance.
- Applicant confirmed existing chain link fence would remain.
- Price point of homes; \$650,000 to \$850,000, model home is not on site.
- Detention pond located at Leonard Elementary School; schools exempt from local zoning regulations and building codes.

Resolution # PC-2022-06-036

Moved by: Krent

Support by: Faison

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Abbey Estates Site Condominium, 4 units/lots, North side of Wattles, West of Rochester, Section 15, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. All five (5) landmark trees must be protected during construction, and if any of those trees die within five (5) years at the end of construction, the developer is responsible for replacing those trees with equivalent diameter trees. To ensure that the developer does replace those trees, an escrow account will be established with the City of Troy so that those replacement trees can be paid for in the future.
2. Screening from the vehicular turnaround to abutting neighbors such that no headlights will go on the property of abutting neighbors, in both directions, both to the north and to the east.
3. Waive the requirement for the Landscape Plan to be stamped by a Licensed Landscape Architect.

Discussion on the motion on the floor.

Chair Lambert said, based on comments by the petitioner, it appears the petitioner is willing to work with neighbors to address concerns about adjoining trees, privacy fencing and not having work vehicles there at a time that would be an infringement upon their lifestyle.

Vote on the motion on the floor.

Yes: All present (7)
Absent: Rahman, Tagle

MOTION CARRIED**OTHER ITEMS**6. PUBLIC COMMENT – For Items on the Agenda

- Karen Kernen, 4057 Cypress; asked when the development would break ground.

Mr. Kokaj estimated construction would start the beginning of fall or winter.

7. PLANNING COMMISSION COMMENT

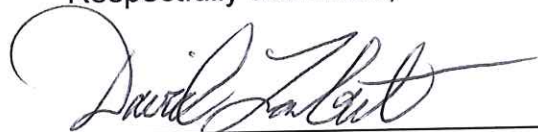
There were general comments, some relating to:

- Applications granted approval by City Council at their June 13, 2022 meeting:
 - Golden Villas One Family Residential Cluster.
 - Eckford Oaks One Family Residential Cluster.
- Proposed development signage.
- Community Engagement position in the future.

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:41 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary