

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 26, 2022, in the Council Chamber of the Troy City Hall. Chair Lambert 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
Sadek Rahman
John J. Tagle

Absent:

Marianna Perakis

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-2022-07-040

Moved by: Krent
Support by: Hutson

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Perakis

MOTION CARRIED

3. APPROVAL OF MINUTES – June 28, 2022

Resolution # PC-2022-07-041

Moved by: Faison
Support by: Tagle

RESOLVED, To approve the minutes of the June 28, 2022 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

CONDITIONAL REZONING

5. PUBLIC HEARING - CONDITIONAL REZONING (CR JPLN2022-001) – Proposed Homestead Condominiums, East side of Livernois, North of Big Beaver (PIN 88-20-22-301-007, -008, -009), Section 22, From R-1E (One Family Residential District) to RT (One Family Attached Residential District)

Mr. Carlisle reviewed background information on the Conditional Rezoning application for Homestead Condominiums. He addressed the proposed development as relates to existing natural features, floodplain, wetlands, tree cover and the Lane Drain. Mr. Carlisle stated the development would be constructed outside of the wetlands and floodplain.

Mr. Carlisle identified amenities offered by the applicant. He asked the applicant to address guest parking and the community park and trail connection to the existing regional trailways, specifically if the trail would be open to the public, maintenance responsibility and if access easements would be required.

Mr. Carlisle said review of traffic by the City’s engineering consultant, OHM, indicated traffic generated by the proposed development would be minimal, adding fewer than 20 vehicle trips during the peak hour. Mr. Carlisle addressed renderings, building materials, elevations and housing types proposed by the applicant.

Mr. Carlisle asked Planning Commission members to take into consideration public comments expressed at the Public Hearing this evening and to consider if the plan meets Conditional Rezoning Standards and Site Plan Design Standards.

Discussion among administration and Planning Commission:

- Building height; measurement, height of typical two-story house.
- Community park trail connection to regional trailways; maintenance, access.
- Landscaping; removal of trees, re-forestation.
- Estimation of 8 to 12 homes could be built on site as currently zoned.
- Contractual obligation of developer to build according to site plan.

Project Architect Jim Eppink introduced the project team seated in the audience and announced a new company branch as *Tableau* of Mondrian Properties.

Mr. Eppink narrated a PowerPoint presentation of the proposed development. Mr. Eppink said the team feels the proposed plan is a transitional use to existing surrounding properties. He compared existing R-1E zoning to the proposed RT zoning as relates to lot size and density. Mr. Eppink addressed the building area of the site, preservation of natural resources, stormwater management and amenities offered. Mr. Eppink said the homeowners' association would maintain the community park and trail in perpetuity and the regional trailway system would continue to maintain theirs. He said the trail would be for public use and appropriate signage would be placed to designate the proposed development as private property. He indicated the project team would work with the City to extend the trailway system.

Mr. Eppink identified the housing types, architecture and building materials. He indicated only 9 of the 30 homes proposed are on the second floor. Mr. Eppink said the applicant's intent is to lease the independent homes and to market the development as a 50+ community but with no age-restricted covenants. He expressed confidence that there is sufficient parking for both residents and guests.

There was discussion, some comments related to:

- Trailways; commitment to connect and expand trail network, maintenance, potential partnership among collective entities.
- Material and landscaping of trail.
 - Crushed gravel/cinder.
 - Natural feel to landscaping, prairie seed mix, flowers to attract butterflies.
- Stormwater management.
- Building mid-roof height.
 - Ranch - 24 feet.
 - Single living - 24.5 feet; second story living - 25.5 feet.
- Re-forestation plan, landscaping, replacement of trees, species and height.
- Manicured lawns versus natural lawns.
- Neighborhood meeting invitation, attendance.
- Parking options; garage, driveway, street.
- Buffer to neighboring properties.

Ms. Dufrane advised the Board that amenities must be offered by the applicant in a Conditional Rezoning application.

Mr. Savidant announced at last count 30 email messages were received by the Planning Commission on the proposed development. He said the collective messages were emailed to Board members and hard copies of the messages were provided to members prior to the beginning of the meeting.

PUBLIC HEARING OPENED

- James Horne, 3151 Helena; addressed wildlife, flooding, swampy environment.
- Tom Avery, 3349 Talbot; encouraged connection of trail, addressed existing erosion of property, wetland, flooding.
- John Phillips, 3302 Frankton; addressed access for second floor residents, reduction in number of buildings, existing environment and wildlife, liability and perceived disorderly conduct on trail, buffer of residential, flooding.
- Odeta Fecani, 3312 Louis; voiced opposition; addressed concerns with decrease in home value, flooding, environmental impact, downside to lease homes, impact on elementary school enrollment.

PUBLIC HEARING CLOSED

Mr. Savidant addressed the engineering stormwater design process to not negatively impact abutting properties in terms of drainage. He said the design would not exacerbate any situation but could improve the situation. Mr. Savidant addressed the wildlife environment and preservation of trees and new trees to be planted.

Ms. Dufrane said there are ways to address any disorderly conduct should there be such along the trailways. She clarified the proposed development is a private development with a private access road.

Mr. Buechner said his home is located along a major trailway system and he has not experienced any disorderly conduct concerns for the past 25 years.

Mr. Eppink said economics substantiate the request for six buildings in lieu of four. He shared the total count of 90 available parking spaces is a fair and conservative estimation.

Resolution # PC-2022-07-042

Moved by: Tagle
 Support by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1E to RT Conditional Rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois, north of Big Beaver, within Section 22, being approximately 9.5 acres in size, be **GRANTED**, for the following reasons:

1. The request complies with the Master Plan.
2. The rezoning would permit greater flexibility in use and development of the property.
3. The conditions offered by the applicant reasonably protect the adjacent properties.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design considerations:

1. Provide Conditional Rezoning Agreement prior to City Council consideration.

Discussion on the motion on the floor.

Comments related to the connection of the trail to the regional railways and amenities offered in the Conditional Rezoning Agreement.

Chair Lambert expressed concerns that the plan does not explicitly address adequate protection and screening of adjacent properties, especially for residents on Louis and Troy.

Vote on the motion on the floor.

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

MOTION CARRIED

Chair Lambert said his no vote is based on providing adequate screening of adjacent properties.

OTHER ITEMS

6. POTENTIAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION – Concept Plan Discussion, East of Livernois, North of Square Lake (PIN 88-20-03-301-088, 88-20-03-301-025, -024, -023), Section 35, Currently Zoned NN (Neighborhood Node “Q”) and R-1B (One Family Residential) Districts

Mr. Carlisle presented a brief background of the Planned Unit Development application. He addressed the mixed zoning and the 14-unit attached townhome development that was granted approval in 2018. Mr. Carlisle said the applicant is seeking to amend the previously approved plan to incorporate four additional parcels into an overall development of the site. Mr. Carlisle said the concept plan is only for discussion and no action would be taken this evening. He said it is too early in the process to determine data with respect to Zoning Ordinance requirements.

Mr. Carlisle read revised language recently drafted by the Master Plan Neighborhood Node Steering Committee for Neighborhood Node “Q” that relates to primary uses and character of the neighborhood node.

Applicant Gary Abitheira addressed his vision of incorporating the additional parcels with the townhome development and shared his thoughts on various placements of the PUD housing types to blend with the townhomes.

There was discussion, some comments related to:

- Previously approved development; housing types, timing and validity of approval, currently in engineering process.
- Existing homes; historical in nature, not listed in Historic Preservation Chapter.
- Neighborhood Node “Q” toured by Planning Commission and City Council.
- Public benefit; preservation of two existing homes, housing types offered.
- Intent of PUD development; provide flexibility from Zoning Ordinance regulations to allow a more creative and negotiable product.
- Board members expressed opposition to 3-story tall buildings.
- Applicant encouraged to:
 - Create more green space.
 - Retain “old Troy” feel of neighborhood.
 - Create a community feel, a village.
 - Create a different and unique development.
 - Let element of historical homes shine on their own.

Mr. Carlisle and Mr. Savidant briefly exited the meeting from 9:32 p.m. to 9:35 p.m. during above discussion.

7. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

There were no Planning Commission comments.

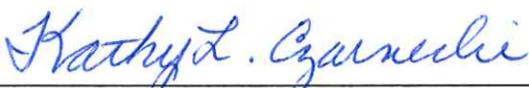
9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:41 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary