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**PLANNING COMMISSION
MEETING AGENDA
REGULAR MEETING**

David Lambert, Chairman, Marianna Perakis, Vice Chairman
Toby Buechner, Carlton Faison, Michael W. Hutson, Tom Krent,
Lakshmi Malalahalli, Sadek Rahman and John J. Tagle

September 27, 2022

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – September 13, 2022
4. PUBLIC COMMENT – For Items Not on the Agenda

PLANNED UNIT DEVELOPMENT

5. PLANNED UNIT DEVELOPMENT (File Number PUD2020-0018) – Revised Concept Development Plan for Long Lake and Crooks Masterplan Development, Northwest corner of Long Lake and Crooks, Section 8, Currently Zoned O Office

OTHER ITEMS

6. PUBLIC COMMENT – For Items on the Agenda
7. ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations

Televised Live, Government Channel WTRY (10 WideOpenWest and 17 Comcast) Replayed Wednesdays 3:00 pm, 6:00 pm and 11:00 pm

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 13, 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
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- Sadek Rahman
- John J. Tagle

Absent:

- Carlton M. Faison

Also Present:

- R. Brent Savidant, Community Development Director
- Julie Quinlan Dufrane, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2022-09-049

- Moved by: Krent
- Support by: Buechner

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES – August 23, 2022

Resolution # PC-2022-09-050

- Moved by: Tagle
- Support by: Perakis

RESOLVED, To approve the minutes of the August 23, 2022 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PLANNED UNIT DEVELOPMENT

5. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT (File Number PUD 019 JPLN2022-0013)
 – Proposed Village of Troy PUD, South side of Long Lake, West of Rochester (Parcels 88-20-15-201-046 and 88-20-15-201-033), Section 15, Currently Zoned RT (One Family Attached Residential), R-1C (One Family Residential) and CB (Community Business) Districts

Mr. Tagle disclosed his firm is currently working with Robertson Brothers Homes on a project that has no association with the project before the Board this evening. He assured Board members that he can act upon the project in an unbiased way.

Board members agreed there is no reason for Mr. Tagle to recuse himself.

Mr. Savidant summarized the Planned Unit Development (PUD) review and approval process. He stated the applicant this evening is bundling together the Concept Development Plan and Preliminary Site Plan applications. Mr. Savidant addressed the location, natural features, wetlands and woodlands, zoning, access and circulation, proposed residential housing, parking and how the plan relates to the Master Plan.

Mr. Savidant reviewed items discussed at the January 11, 2022 Planning Commission meeting. He noted the applicant maintained the townhome concept contrary to the Board’s suggestion to consider alternative housing options. Mr. Savidant reviewed the proposed changes to the Site Plan since January 2022. He addressed dimensional deviations, benefits characterized by the applicant and the PUD Standards in Section 11.03 B of the Zoning Ordinance. Various elevations and housing types proposed by the applicant were displayed.

Mr. Savidant stated the City Traffic Engineer Consultant OHM recommends approval of the traffic impact study prepared by Fleis & Vanderbrink, dated June 22, 2022, with two exceptions as noted in the Planning Consultant report dated September 6, 2022. He announced Stephen Dearing of OHM is present in the audience should Board members have any questions.

In summary, Mr. Savidant said as part of the deliberation, the Planning Commission should consider:

- Does the applicant meet the intent and standards of a Planned Unit Development?
- Difference/distinction from attached townhomes and attached single-family homes.
- If alternatives to townhomes were considered?
- Are the proposed benefits commensurate with the relief requested?
- Materials and architectural details.
- Has the applicant sufficiently redesigned the site and provided a “villaging” concept as requested by the Planning Commission?

Mr. Savidant stated the role of the Planning Commission is to make a recommendation to City Council. He indicated another public hearing would be scheduled at the time City Council considers the application.

Tim Loughrin, Director of Land Acquisition for Robertson Brothers Homes, conducted a PowerPoint presentation. Some items addressed by Mr. Loughrin were:

- Village concept interconnecting various housing styles.
- Reduction in density; cut 40% townhomes.
- Increase of open space; 7 pocket parks, central park, pavilion.
- Parallel plan; what could be built under existing zoning.
- Elevations; design, square footage, building material, floor plans, price point.
- Sledding hill; quasi-public space located in southwest corner.
- Pedestrian pathway(s).
- Stormwater management; regional pond.
- Over 40% of site is active or passive recreational.
- Owner occupied homes.
- Surrounding zoning and area.
- PUD Standards.

Several members shared individual views on orientation of buildings, location of access drives, internal road design, public amenities and “village” concept. The applicant was encouraged to create something impactful that might attract one’s eyes within the project’s internal design such as a fountain or sculpture.

There was discussion, some comments related to:

- Quasi-public open space; liability, activity schedules.
- Orientation of homes, access drives, centrally located terminus drives.
- Screening on north and south sides; landscaping, berms, fencing.
- Stormwater management; regional pond.
- Parking; formula used to factor required number of spaces; consideration to landbank spaces if determined overparked.
- Building material; color scheme, cost, and maintenance of material.
- Board’s objection to vinyl siding.

- Potential to create additional pedestrian connections.
- Establishment of homeowners' associations.

PUBLIC HEARING OPENED

- Leonard Joseph, 4909 River Bank Court; addressed concerns with screening, asked about type of screening and additional tree line if trees are removed, asked if retention pond is connected to residents on River Bank Court and if streets are private.
- Susheel Vu, 4921 River Bank Court; addressed concerns with increase in traffic, left turn lane, noise and lights.
- Gary Osak, 4919 Davis Court; addressed concerns with density, increase in traffic, stormwater management, encouraged quality building materials and screening.
- Deepan Shrivastava, 4969 River Bank Court; addressed concerns with increase in traffic, no left turn, internal road design and wetlands.
- Sendhil Damodavan, 4933 River Bank Court; addressed project design and concerns with effect on property values.

PUBLIC HEARING CLOSED

Chair Lambert stated one email communication was received from Harpreet Singh. The resident asked that a tree line for screening be maintained and addressed concerns with property values.

Questions posed during public hearing were addressed as follows:

- Applicant is receptive to address concerns with screening.
- Applicant acknowledged the streets are private.
- Applicant will work with EGLE (Environment, Great Lakes, & Energy) with respect to wetland regulations.
- Applicant addressed stormwater management; regional pond; no connection with residents on River Bank Court.
- Applicant addressed amenities that might be incorporated in pocket parks.

City Traffic Consultant Stephen Dearing of OHM addressed the proposed project's traffic impact as relates to access points, future reconfiguration of median and westbound left turn lane, crossover traffic, trip distribution analysis and planned future road improvements.

Ms. Malalahalli stated she would like to see the applicant take into consideration Planning Commission feedback and public comment expressed this evening and come back to the Board.

Resolution # PC-2022-09-051

Moved by: Malalahalli
 Support by: Krent

RESOLVED, To postpone the Village of Troy PUD application to allow the developer an opportunity to take into consideration the direction given by the Board and public comment and to meet some of the PUD Standards cited in Section 11.03 B of the Zoning Ordinance that the Board feels have not been met.

Yes: All present (8)
 Absent: Faison

MOTION CARRIED

Mr. Savidant clarified there would be no public hearing when the application comes back to the Planning Commission. He encouraged residents to view agendas posted on the City website to find out the meeting date the application would be considered again.

Ms. Dufrane asked the applicant to share with their attorney that revisions to the application might necessitate changes in the draft PUD agreement.

OTHER ITEMS

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

There was no one present in the audience who wished to speak.

Chair Lambert opened the floor to Planning Commission comment.

Mr. Savidant acknowledged Stephen Dearing and Sara Merrill of OHM for their assistance in traffic consultations and thanked Mr. Dearing for his explanation of complicated traffic matters in simplistic terms.

After a brief discussion, it was determined to schedule a few study session meetings in 2023 to discuss diverse topics.

7. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 9:29 p.m.

Respectfully submitted,

David Lambert, Chair

Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2022/2022 09 13 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2022/2022%2009%2013%20Draft.docx)

DATE: September 21, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PLANNED UNIT DEVELOPMENT (File Number PUD2020-0018) – Revised Concept Development Plan for Long Lake and Crooks Masterplan Development, Northwest corner of Long Lake and Crooks, Section 8, Currently Zoned O Office.

The applicant Gensler submitted a Concept Development Plan (CDP) application for a Planned Unit Development (PUD) for the subject property. The site is currently vacant and is 24.88 acres in size. The applicant proposes a mixed use project comprised of residential, office, lodging, restaurants, parking deck, and a range of outdoor amenities.

A PUD is a development option that provides flexibility in the design and use of mixed-use projects. It is a multi-step process. The first step in the process is the CDP. For this step, the applicant seeks the following: (1) Approval of the overall concept; (2) Approval of the PUD Agreement; and, (3) Rezoning of the parcel to PUD. The next step in the process will be the Preliminary Development Plan (PDP). During the PDP step, detailed site plans are submitted for each phase of the project. For this project, we can expect numerous PDP's to be submitted over several years. The Planning Commission is a recommending body for PUD's; City Council is responsible for approving the CDP and PDP.

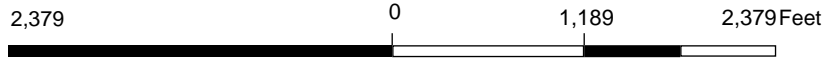
The Planning Commission held a public hearing on a proposed Concept Development Plan on August 9, 2022. The Planning Commission postponed the item after providing feedback to the applicant. The applicant revised the conceptual layout and seeks feedback on the revised concept. A comparison of the original concept and the revised concept is summarized in the attached report.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project as revised. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

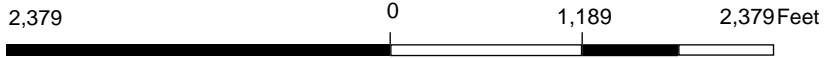
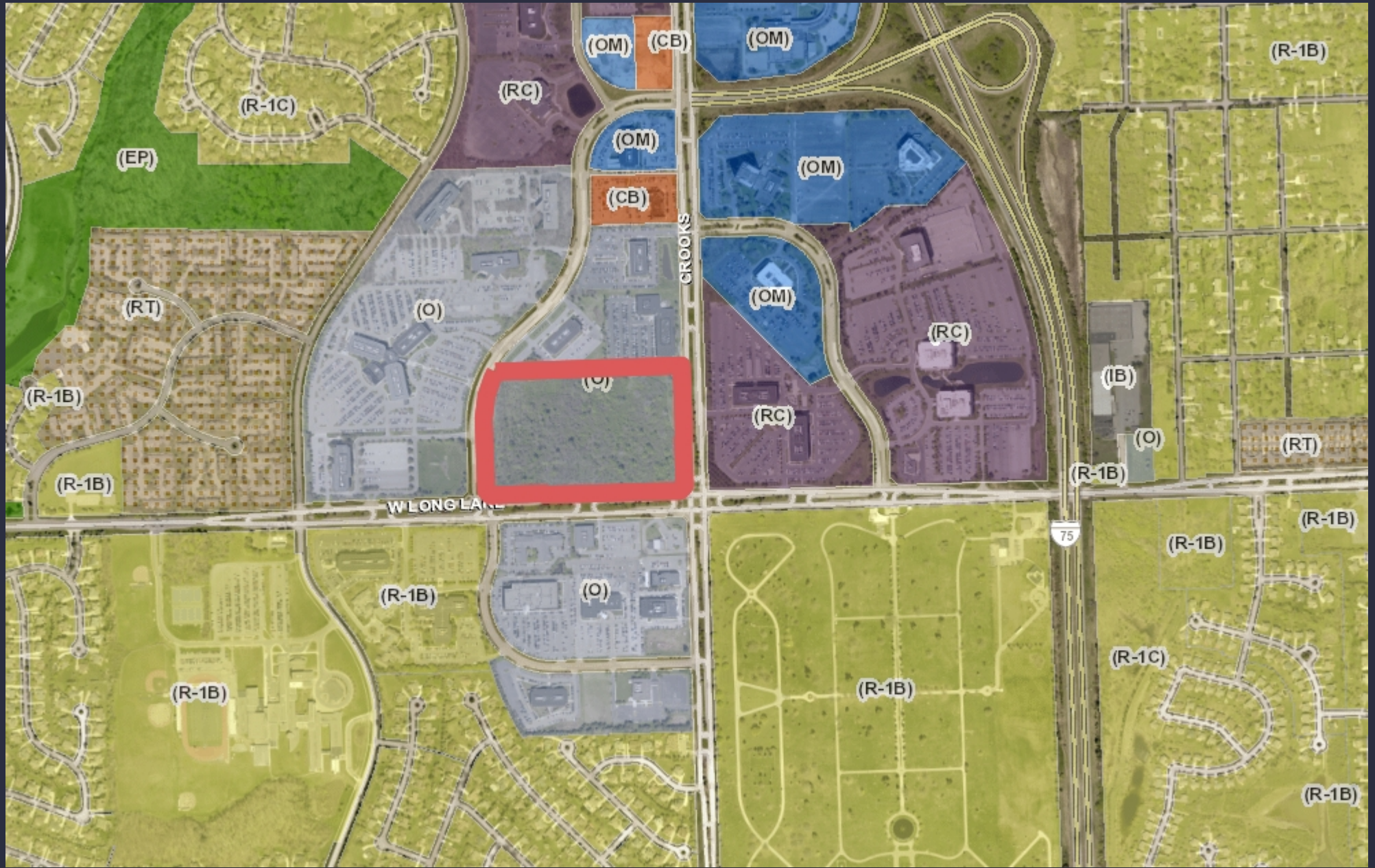
Attachments:

1. Maps
2. Revised Conceptual Layout
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. Minutes from August 9, 2022 Planning Commission Regular meeting (excerpt)

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Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



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CROOKS & LONG LAKE // MASTER PLAN





Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: Brent Savidant, AICP
Pittsfield Planning Commission

From: Ben Carlisle, AICP

Date: September 20, 2022

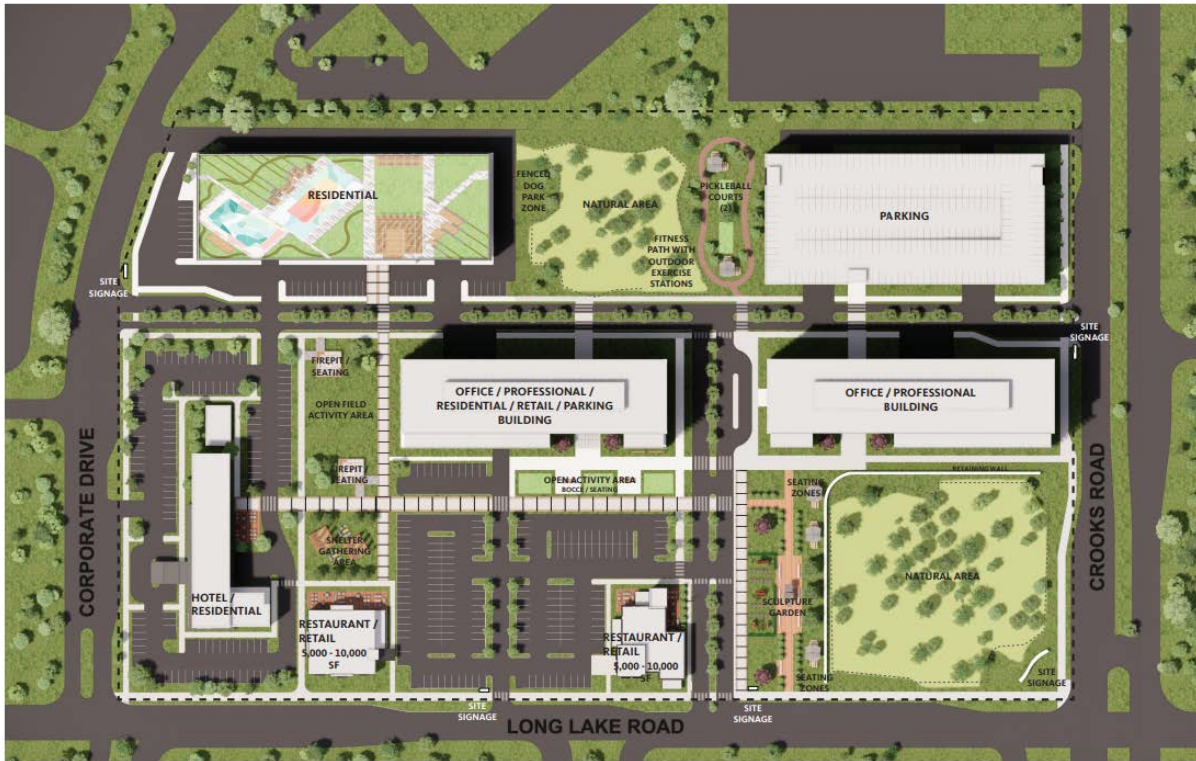
RE: Crooks and Long Lake PUD Concept Plan

The applicant of the Crooks and Long Lake PUD submitted a revised concept development plan. We have been asked to review the concept plan resubmittal and offer comments to the Planning Commission for their consideration. The item was last reviewed by the Planning Commission on August 9, 2022.

Discussion among administration and Planning Commission:

- *Flexibility in terms of what gets built, timing and location as proposed by applicant.*
- *Significance in determining appropriate uses and building heights.*
- *Gateway to North Troy and wayfinding signage.*
- *PUD Development Agreement.*
- *Urban Residential (UR) zoning district; high density residential district in line with Master Plan.*
- *Preservation of State-regulated wetlands.*
- *Tree survey and mitigation; determined at each development phase, must meet site plan requirements.*
- *Green space/open space must be generally consistent with approved concept plan; what, where, size, whether for public use determined at each development phase and must meet site plan requirements.*
- *Housing types must be generally consistent with approved concept plan and must meet site plan requirements.*

Previous Concept (August 2022)



Revised Plan (September 2022)



After the previous Planning Commission review, the applicant resubmitted a revised concept plan. Major changes in since last Planning Commission review:

- Reconfigured the residential building at northwest corner and moved to be adjacent to Corporate Drive.
- Reconfigured the hotel / restaurant building and moved to be adjacent to Corporate Drive
- Added an additional retail / restaurant building and moved all retail/restaurant buildings to be adjacent to Long Lake Road.
- Added outdoor plaza between two main retail / restaurant buildings on Long Lake.
- Expanded natural area and amenities on north side of site
- Added green “street” and site amenities to center of the site.
- Reduced size of “sculpture garden” next to wetland and added parking.
- Added new central road spine off Crooks Road, titled “The Boulevard” that bisects site.
- Added internal pedestrian grid system

The applicant is looking for Planning Commission feedback regarding the revised PUD Concept Plan. I look forward to speaking with the Planning Commission at their upcoming meeting.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal

PLANNED UNIT DEVELOPMENT

5. **PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (File Number PUD 2020-0018)**
– Proposed Concept Development Plan for Long Lake and Crooks Masterplan Development, Northwest Corner of Long Lake and Crooks, Section 8, Currently Zoned O (Office) Zoning District

Mr. Carlisle said the Planned Unit Development (PUD) application before the Board this evening is a formal submittal. He said the Planning Commission discussed two draft concept plans presented by the applicant at their January 12, 2021 and February 8, 2022 meetings.

Mr. Carlisle explained the three-step PUD application process and addressed the intent of a PUD application. He addressed highlights of the concept plan, proposed mix of uses, the changes since last reviewed, the four separate development areas proposed and associated amenities within those areas. Mr. Carlisle reviewed the applicant's proposed development parameters, relating to maximum square footage, minimum and maximum number of floors, minimum and maximum building height, and dimensional setbacks.

Mr. Carlisle said the applicant seeks flexibility to build any development area in any sequence, with one restriction that development area 4 (hotel/residential) and retail/restaurant pads can be built as part of any phase except they cannot be the first development built on site. He said the applicant seeks flexibility of all permitted and special uses in Office Mixed (OM), Office (O), or General Business (GB) zoning districts.

In summary, Mr. Carlisle asked the Board to consider public comments at the Public Hearing, and as part of their deliberation, to consider 1) the proposed development guidelines relating to building height and setbacks; 2) the proposed permitted and special uses; 3) if the PUD Standards in Section 11.03 of the Zoning Ordinance are met; and 4) if the proposed benefits are commensurate with the requested relief/development flexibility.

Mr. Savidant clarified a modification/correction to the development guidelines proposed by the applicant. Development area 1 (hotel/residential) should read 350,000 square feet, not 105,000 square feet.

Discussion among administration and Planning Commission:

- Flexibility in terms of what gets built, timing and location as proposed by applicant.
- Significance in determining appropriate uses and building heights.
- Gateway to North Troy and wayfinding signage.
- PUD Development Agreement.
 - Ms. Dufrane stated agreement is essentially standard agreement language except for unique aspects relating to development phases and development areas.
- Urban Residential (UR) zoning district; high density residential district in line with Master Plan.
- Preservation of State-regulated wetlands.
- Tree survey and mitigation; determined at each development phase, must meet site plan requirements.
- Green space/open space must be generally consistent with approved concept plan; what, where, size, whether for public use determined at each development phase and must meet site plan requirements.
- Housing types must be generally consistent with approved concept plan and must meet site plan requirements.

Anthony Antone of Kojian introduced the project team present in the audience; Project Architect Chris Beck of Gensler, Attorney Tyler Tennent of Dawda Mann PLC, Environmental Engineer Leslie Accardo of PEA, and CEO of Hunter Pasteur Homes Randy Wertheimer.

Mr. Antone stated the residential component (development area 1) would be the first phase of development. He said the proposed uses for the overall project are residential, office and retail and are defined in the PUD Development Agreement. Mr. Antone said the development configuration is based on the market and potential clients. He noted configuration might change during the development process. Mr. Antone said the State-regulated wetlands (1.9 acres) will remain as is. He addressed proposed development areas, phases and amenities. He indicated adjacent businesses were notified of the proposed project.

Mr. Rahman asked if the center building could be moved to the street and the parking structure moved to an internal location. At the request of Mr. Rahman, an image was displayed on the wall monitor depicting a large green courtyard surrounded by building(s).

Mr. Antone stated moving the center building to the street would not be sensible from an architectural or marketing standpoint.

Mr. Wertheimer said placing residential the furthest point from a heavily trafficked and noisy street is essential for success. He noted the sequence of development phases would be residential, amenities, office, restaurant and hotel. Mr. Wertheimer said development area 3 would be flexible on what the market determines.

Ms. Perakis expressed dissatisfaction in what she views as no changes in the concept plan since last presented to the Board even though the Board offered specific suggestions. She said there is nothing unique about the proposed *Gateway to North Troy* development. Ms. Perakis recommended suggestions for the creation of a destination for residents to live, work and play: 1) phase 1 should be a pedestrian boulevard along with paths and natural features; 2) the parking structure with retail on the first floor should be the anchor building in the center of the PUD; 3) the pedestrian boulevard should run parallel to Long Lake with retail along Long Lake that fronts the pedestrian boulevard; 4) access to the pedestrian boulevard should be off Crooks and Corporate Drive. At the request of Ms. Perakis, images were displayed on the wall monitor that depicted existing parking structures located in Ann Arbor, East Lansing and Detroit. Ms. Perakis referenced page 192 of the Master Plan, “Strategy: Create a community gathering space” and addressed the application’s relationship to the PUD Standards.

Mr. Wertheimer stated details of the concept plan would come forth with each phase and at site plan submittal. He said the team’s focus is on the first step of approval of a concept plan and they look forward to providing specific details with individual site plan submittals. Mr. Wertheimer said the project team is asking for a consensus on the uses, building sizes and building heights at this time. He stated that 25% of the site is open green space. Mr. Wertheimer apologized if he is misinterpreting the PUD process and addressed the importance of landscape and architectural designs that would be presented at site plan review and approval.

Ms. Malalahalli said the concept plan appears industrial, like four rectangular Lego blocks with too much parking. She encouraged a concept plan that would *wow* the Board, to incorporate a promenade or plaza area, a connected pathway and a community stage to engage a public destination.

Mr. Tagle said it appears the development team has not *sold* the Planning Commission on its concept plan and encouraged the team to share a presentation inclusive of ideas, graphics and words that would get the Board excited about the project. He asked the applicant to address the product the team envisions for development area 1.

Mr. Wertheimer said the product would be a five to seven story luxury residential building similar to what one sees in Birmingham, West Bloomfield and Corktown. He identified some amenities as a rooftop pool, an expansive workout facility, a work-from-home office setting, state-of-the-art technology and concierge services.

Mr. Krent referenced a proposed development project at the former K-Mart Headquarters that *wowed* the Planning Commission with its pavilion style development.

Chair Lambert suggested a connected hub for public transportation.

Mr. Antone addressed the change in the configuration of office buildings since the pandemic. He said offices are becoming highly amenitized to bring employees back to what was the standard office building. Mr. Antone noted proposed parking is less than two acres of the overall project.

PUBLIC HEARING OPENED

- Laury Shah, 1448 Brentwood Drive, Troy; addressed personal visions of developing property; native grasses, lush vegetation, botanical garden, minimum height of buildings, noise buffer.
- Wei Cao, 6816 Vernmoor, Troy; shared concurrence with Planning Commission comments on the parking structure and amenities, encouraged a gathering destination and pedestrian boulevard.

PUBLIC HEARING CLOSED

Chair Lambert announced the Planning Department received 10 to 15 email messages, copies of which were placed in front of Board members prior to tonight's meeting. Chair Lambert shared the messages expressed concerns with the destruction of green space and building heights.

Mr. Hutson said he would like to see the PUD Development Agreement be modified to include: 1) reduce the three buildings to a maximum height of eight (8) stories; 2) that no development phase should commence until the first development phase is complete; and 3) that the permitted and special uses are specifically identified. Mr. Hutson said he agrees with comments expressed by Ms. Perakis.

Ms. Dufrane stated the Planning Commission as a recommending body to City Council is responsible to forward either an affirmative or negative recommendation to City Council. In response to the Board's query if it is appropriate to postpone the item, she responded it would be reasonable to postpone the application one time should the Board desire.

Resolution # PC-2022-08-045

Moved by: Lambert

Support by: Buechner

RESOLVED, To postpone action on the PUD application to give the applicant an opportunity to consider input from the Commissioners on the overall concept plan and to give the Board a feel for what the entire project will look like.

Discussion on the motion on the floor.

Ms. Perakis addressed specific language she would like to incorporate in the Resolution as relates to parking structure location, pedestrian pathway, promenade/boulevard, relationship to Master Plan vision, uniqueness and creation of a destination point.

Mr. Antone and Mr. Wertheimer asked the Board to realistically consider the traffic impact and accessibility to the site as relates to the placement of the buildings.

Mr. Faison suggested design specifics should not be attached to the Resolution.

Mr. Hutson suggested to postpone the item with no specificity attached to the Resolution.

Ms. Dufrane said the attorney's office would collaborate with the applicant's attorney to tighten up the language on permitted and special uses.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

Ms. Perakis addressed existing traffic problems in the area and cautioned the applicant to not come back with an excuse that the traffic impact would prevent a pedestrian boulevard.