

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 27, 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
- 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

Ms. Perakis asked to add Planning Commission Comment as Agenda item #7.

Resolution # PC-2022-09-052

Moved by: Perakis
 Support by: Krent

RESOLVED, To approve the Agenda as revised.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – September 13, 2022

There was a brief discussion on the Village of Troy PUD application as relates to:

- The wording of Resolution # PC-2022-09-051 to postpone item.
- Scheduling of Public Hearing.

Resolution # PC-2022-09-053

Moved by: Buechner

Support by: Rahman

RESOLVED, To approve the minutes of the September 13, 2022 Regular meeting as submitted.

Yes: Buechner, Hutson, Krent, Lambert, Malalahalli, Perakis, Rahman, Tagle

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

Mr. Carlisle gave a brief background of the proposed Planned Unit Development (PUD) application and identified some of the changes since last reviewed at the August 9, 2022 Planning Commission Regular meeting.

- Reconfigured residential building at northwest corner, moved building parallel to Corporate Drive.
- Reconfigured hotel/restaurant building at southwest corner, moved building parallel to Corporate Drive, located parking in rear.
- Added another retail/restaurant building, moved retail/restaurant buildings to front on Long Lake, parking in rear.
- Reconfigured internal pedestrian grid system and outdoor seating plaza area between two main retail/restaurant buildings on Long Lake.
- Significant addition to the central gathering space, dedicated green space and functional usable open space.
- Added green “street” and “boulevard” that bisects site north/south, east/west.
- Added pedestrian amenities and grid system to connect with pedestrian amenities.
- Reduced size of sculpture garden located next to wetland, added parking.
- Expanded open space and natural features area on the north end of site.
- Added small retail zone on ground level of parking deck.

Anthony Antone of Kojoian introduced project team members in the audience; Randy Wertheimer of Hunter Pasteur Homes, Chris Beck of Gensler, Chris Kojoian of Kojoian and Tyler Tennent of Dawda Mann PLC.

Mr. Antone said the team wants to make sure they are on the right track and is asking for the Board's feedback again before coming forward with the Concept Development Plan. He said "The Great Lawn" area would be an all-season gathering place with diverse amenities, identifying at this time an ice-skating rink, pickleball courts and bocce ball.

Board members complimented the team on the plan revisions and expressed overall satisfaction of the plan.

Some items Board members asked the project team to consider:

- Prepare a brochure/pamphlet to illustrate the community gathering space.
- Food trucks; parking, competition with on-site restaurants.
- Seasonal gathering space; functionality.
- Add gardens, play structure.
- Location of pickleball courts and outdoor exercise stations.
- Parking.
 - Applicant advised boulevard offers on-street parallel parking.
 - Parking deck and office tower; levels of parking.
 - Shared parking.
 - Review of parking at each development phase.
- Retail/restaurant buildings; facilitation of loading/unloading and waste management.
- Provide a 'grand' and 'eye-catching' entrance to development.
- Hub for public transportation.

Mr. Savidant reviewed the PUD approval process.

Ms. Dufrane stated the elements of the PUD agreement encompass details relating to development phasing and open space.

Chair Lambert opened the floor for public comment.

Wei Cao, 6816 Vernmoor; addressed retail/restaurant portion of development, suggested smaller storefront retail/restaurants.

Chair Lambert closed the floor for public comment.

Mr. Antone said the market would drive tenancy of the project. He said a combination of larger and smaller retail/restaurant store fronts would be appealing.

OTHER ITEMS

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

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

7. **PLANNING COMMISSION COMMENT**

There were general comments, some relating to:

- Meeting schedule.
- Term expirations, reappointments.
- Agenda format; review of Bylaws.

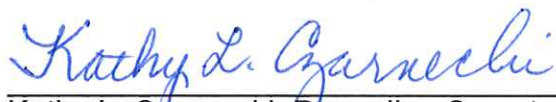
8. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 7:57 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary