

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 25, 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
Sadek Rahman
John J. Tagle

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-2022-10-054

Moved by: Faison
Support by: Krent

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – September 27, 2022

Resolution # PC-2022-10-055

Moved by: Buechner
Support by: Rahman

RESOLVED, To approve the minutes of the September 27, 2022 Regular meeting as submitted.

Yes: All present (9)

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 (SP JPLN2022-0121) – Proposed Forum Flats 200-Unit Residential Development, South side of Kirts, West of Livernois (295 Kirts; PIN 88-20-28-252-016), Section 28, Currently Zoned BB (Big Beaver) District

Mr. Savidant reviewed the Preliminary Site Plan application for Forum Flats. He addressed the proposed conversion of an existing office building to multi-family residential and construction of two additional apartment buildings as relates to location, number of apartment units and stories, transparency, carports along the west, east and south perimeters, and amenities. Mr. Savidant briefly addressed parking requirements and the applicant's request to reduce the number of spaces and landbank spaces. He encouraged Board members to pose traffic and parking questions to the traffic consultants present this evening.

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

- The use of landbanked parking, and the potential loss of the central site amenity if landbanked parking is constructed.
- If the application meets the Design Standards and Site Plan Standards.
- If building material selection, color selection and architectural style of the two new buildings complement or support the existing building.
- Update landscape plan to show landscaping in landbanked parking area above underground stormwater detention prior to Final Site Plan Approval.
- Consider conditioning approval of landbanked parking on the use of grasscrete parking areas to replace turf grass.
- Provide cut sheet of the proposed lighting fixtures prior to Final Site Plan Approval.

Discussion among administration and Planning Commission:

- Locations of covered and uncovered parking.
- Definition of 'grasscrete'.
- Explanation/purpose of landbanked parking.
- Development permitted by right.
- Traffic generation, as relates to existing office and proposed multi-family.
- Pedestrian connection on southern portion not designated on site plan; include as condition of approval.
- Access to site; one entrance/exit only on Kirts.

Present were Architect Jason Krieger of Krieger Klatt Architects, developers Jeff Parks and Mike Parks of Cypress Partners, Civil Engineer James Butler of PEA Group and Traffic Consultant Julie Kroll of Fleis & Vandenbrink.

Mr. Krieger's presentation included a descriptive PowerPoint presentation including an aerial view and three-dimensional (3D) rendering of the proposed development. He said there is a current trend to repurpose and redesign existing office buildings and shared that the project team considered numerous visionary concepts of the project before its submittal to the City. Mr. Krieger addressed parking calculations, proposed landbanked parking, site amenities, screening of adjacent parcels, underground detention, pedestrian walkway connection, open space, building materials and complementary architectural style of buildings. Mr. Krieger said the development lends to privacy because it faces inward toward the central open space area. Mr. Krieger's presentation displayed various floor plans, a clubhouse, common area lounges, a workout facility, business and work-from-home center and package delivery area.

There was discussion, some comments related to:

- Concerns with only one access point; potential for traffic congestion.
- Patios and/or balconies are not an option.
- Parking.
 - Number of spaces - covered, uncovered, garage – if sufficient to accommodate residents with more than one vehicle and visitors.
 - Parking calculations; data considered in determining number of spaces.
 - Landbanked parking; approach in utilization of spaces if needed in future.
 - Management of parking assignments and fee structure.
- Notification to adjacent parcels of proposed development.
- Pedestrian walkway connections; oversight on site plan to designate sidewalk on south side of development.
- Open space.
 - Calculations justified by Civil Engineer.
 - Requirement would be met even if landbanked spaces are utilized.
- Height of trees at time of planting; 15 to 20 feet.
- Internal trash rooms, external only for bulk items.
- Complimentary comments on the applicant's presentation.

Julie Kroll of Fleis & Vandenbrink addressed in detail the findings of the parking study prepared for Forum Flats, dated September 27, 2022, and their evaluation of the 85% percentile parking demand for the proposed site as calculated in accordance with ITE Parking Generation 5th Edition. She stated various data is used to determine trip generation and parking demands of actual users of sites across the country.

City Traffic Consultant Stephen Dearing of OHM reaffirmed the Fleis & Vandenbrink parking study determinations. He addressed the City parking requirements and the trend to relax current requirements. Mr. Dearing said the trip generation tables provided in the parking study show the proposed multi-family use in three buildings is expected to generate less traffic than the existing single office building if fully occupied. Mr. Dearing said he is comfortable with the proposed reduction in parking and landbanked parking. He said it would be reasonable and prudent to convert one or two areas of the landbanked parking in the future should it be necessary.

Ms. Perakis suggested lowering the building stories to two or converting the first floors of the buildings to garage spaces. She expressed concern with losing open space should it become necessary in the future to utilize the landbanked parking. Ms. Perakis said she is not comfortable with the plan's proposed parking and expressed safety concerns because of the lack of speed bumps, striped pedestrian crosswalks and only one access point.

Mr. Mike Parks addressed management's assignment of carports and garages to the residents and offered to provide a parking plan prior to Final Site Plan Approval should the Board desire. He said the project would not be economically feasible if building floors were eliminated.

Mr. Rahman expressed concerns that parking would be insufficient to accommodate residents who own more than one vehicle, as well accommodate visitor parking. He addressed the blend of providing sufficient parking and offering residents the amenity of open space. Mr. Rahman said there is no clear picture of how management would control the parking.

Mr. Tagle confirmed with the Planning Director that the application meets the Zoning Ordinance parking requirements and there is no requirement in the Zoning Ordinance that an applicant provide a parking plan prior to Final Site Plan Approval. He said he has no problem with the proposed parking and the landbanked spaces act as a safety net. Mr. Tagle suggested approval of the application could be conditioned on providing traffic calming measures and striped pedestrian walkways. He expressed support for the proposed development.

Chair Lambert expressed concern with the height of the building to the east and the visual impact it poses to those on Olympia. He asked if the applicant would consider reducing the height of the building to the east.

Mr. Krieger said he would consider adjusting the parapet height to reduce the visual impact and screen rooftop equipment internally. He noted the building height does meet Zoning Ordinance requirements.

Chair Lambert opened the floor for public comment. Acknowledging there was no one who wished to speak, Chair Lambert closed the floor for public comment.

Ms. Perakis questioned if the proposed carports would conflict with design standards set forth in Section 5.04, E, 5.b.i (Site Access and Parking, Location). She questioned the safety and look of the carports.

Mr. Savidant replied that design standard does not apply here because the side yard does not front on the building line. He said the Planning Commission should consider the compatibility of the lengthy carports and their relationship to screening adjacent properties.

Ms. Perakis questioned the requirement that the primary entrance of the existing building must be clearly identifiable and usable in the front. She said she is not prepared to approve the project at this time.

Mr. Savidant replied that provision does not apply in this case because there is no front relationship. He said the building is nonconforming and the applicant is not increasing to the non-conformance.

Resolution # PC-2022-10-056

Moved by: Tagle
 Seconded by: Krent

RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the proposed Forum Flats residential development to 308 when a total of 366 spaces are required on the site based on the off-street parking space requirements for multi-family residential. This 58-space reduction is sufficient to meet the parking demands based on landbanked parking provided on the site; and,

BE IT FINALLY RESOLVED, That Preliminary Site Plan Approval for the proposed Forum Flats 200-unit residential development, South side of Kirks, West of Livernois, Section 28, Currently Zoned BB (Big Beaver) District, be granted, subject to the following conditions:

1. Update the landscape plan to show landscaping in the landbanked parking area above the underground stormwater detention prior to Final Site Plan Approval.
2. Provide grasscrete parking areas to replace turf grass in landbanked areas.
3. Provide a cut sheet of the proposed lighting fixtures prior to Final Site Plan Approval.
4. On the east building, south side, lower the parapets to approximately three (3) feet above the roof line.
5. Address the concerns noted in the OHM memorandum, dated October 19, 2022.
6. Should landbanked parking be necessary in the future, utilize a piecemeal approach beginning at the east side of the building above the underground detention.

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

MOTION CARRIED

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:

- Attendance at the Michigan Association of Planning (MAP) annual conference.
- November 1, 2022 Special Meeting; agenda items.
- Future meeting to discuss potential revisions to the Bylaws.

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:07 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary