

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 24, 2023, 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
- Tyler Fox
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- 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-2023-01-006**

- Moved by: Fox
- Support by: Faison

**RESOLVED**, To approve the Agenda as prepared.

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES – January 10, 2023

**Resolution # PC-2023-01-007**

- Moved by: Krent
- Support by: Tagle

**RESOLVED**, To approve the minutes of the January, 10, 2023 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.

PLANNED UNIT DEVELOPMENT

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

Mr. Savidant explained the Planned Unit Development (PUD) three-step approval process. He briefly addressed discussion items during review of the application in previous meetings.

Mr. Savidant addressed revisions to the application since its last review, proposed amenities in Zones A, B and C, buildout of development phases and displayed several generic renderings that capture the flavor of the application.

Mr. Savidant said the applicant noted benefits of the application as follows:

- Horizontal mixed-use development consistent with the Master Plan.
- Development of an undeveloped and prominent site.
- Outdoor plazas.
- Outdoor dining areas.
- Pedestrian circulation paths and activities around the site.
- Public art.
- Wetland preservation.

Mr. Savidant asked the Planning Commission to consider the following in its deliberation:

- The proposed development guidelines (height/setbacks, etc.)
- The proposed allowable and special uses.
- The proposed phasing.
- If proposed benefits are commensurate with the requested relief/development flexibility.
- If the PUD Standards have been met.

Discussion among administration and Planning Commission:

- Public transportation drop-off area.
- Height of Flagstar bank; 14 stories.
- Intent of Urban Residential zoning district.
- Sustainability, renewable energy, environmental impact.
- Traffic study recommendations, responsibility to apply.
- Potential uses.

Anthony Antone of Kojaian was present. Project members in the audience were Randy Wertheimer of Hunter Pasteur Homes, Chris Beck of Gensler and Tyler Tennent of Dawda Mann PLC.

Mr. Antone addressed the revisions to the application and amenities and said they are committed to the uses as presented this evening in their presentation.

There was discussion, some comments related to:

- Public transportation drop-off; possible location south side of Crooks service drive; applicant working with SMART.
- Amenities open to public; more details with site plan application.
- Development phases; 1st phase multi-family residential, 2<sup>nd</sup> phase amenities.
- Public art; one-time installation.
- Sustainability, energy conservation, charging stations.
- Natural wetland area; seating around periphery; applicant working with Environment, Great Lakes & Energy (EGLE) on other possible functions.
- Great Lawn Area; applicant working with outside source to promote various activities.
- Correction to Site Plan to show only one entrance on Long Lake.
- Food truck staging; on promenade, malleable locations.
- Traffic improvements; applicant to work with Engineering and County.
- Green space; 76% open space.
- Office space (Area 2); objective to remain as office use until tenant is secured.
- Goal to create a live, play, work environment.
- Public comment received expressing concern with destruction of trees, office space vacancies and building height.
- Applicant encouraged to include renderings from various perspectives of surrounding areas at City Council presentation.
- Project timetable.
- Recycling resources.

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

There was discussion on the PUD Agreement, some comments related to:

- Limitation on uses; reference to email communication from Attorney Tyler Tennent confirming commitment of uses identified in application.
- Site Plan to show only one entrance on Long Lake.
- Traffic circulation as relates to recommendations of traffic consultants and County regulations.
- Project timetable; up to 20 years to complete construction.
- Development phases.

**Resolution # PC-2023-01-008**

Moved by: Krent  
 Seconded by: Buechner

**WHEREAS,** The applicant Gensler submitted a Conceptual Development Plan application for a Planned Unit Development, located on the northwest corner of Long Lake and Crooks, in Section 8, approximately 24.88 acres in area; and

**WHEREAS,** The Concept Development Plan proposes multiple phases for a mixed-use development including office, residential, lodging, restaurant, retail and open space with public amenities; and

**WHEREAS,** The Concept Development Plan will be implemented through submittal of Preliminary Development Plans for each phase of development; and

**WHEREAS,** Each Preliminary Development Plan will require a Planning Commission public hearing and City Council public hearing prior to approval; and

**WHEREAS,** The proposed Concept Development Plan meets the Standards for Approval set forth in Section 11.03.

**THEREFORE BE IT RESOLVED,** That the Planning Commission recommends to City Council that Concept Development Plan Approval for the proposed Long Lake and Crooks Masterplan Development be granted, subject to the following:

1. The concept plan indicates extensive landscape and trees, and the Planning Commission approves that type of concept.

Yes: All present (9)

**MOTION CARRIED**

**PRELIMINARY SITE PLAN APPROVAL**

6. **PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2022-0009)** – Proposed Hills West, East side of Crooks, South of Wattles (3902 Crooks; 88-20-21-101-003), Section 21, Currently Zoned NN (Neighborhood Node “I”) District

Ms. Dufrane referenced an email received from the applicant’s attorney, Henry Sandweiss, requesting that Ms. Perakis recuse herself from deliberation on this item. Ms. Dufrane said she and Ms. Perakis discussed the request earlier today. It was determined to allow Ms. Perakis an opportunity to respond, followed by a vote of the Planning Commission on whether or not recusal is necessary. Ms. Dufrane asked if either Arban Stafa or Mr. Sandweiss, who were present in the audience, had anything further to say on behalf of the applicant Sam Stafa, to which they declined.

Ms. Perakis said she would not recuse herself. Ms. Perakis addressed the reference by the applicant, Sam Stafa, that she cannot render a fair and impartial decision and thus suggests she might be biased against him. Ms. Perakis said she believes she treats all applications with the same scrutiny and strategy as relates to Zoning Ordinance

standards. She said she has nothing personal against Mr. Stafa and has no reason to be biased or has ever been biased against the applicant.

Commissioners Krent, Tagle, Hutson and Malalahalli spoke in support of not recusing Ms. Perakis.

**Resolution # PC-2023-01-009**

Moved by: Krent

Seconded by: Fox

**RESOLVED**, To not recuse Ms. Perakis from deliberation on this application.

Yes: Buechner, Faison, Fox, Hutson, Krent, Lambert, Malalahalli, Tagle

Abstain: Perakis

**MOTION CARRIED**

Mr. Savidant said the application before the Board this evening looks different than what was presented in November 2022. He reviewed the changes as noted on page 6 of the Planning Consultant report dated January 19, 2023. Mr. Savidant addressed site access, common ownership of parcels, potential for cross access connectivity, open space, landscaping, parking, traffic study, elevations and building materials.

Mr. Savidant asked the Planning Commission in its deliberation to consider compliance with Sections 5.06E Design Standards and 8.06 Site Plan Review Standards.

Discussion among administration and Planning Commission:

- Application relationship to previously approved developments and potential future development.
- Preservation of twelve trees.
- Bicycle parking spaces.
- Residentially zoned parcel to the south is a church.

Peter Stuhlreyer of Designhaus Architecture was present to represent the developer of Hills West.

There was discussion, some comments related to:

- Location of bicycle parking spaces; inside gym building to the north.
- Consideration to locate pocket park between the two buildings.
- Consideration to move Crooks access to the south of the most southern building.
- Traffic concerns; circulation, Crooks access, proximity to Barilane driveway, potential for backup traffic, consideration for EVA (emergency vehicular access).
- Building floor plans.
- Separate venture/ownership of parcels.
- Parking; no deficit per parcel, no shared parking required.
- Requirement of cross access easements.
- Location of pocket park initially determined to preserve existing trees.
- Recycling resources.

City Traffic Consultant Sara Merrill OHM Advisors addressed the process in which the developer, or its designated traffic/civil engineer, would reach out to the Road Commission for Oakland County (RCOC) Permit Department to move the Crooks Road access and rearrange the deceleration lane. She said, in her opinion, there could be a benefit or a potential ripple effect of moving the access further south. Ms. Merrill addressed numerous factors used to determine if traffic mitigation is necessary and internal traffic site flow. She shared that RCOC uses an adaptive traffic system at each intersection in Troy that responds live to current traffic volumes.

Mr. Tagle asked if one is heading southbound on Crooks and turning left into the site driveway, and with the cars stacking up in the northbound left turn lane to go west on Wattles, how many cars would it take before one could not turn left to get into the complex.

Julie Kroll of Fleis & Vandenbrink responded that the traffic calculations show there would be no impact to the site driveway in that scenario.

Civil Engineer Greg Bono of PEA Group addressed the RCOC requirements on separation distance between driveways and noted it is based on the speed limit on Crooks Road. He opined the RCOC would not issue a permit for a change in the driveway location. Mr. Bono addressed the potential to extend the deceleration lane and the limitations an EVA would pose to the Barilane property.

Chair Lambert opened the floor for public comment.

- Michelle Lyons, 3902 Crooks, owner of the subject property, addressed the existing zoning and surrounding uses. She expressed support for the application as presented and asked the Board's consideration in its approval this evening.

Chair Lambert closed the floor for public comment.

Mr. Fox addressed the location of the Barilane driveway, potential for cut-through traffic, speeding and emergency vehicular access.

**Resolution # PC-2023-01-**

Moved by: Fox

Seconded by:

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Hills West 29-unit apartment development, East side of Crooks, South of Wattles, Section 21, Currently Zoned NN (Neighborhood Node "I") District, be granted.

Discussion:

Mr. Krent said he would support the motion on the condition that RCOC explore the possibility of having the driveway at the south end of the property.

Ms. Perakis said exploring the possibility has no teeth and suggested waiting for a response from RCOC prior to taking any action this evening.

Mr. Tagle said it would be advantageous for the developer to reach out to the RCOC to discuss the possibility of moving the access to the south but noted that the RCOC has the final say on the access and deceleration lane.

**Resolution # PC-2023-01-010**

Moved by: Fox  
 Seconded by: Krent

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Hills West 29-unit apartment development, East side of Crooks, South of Wattles, Section 21, Currently Zoned NN (Neighborhood Node “I”) District, be granted, subject to the following:

1. That the Road Commission for Oakland County (RCOC) explores the possibility of having the driveway at the south end of the property.

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

**MOTION CARRIED**

**OTHER ITEMS**

7. **PLANNING COMMISSION ANNUAL REPORT FOR 2022**

Mr. Savidant presented the Planning Commission 2022 Annual Report.

Chair Lambert asked that the report be revised as follows:

- Add site plan approval of the Kelly Services redesigned office building site development on Kirts Boulevard.
- Sub-Committee on Neighborhood Nodes.
  - Rephrase ‘established’ to ‘appointed’ by Chair.
  - Add names of members; Lambert, Perakis, Faison, Krent.

Mr. Savidant said he would revise the report to reflect the changes prior to presenting the report to City Council and posting it on the City website.

8. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

There were general comments, some relating to:

- Administration presentation of proposed Zoning Ordinance Text Amendments for review.
- Current vacancy rates for office and apartment complexes; possibly presentation by experts on topic(s).
- Status of Master Plan update.
- Capacity of Troy schools to accommodate additional students resulting from recent developments.

10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:35 p.m.

Respectfully submitted,



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David Lambert, Chair



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Kathy L. Czarnecki, Recording Secretary