

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on February 14, 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 (arrived 7:03 p.m.)
- Carlton M. Faison
- Tyler Fox
- Michael W. Hutson
- Tom Krent
- David Lambert
- Marianna Perakis
- John J. Tagle

Absent:

- Lakshmi Malalahalli

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

Mr. Savidant announced the applicant for Agenda item #6, potential Planned Unit Development application, has asked that the item be removed from the agenda for personal reasons.

**Resolution # PC-2023-02-011**

- Moved by: Fox
- Support by: Krent

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

- Yes: Faison, Fox, Hutson, Krent, Lambert, Perakis, Tagle
- Absent: Malalahalli, Buechner (arrived 7:03 p.m.)

**MOTION CARRIED**

3. APPROVAL OF MINUTES – January 24, 2023

Chair Lambert asked that the January 24, 2023 draft minutes be revised as follows:

- Agenda item #7, Planning Commission Annual Report for 2022, page 7, to correct Kelly Services office building is located on Kirts Boulevard, not Crooks.

**Resolution # PC-2023-02-012**

Moved by: Faison

Support by: Fox

**RESOLVED**, To approve the minutes of the January 24, 2023 Regular meeting as revised.

Yes: All present (8)

Absent: Malalahalli

**MOTION CARRIED**4. **PUBLIC COMMENT** – For Items Not on the Agenda

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN APPROVAL**5. **PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP2022-0027)**  
– Proposed Estates at Eckford (One Family Residential Cluster), South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed Estates at Eckford cluster development. He addressed surrounding land uses and zoning, existing wetlands, applicant's request to seek six (6) additional units above the parallel plan density by providing 35% of open space, preservation of significant area of onsite wetlands and provision of a 10-foot-wide public bike path that would connect with the Daisy Knight Dog Park on Livernois.

Mr. Carlisle asked the Commission to consider the applicant's request for relief of required setbacks along the southern property line (Lot 26) and required setbacks to accommodate decks on all units. He asked that the applicant indicate building materials and provide a wetland delineation report and a permit review from EGLE (Environment, Great Lakes & Energy).

In summary, Mr. Carlisle said Planning Commission shall determine if requirements are met to qualify for a cluster development option, if required Cluster Standards (Section 10.04.1) have been met and if the additional number of units is commensurate with the open space being preserved.

Discussion among administration and Planning Commission:

- Clarification on proposed relief of required rear and side yard setbacks.
- Maintenance of trail.
- Purpose of T-turnaround (stub street).



Jim Eppink of J Eppink Partners, Inc. was present to represent Mondrian Properties. He addressed:

- Wetland delineation application and permitting review with EGLE.
- Proposed setbacks for Lot 26 and decks on all units; dimensional measurement of setbacks.
- Alternative to provide at-grade patios instead of decks.
- Density, as relates to parallel plan and by-right cluster development.
- Preservation of 35% open space.
- Intent to dedicate trail to the City of Troy.
- Application meets Master Plan intent by offering missing middle housing.
- Sidewalks and trail system through natural area.

There was discussion, some comments related to:

- Flexibility to offer homeowner patio or deck.
- Lot 26, as relates to setbacks and trailhead.
- Sustainable design features; preservation of quality wetlands, utilization of regional stormwater system by three neighborhoods.
- Process/application with EGLE to mitigate wetlands in three small pocket areas.
- Building materials; first floor brick on four sides; above levels brick, stone and/or hardie board.
- Building envelopes as relates to different home styles.
- Configuration of lots as relates to number of driveways on Eckford.
- Paving of entire gravel portion of Eckford; cost sharing among mutual developers.
- Traffic calming options.
- Trail material; asphalt.

Mr. Eppink agreed to provide patios instead of decks to eliminate the request for relief of setback requirements on all 26 units.

#### PUBLIC HEARING OPENED

- Anthony Kapas, 501 Eckford; addressed concerns with increased density, traffic, water problems and destroying beautiful existing neighborhood. He said the City Council and Planning Department are not listening to concerns expressed by residents and said City should be held accountable for their actions.
- Marilena Chis, 585 Thurber; expressed concerns with density, traffic, increase of students in Troy School District, and that green space is being destroyed, not preserved. She questioned perceived benefits of the development.
- Gary Blanck, 655 Thurber; addressed concerns with losing the natural environment, increased traffic especially related to school activity, and asked about woodland buffer.
- Deanna Tabar, 515 Thurber; addressed concerns with safety and privacy of nature trail, decrease in property values.

#### PUBLIC HEARING CLOSED

Mr. Carlisle addressed woodland buffer as relates to distance in feet to residential.

Mr. Eppink addressed the trail as relates to safety, privacy, maintenance and property values.

Mr. Savidant briefly reviewed the City Traffic Consultant OHM memorandum on anticipated traffic impacts that was included in the agenda packet.

Several Board members addressed the benefit for an applicant to utilize the cluster development option so that wetlands and natural resources can be preserved.

**Resolution # PC-2023-02-013**

Moved by: Fox  
Seconded by: Faison

**RESOLVED**, The Planning Commission hereby recommends to the City Council that the proposed Estates of Eckford Site Condominium (One Family Residential Cluster), 26 units/lots, South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, approximately 7.56 acres in size, Currently Zoned R-1C (One Family Residential) District, be approved for the following reasons:

1. The cluster development better protects the site's natural resources than if the site were not developed as a cluster.
2. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
3. The cluster development is compatible with adjacent properties.
4. The site can be adequately served with municipal water and sewer.
5. The cluster development preserves 35% open space, to remain open space in perpetuity.

And approved with the following design considerations:

1. That patios only are provided with no option for decks.
2. That unit #26 be afforded flexibility of the 8-foot encroachment in the required perimeter setback.

**Discussion on the motion on the floor.**

Chair Lambert said he loves the trail and preservation of green space but expressed concern with the number of driveways going on Eckford. He said the City has been assured by the school superintendent in a written memorandum that the Troy School District can accommodate additional students. Chair Lambert stated the Planning Commission does not take into consideration tax revenues in its deliberation of proposed developments.

Mr. Buechner said that all Board members live in the City of Troy and that he has lived in two homes located on different trailways in the City. He shared that his family has never experienced any issues with safety, privacy, or lack of trail maintenance.



Mr. Krent said studies show property values increase for homes located on or near public trails and pathways.

Vote on the motion on the floor.

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

**MOTION CARRIED**

**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

*(Item removed from Agenda; refer to Resolution # PC-2023-02-011)*

- 7. PRELIMINARY SITE PLAN REVIEW (SP JPLN2022-0008) – Proposed The Westington II, South of Wattles, East of Crooks (870 Barilane Drive; PIN 88-20-21-101-009), Section 21, Currently Zoned NN (Neighborhood Node “I”) District

Mr. Carlisle reviewed the Preliminary Site Plan application for The Westington II. He addressed changes to the application since its consideration and denial at the January 25, 2022 Planning Commission meeting. He addressed the relationship of the application in context to The Westington Phase I and Hills West apartment developments. Mr. Carlisle addressed natural features, traffic study conclusion that no mitigation is recommended, significant architectural changes in elevations and displayed renderings, one of which showed the site in context of surrounding properties.

In summary, Mr. Carlisle asked the Planning Commission to consider in its deliberation compliance with Design Standards (Section 5.06.E) and Site Plan Review Standards (Section 8.06).

Discussion among administration and Planning Commission:

- Site access via Crooks.
- Bicycle parking spaces.
- Parking; 9 guest spaces, site overparked by 20 spaces.

Present were Project Architect Peter Stuhlreyer of Designhaus Architecture and Traffic Engineer Julie Kroll of Fleis & Vandenbrink.

Mr. Stuhlreyer addressed changes in the application relating to the combination of two buildings to one, reduction in building height, reduction in number of units from 20 to 16, increase of open space, preservation of additional trees, provision of 9 guest spaces, and architectural style of homes reflective of Hills West architecture. Mr. Stuhlreyer said an

application to the Oakland County Road Commission (OCRC) has been submitted requesting to move the access point further south on Crooks. He noted the project civil engineer is present this evening in the audience should the Board have any questions.

There was discussion, some comments related to:

- Landscaping; tree quality and count.
- Detailed architectural features; transitional style between single family and commercial.
- Confirmation by applicant to offer on-site recycling.
- Confirmation by applicant to add bicycle rack to accommodate two bikes.

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

Julie Kroll of Fleis & Vandenbrink addressed several questions posed relating to northbound/southbound traffic with conflicting turns as relates to number of cars in queues. She said the study shows no blocking of the proposed site driveway from the Crooks and Wattles intersection. Ms. Kroll said the findings are based on the site driveway in the middle of the development but noted regardless the distance is adequate for either driveway location.

Greg Bono of PEA (from the audience) confirmed that an application was submitted and is under review by the OCRC to consider moving the site driveway further south on Crooks and adjacent to Barilane.

**Resolution # PC-2023-02-014**

Moved by: Krent

Seconded by: Fox

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed The Westington II 16-unit apartment development, South of Wattles, East of Crooks, Section 21, Currently Zoned NN (Neighborhood Node "I") District, be granted, subject to the following:

1. To install a bike rack that will hold two bicycles.

**Discussion on the motion on the floor.**

Mr. Fox expressed appreciation to the applicant for the preservation of trees.

Mr. Krent thanked the applicant for making improvements to the site.

Chair Lambert expressed appreciation to the applicant for preserving additional trees and reducing the building size. He said the improvements are a better transition to residential to the east and south.



Ms. Perakis thanked the applicant for a much-improved site plan application. She said personally she would prefer to postpone the item until a decision is made by OCRC, and therefore she will be voting no on the motion.

Vote on the motion on the floor.

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

No: Perakis

Absent: Malalahalli

**MOTION CARRIED**

**OTHER ITEMS**

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:

- Ms. Dufrane referenced review of the Bylaws and encouraged members to forward any thoughts/suggestions her way.
- Mr. Fox initiated conversation on addressing sustainability in the application process. Mr. Savidant said he would discuss with the City Manager the approach to take to establish sustainability regulations in the Zoning Ordinance.
- Chair Lambert announced Turtle Woods Public Open House, Thursday, February 16, 2023, 4-7 p.m., hosted by Evanswood Church at 2601 E. Square Lake, to discuss Oakland County Parks and Recreation partnership with Six Rivers Land Conservancy to acquire 70 acres for nature preserve.

10. ADJOURN

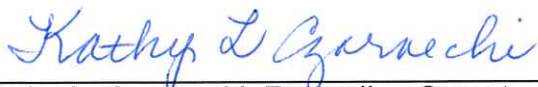
The Regular meeting of the Planning Commission adjourned at 8:49 p.m.

Respectfully submitted,




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David Lambert, Chair




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Kathy L. Czarnecki, Recording Secretary

