

Vice Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on May 23, 2023, in the Council Chamber of the Troy City Hall. 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
- Lakshmi Malalahalli
- Marianna Perakis
- John J. Tagle

Absent:

- David Lambert

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-2023-05-028

- Moved by: Tagle
- Support by: Faison

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES – May 9, 2023

Resolution # PC-2023-05-029

- Moved by: Fox
- Support by: Faison

RESOLVED, To approve the minutes of the May 9, 2023 Regular meeting as submitted.

Yes: All present (8)
 Absent: Lambert

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

The following speakers addressed a conceptual Planned Unit Development (PUD) proposed project located on the east of Livernois, north of Square Lake, Section 35, currently zoned Neighborhood Node “Q” and R-1B (Single Family Residential) presented at the February 28, 2023 Planning Commission meeting.

- Larry Cronin, 130 Telford Drive, addressed concerns with traffic, congestion, density and the existing natural environment.
- Marcia Bossenberger, 369 Ottawa, provided the Board with a copy of the conceptual plan. She addressed the Troy Historic Corners character, concerns with density and the existing natural environment. Ms. Bossenberger asked the Planning Commission to view the May 22, 2018 Planning Commission meeting video in which the GFA Square Lake Condominiums application was considered.

Mr. Savidant stated that no formal PUD application has been submitted for the location referenced by the speakers. He said technically the application if approved would be a rezoning from its existing zoning classifications to a PUD zoning classification. Mr. Savidant said he would not categorize the project as a high-rise development, as speakers inferred.

Vice Chair Perakis said the Planning Commission received feedback from neighbors when it toured Neighborhood Node “Q” during the *Neighborhood Node Walks and Talks*.

Ms. Dufrane stated she advised the applicant at the February 28, 2023 Planning Commission meeting that several PUD Standards must be met prior to approval and that the bar for meeting PUD Standards was set high with a previously approved PUD development located at Long Lake and Crooks.

PRELIMINARY SITE PLAN APPROVAL

5. PRELIMINARY SITE PLAN REVIEW (SP JPLN2023-0001) – Proposed New Tower Troy, Office Building and Parking Deck, East side of Troy Center Drive, South of Big Beaver, 755 Big Beaver (PIN 88-20-28-101-067), Section 28, currently Zoned BB (Big Beaver) District

The applicant provided handouts to the Planning Commission members prior to the beginning of tonight’s meeting showing a revised location of land banked parking and a revised table of parking demand.

Mr. Savidant provided background information on the proposed New Tower Troy application. He said the applicant proposes to repurpose the existing parking lot and the existing building would remain. Mr. Savidant addressed the four-story (or potentially six-story) parking deck, the seven-story office building, proposed retail at grade level and the applicant’s desire to

place the buildings within visibility of the I-75 Interchange. He stated the application meets the requirements of the Big Beaver Zoning District.

Mr. Savidant addressed parking as relates to the Zoning Ordinance requirements, deficit of spaces provided, proposed land banked spaces and shared parking, and the applicant's traffic study prepared by Fleis & Vandenbrink. Mr. Savidant said both Traffic Engineer Julie Kroll of Fleis & Vandenbrink and the City's Traffic Consultant Stephen Dearing of OHM are present this evening to address details on parking. Mr. Savidant referenced OHM's memorandum in which Mr. Dearing expresses concerns about parking and recommends not approving the application at this time.

Mr. Savidant asked the Planning Commission as part of the deliberation to discuss the following items:

- Compliance with Section 5.04.E. Big Beaver Design Standards.
- Compliance with Section 8.06 Site Plan Review Standards.
- Architecture and material use.
- Parking lot tree location.
- Shared and land banked parking.

Mr. Savidant said that should the Planning Commission recommend approval, the Final Site Plan shall address the following:

- Indicate how trash enclosures will be screened.
- Clarify symbolism on the photometric plan.

Mr. Savidant said the administration had no time to review the revised handouts provided this evening by the applicant prior to the beginning of the meeting. He said the handouts appear to show a slight modification to extend the parking deck to the east for the proposed land banked parking.

Discussion among administration and Planning Commission:

- Front setback, building height and lot coverage requirements.
- Existing underutilized parking lots/decks in the City.
- Proposed location of land banked parking.
- Potential to provide additional retail, green space, pedestrian connections.
- Current office vacancy rates in City.

Anthony Antone of Kojaian introduced the project team present in the audience: Architect Robert Szanter of Yamasaki, Chris Kojaian of Kojaian, Civil Engineer Leslie Accardo of PEA, and Traffic Engineer Julie Kroll of Fleis & Vandenbrink.

Mr. Antone addressed the draw of a headquarters tenant to this site because of its visibility from I-75 and their vision to accommodate a headquarters office/showroom type of tenant. He said there are very few sites such as this remaining in the State. Mr. Antone said office headquarters are looking for a fresh start in a new building that offers amenities and all the *bells and whistles*. He cited amenities currently offered at the PNC Tower as restaurants, retail, courtyard (undergoing \$1M renovation), fitness center and conference room facility.

Mr. Antone said the project would complement the PNC Tower, and their intent is to market the new building to share the PNC Tower amenities. He addressed office occupancy, parking and land banked parking to meet Zoning Ordinance requirements. Mr. Antone said the parking would be monitored monthly based on usage, and they would be alerted if there is insufficient parking to accommodate their tenants.

There was discussion, some comments related to:

- Building design; color scheme, detailed building articulations.
- Potential to create more vibrancy to the site, additional retail, downtown community feel.
- Potential to provide more green space, walkability, pedestrian connectivity.
- Sustainability innovations.
- Marketing approach by developer in terms of building design.

Mr. Szanter addressed the building design as relates to complementary color scheme and detailed texture and articulations in building materials. He said additional greenspace and/or landscaping could be added in several locations, particularly near retail. He said there is LED lighting in the parking lot.

Chris Kojanian said sustainability features are tenant driven.

Ms. Kroll summarized the parking analysis for the revised parking plan submitted by the applicant. She addressed parking calculations in relation to shared parking, land banked spaces and a perceived 85% occupancy rate for the PNC Tower. Ms. Kroll said enough parking is provided to accommodate the requirements of the Zoning Ordinance. She addressed questions posed by Board members.

Mr. Antone stated the current occupancy rate for the PNC Tower is 78.71%.

Mr. Dearing addressed the concerns referenced in his review memorandum with respect to consistency of documentation data. He stated to extend the building structure for land banked parking spaces and not add additional levels to the deck parking is a more sensible plan. Mr. Dearing addressed the American Community Survey (ACS) policy information provided in the traffic study as relates to modal splits and anticipated maximum occupancy rates for the PNC Tower and proposed new building. Mr. Dearing said the land banked parking spaces should be based not on an assumption of modal splits and not on a perceived 85% occupancy rate but 100% occupancy rates for both the PNC Tower and the new building.

Discussion continued:

- Building design in compliance with Section 5.04 E. Big Beaver Design Standards.
- Occupancy rates of PNC Tower and new building to determine number of land banked parking spaces to effectuate Land Banked Parking Agreement.
- Marketing strategy by applicant; changes in building design would come back to Planning Commission.

Resolution # PC-2023-05-030

Moved by: Fox
Seconded by: Buechner

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed New Tower Troy, Office Building and Parking Deck, located on the East side of Troy Center Drive, South of Big Beaver, Section 28, Zoned BB (Big Beaver) District, be granted, subject to the following:

1. A Land Banked Parking Agreement to the satisfaction of City staff using a 100% occupancy rate for the new building and an 85% occupancy rate for the PNC Tower be agreed upon.
2. The applicant intends to return to the Planning Commission regarding the architectural design of the building in compliance with Zoning Ordinance Section 5.04 E. Big Beaver Design Standards and Section 8.06 Site Plan Review Standards.
3. Screening of trash enclosures to meet satisfaction of City staff.
4. Photometric plan to meet satisfaction of City Staff.

Discussion on the motion on the floor.

Mr. Fox briefly recapped the proposed Resolution:

- o Photometric plan submitted to staff satisfaction.
- o Land Banked Parking Agreement to satisfaction of City Attorney, using 100% occupancy rate for new building, 85% occupancy rate for PNC Tower.
- o Screening of trash enclosures.
- o Applicant returning to Planning Commission on architectural design in compliance with Sections 5.04 and 8.06.

Comments from several Board members related to acknowledgement of minimum/maximum number of land banked parking spaces, occupancy rates, and parking study data on modal splits.

Vote on the motion on the floor.

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

MOTION CARRIED

OTHER ITEMS

6. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENT

Mr. Savidant reported that City Council asked for more time to study the Master Plan before its release. A June 26 meeting is scheduled.

Mr. Krent reminded members of the May 24th Michigan Association of Planning Planners' Night Out at Woodbridge Pub in Detroit.

Ms. Dufrane said the proposed revised Bylaws would be placed on the next agenda.

Mr. Fox reported on the following two items considered at the May 16, 2023 Zoning Board of Appeals meeting:

- 942 Brooklawn
- 944 Marengo

Mr. Savidant commented on a previously conducted in-house parking study in 2002. He said the appropriate time to discuss parking standards would be after the updated ITE (Institute of Traffic Engineers) Handbook comes out in the fall.

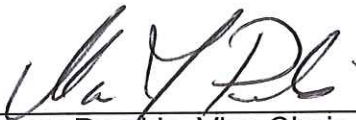
Mr. Dearing shared the ITE Handbook would not be inclusive of parking standards for electric charging stations.

Mr. Savidant announced he is giving a presentation on the conversion of commercial/retail/office buildings to residential use at the Oakland County Planners Gathering (via Zoom) on August 30, 10:00 a.m.

8. ADJOURN

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

Respectfully submitted,



Marianna Perakis, Vice Chair



Kathy L. Czarnecki, Recording Secretary