Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 13, 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

<u>Present:</u> Toby Buechner Carlton M. Faison Tyler Fox Michael W. Hutson Tom Krent David Lambert Marianna Perakis John J. Tagle

<u>Absent:</u> Lakshmi Malalahalli

<u>Also Present:</u> Ben Carlisle, Carlisle Wortman & Associates R. Brent Savidant, Community Development Director Julie Quinlan Dufrane, Assistant City Attorney Kathy L. Czarnecki, Recording Secretary

2. <u>APPROVAL OF AGENDA</u>

Resolution # PC-2023-06-031

Moved by: Krent Support by: Fox

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8) Absent: Malalahalli

MOTION CARRIED

3. <u>APPROVAL OF MINUTES</u> – May 23, 2023

Resolution # PC-2023-06-032

Moved by: Buechner Support by: Faison

RESOLVED, To approve the minutes of the May 23, 2023 Regular meeting as submitted.

Yes: All present (8) Absent: Malalahalli

MOTION CARRIED

4. <u>PUBLIC COMMENT</u> – For Items Not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN APPROVALS

 PRELIMINARY SITE PLAN REVIEW (SP JPLN2023-0004) – Proposed Commercial Retail Building, South side of Big Beaver, East of Crooks, 911 W. Big Beaver Road (PIN 88-20-28-101-032), Section 28, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed Crooks and Big Beaver Retail. He said the applicant resubmitted two separate applications since last presented to the Planning Commission in March. Mr. Carlisle referenced the display screen that showed the subject site outlined in red.

Mr. Carlisle addressed site improvements, landscaping, parking, architectural features, building materials, photometrics plan and the applicant's request to waive requirements for the build-to-line for Building A and a loading space. He stated the application meets the Big Beaver Form Based District requirements.

Mr. Carlisle asked the Planning Commission to discuss the following items:

- Building placement waiver request.
- Loading space waiver.
- Compliance with Section 5.04.E Big Beaver Design Standards.
- Compliance with Section 8.06 Site Plan Design Review Standards.
- Architecture and material use.

Mr. Carlisle said if the Planning Commission grants approval, the application should be subject to the following conditions as part of Final Site Plan approval:

- Add an additional street tree.
- Reduce lighting levels along the Big Beaver and eastern property line.
- Show building lights.

Arkan Jonna of A.F. Jonna Development was present. Mr. Jonna said the project engineer, architect and builder are present in the audience this evening to answer any questions. He said they would comply with the conditions cited in the Planning Consultant report dated May 22, 2023.

There was discussion, some comments related to:

- Screening of roof mechanical equipment.
- Signage in relation to visibility of retail from street level.
- Locations of outdoor restaurant patios.
- Waiver request for build-to-line setback requirement.
- Potential tenants.
- Renewable energy resources.
- Architectural features.
- City Traffic Consultant (OHM) comments noted in its review memorandum dated June 7, 2023.

Eric Williams of Stonefield Engineering and Design said the waiver request for the buildto-line setback requirement is because of an existing Consumers Powers easement. He addressed locations of outdoor patios for restaurant tenants and alternative locations to serve loading/unloading needs in lieu of a designated space. Mr. Williams said they have no objections to complying with the concerns noted by OHM and would be working also with the Road Commission of Oakland County (RCOC) for compliance. He said the number of parking spaces are based on speculative tenancy.

Kevin Biddison of Biddison Architecture addressed renewable energy resources, citing the use of high-energy glass, insulation and shading of the roof area and a light color scheme. Mr. Biddison said the similar brick color and limestone accent would complement the Kelly Services building.

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

Resolution # PC-2023-06-033

Moved by: Faison Seconded by: Fox

RESOLVED, That Preliminary Site Plan Approval for the proposed Commercial Retail Building, South side of Big Beaver, east of Crooks, 911 W. Big Beaver, Section 28, Currently Zoned BB (Big Beaver) District, be granted, subject to the following conditions:

- 1. Add one additional street tree along Big Beaver.
- 2. Reduce lighting levels along Big Beaver and the eastern property line.
- 3. Provide details for building lights prior to Final approval.

Yes: All present (8) Absent: Malalahalli

MOTION CARRIED

 <u>PRELIMINARY SITE PLAN REVIEW (SP JPLN2023-0005)</u> – Proposed Commercial Retail Building, South side of Big Beaver, East of Crooks, 999 W. Big Beaver Road (PIN 88-20-28-101-034), Section 28, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed Crooks and Big Beaver Mixed Use. He recapped the applicant resubmitted two separate applications since last presented to the Planning Commission in March. Mr. Carlisle referenced the display screen that showed the subject site outlined in yellow.

Mr. Carlisle addressed site improvements, landscaping, architectural features, building materials and lighting. He noted the Kelly Services building will remain in its current function as an office. Mr. Carlisle addressed the applicant's request to waive requirements for the building setback and a loading space. Mr. Carlisle addressed the number of parking spaces and the applicant's request for shared parking, which if approved would be reviewed in its entirety with any future development. He stated the application meets the Big Beaver Form Based requirements.

Mr. Carlisle referenced OHM comments in its review memorandum dated June 7, 2023 as relates to the development potentially being constructed concurrently and minor items to be addressed by the applicant.

Mr. Carlisle asked the Planning Commission to discuss the following items:

- Building placement waiver requests.
- Loading space waiver.
- Compliance with Section 5.04.E Big Beaver Design Standards.
- Compliance with Section 8.06 Site Plan Review Design Standards.
- Architecture and material use.
- Shared parking reduction.

Mr. Carlisle said if the Planning Commission grants approval, the application should be subject to the following conditions as part of Final Site Plan approval:

- Provide bicycle parking.
- Show building lights.

There was discussion, some comments related to:

- Shared parking.
 - Temporary walks or pedestrian features if development occurs concurrently.
 - Number of spaces provided.
 - Location with respect to Kelly Services building and new buildings.
- Current occupancy of Kelly Services.
- Bicycle parking requirement.
- Future development.

Arkan Jonna of A.F. Jonna Development was present. Mr. Jonna said the project engineer, architect and builder are present in the audience this evening to answer any questions.

Eric Williams of Stonefield Engineering and Design addressed shared parking in relation to the retail buildings and pedestrian walkways. Mr. Williams said they would work with the City Traffic Consultant (OHM) to address the concern cited in its review with respect to the two access drives along the south side for loading zones.

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

Mr. Jonna said they resubmitted the plans so they could start with the retail portion of the development. He said they plan to construct the development simultaneously and would be conscientious of the parking situation throughout construction.

Resolution # PC-2023-06-034

Moved by:	Fox
Seconded by:	Hutson

RESOLVED, That Preliminary Site Plan Approval for the proposed Commercial Retail Building, South side of Big Beaver, east of Crooks, 999 W. Big Beaver, Section 28, Currently Zoned BB (Big Beaver) District, be granted, subject to the following conditions:

- 1. Provide bicycle rack and building light details prior to Final approval, both of which to the satisfaction of City staff.
- 2. In the event there is not a simultaneous development of the parcels, that temporary accoutrements be placed on the shared parking to ensure the safety of pedestrians.

Yes: All present (8) Absent: Malalahalli

MOTION CARRIED

OTHER ITEMS

7. <u>PUBLIC COMMENT</u> – For Items on the Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

There were general comments, some relating to:

- Attendance at Michigan Association of Planning Planners' Night Out at Woodbridge Pub in Detroit; architecture of homes in area.
- List of sustainability resources implemented by the City.

PLANNING COMMISSION REGULAR MEETING - FINAL

JUNE 13, 2023

Chair Lambert thanked Vice Chair Perakis for chairing the May 23, 2023 Planning Commission meeting.

Mr. Savidant announced the City Council is meeting on June 26 to address the Master Plan and that the meeting is open to public.

9. <u>ADJOURN</u>

The Regular meeting of the Planning Commission adjourned at 7:49 p.m.

Respectfully submitted,

David Lambert, Chair

Kathy L. Garnechi Kathy L. Ozarnecki, Recording Secretary

https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2023/2023 06 13 Final.docx

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