

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:02 p.m. on November 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
- Carlton M. Faison
- Tyler Fox
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- John J. Tagle

Also Present:

- Ben Carlisle, Carlisle Wortman & Associates
- R. Brent Savidant, Community Development Director
- Julie Quinlan Dufrane, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2023-11-062

- Moved by: Fox
- Support by: Buechner

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – October 24, 2023

Resolution # PC-2023-11-063

- Moved by: Buechner
- Support by: Fox

RESOLVED, To approve the minutes of the October 24, 2023 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW

5. SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2023-0019) – Proposed Clean Express Car Wash, West side of John R, North of Fourteen Mile (PIN 88-20-35-401-002), Section 35, Zoned GB (General Business) District

Mr. Carlisle reviewed the Special Use Approval and Preliminary Site Plan application for the Clean Express Car Wash. He noted the application was postponed by the Board at their September 26, 2023 meeting to allow the City Traffic Consultant OHM to review the traffic study provided by the applicant. A public hearing was held at the September 26th meeting. Mr. Carlisle stated revisions to the site plan since the September meeting relate to providing an 8-foot sidewalk along John R, relocating the dumpster, providing a sidewalk across the north side of the property to/from John R, and adding one (1) internal parking lot island along the western parking lot side. He said the application complies with all setback and parking requirements.

Mr. Carlisle reported OHM recommends approval of the traffic impact assessment and departmental review of the application disclosed no concerns. In summary, Mr. Carlisle asked the Planning Commission to consider if the application meets Special Use Standards and Site Plan Design Review Standards. He said if the plan is granted approval, the applicant should address site plan items as identified in his report dated November 7, 2023.

Jacob Rilett of Mannick Smith said he would comply with the site plan items identified in the Planning Consultant report.

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.

Mr. Fox addressed the application as relates to the South John R Road section of the Master Plan. He said the proposed use is the antithesis to the Master Plan description.

There was discussion, some comments related to:

- Vision of the area.
- Compatibility with future uses.

Resolution # PC-2023-11-

Moved by: Fox
 Seconded by: Perakis

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Clean Express Car Wash, West side of John R, North of Fourteen Mile (PIN 88-20-35-401-001), Section 35, Currently Zoned GB (General Business) District, be **denied**, for the following reason:

1. The plan is inconsistent with the Master Plan, Section 2 of the Special Use Standards.

Discussion on the motion on the floor.

Ms. Perakis voiced concerns that the proposed use might impede future uses. She said proposed future uses might relate more to the Master Plan vision.

Mr. Buechner voiced support for the project. He said the applicant’s vision for the property is optimistic.

Ms. Malalahalli voiced support for the project. She agrees the applicant shared an optimistic vision for future uses.

Mr. Krent voiced support for the project. He noted there are auto-related uses directly across the street.

Ms. Dufrane said the Master Plan is a guide and zoning is the law. She said the zoning allows this car wash to be built. Ms. Dufrane said the Planning Commission should not rely totally on the Master Plan in its consideration of an application. She said the Resolution on the floor is sufficient as it reads but it is indefensible in the court.

Mr. Fox said he has no interest in creating potential legal liabilities for the City and accepts the advice of the Assistant City Attorney. He withdrew the motion on the floor. Ms. Perakis supported the withdrawal of the motion.

Motion withdrawn.

Resolution # PC-2023-11-064

Moved by: Malalahalli
 Seconded by: Faison

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Clean Express Car Wash, West side of John R, North of Fourteen Mile (PIN 88-20-35-401-001), Section 35, Currently Zoned GB (General Business) District, be **granted**, subject to the following conditions:

1. Add one (1) parking lot tree internal to the parking lot along the western parking area.
2. Add one (1) tree along the eastern parking lot area.
3. Stamp the plan by a licensed landscape architect.

Discussion on the motion on the floor.

Chair Lambert said he feels the car wash is an appropriate use of the property. He said the applicant’s intent to make improvements to Oakland Mall is a step in the right direction.

Vote on the motion on the floor.

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

MOTION CARRIES

PRELIMINARY SITE PLAN REVIEW

6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2023-0026) – Proposed Controlled Exit onto Colebrook from Parking Lot, Northwest corner of Rochester and Colebrook (3635 Rochester; PIN 88-20-22-276-051, -052 and -053), Section 22, Currently Zoned GB (General Business) and R-1C (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Plan application for a controlled exit onto Colebrook from 1st Jamiah Masjid of Troy located at 3635 Rochester. He said the applicant is seeking approval to construct a curb-cut and drive-aisle to Colebrook through an existing parking lot. Mr. Carlisle said the drive-aisle would be one way only exiting from the site onto Rochester Road. He said the curb-cut aligns with an internal drive in the existing parking lot and would be controlled with an automatic gate. Mr. Carlisle said the Traffic Consultant Engineer OHM reviewed the proposed traffic impacts and recommends approval of the curb-cut.

Mr. Carlisle said the Planning Commission should consider if the Site Plan Design Review Standards have been met.

Discussion among Planning Commission and administration followed. Some comments related to:

- Confirmation that the drive-aisle is for egress only and cannot be used as an entrance.
- Signs to indicate “one-way only” and “do not enter”.

Dr. Md. Nurul Amin of the Nima Group LLC addressed the internal circulation of the existing parking lot, and the problem worshipers are experiencing while entering and exiting the parking lot after worship services. He said they spoke with neighbors and there were no concerns expressed about the proposed exit.

There was discussion, some comments related to:

- Operation of the controlled gate.
- Internal traffic circulation in parking lot.
- Signs to designate “do not enter” and “one-way only”.
- Number of parking spaces on site.

- Number of cars exiting after worship services; impact on Colebrook.
- Potential stacking of vehicles on Rochester.
- Specific days/times of worship services; scheduling of services.
- Pavement markings and angling curb-cut radius toward Rochester.

Mr. Tagle suggested creating a landscape island in the existing parking lot that might alleviate some traffic congestion. He designated the specific location of the landscape island on the display screen.

Dr. Amin said that would result in the loss of two (2) parking spaces, but he was amenable to the suggestion.

Chair Lambert opened the floor for public comment.

Mahmood Syed, member of 1st Jamiah Masjid of Troy; addressed the proposed exit, operation of the gate and specific occasions the drive-aisle would be of benefit to the church.

Chair Lambert closed the floor for public comment.

Resolution # PC-2023-11-065

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 Controlled Exit onto Colebrook from Parking Lot, Northwest corner of Rochester and Colebrook (3635 Rochester; PIN 88-20-22-276-051, -052 and -053), Section 22, Currently Zoned GB (General Business) and R-1C (One Family Residential) District, be granted, subject to the following conditions:

1. Petitioner to provide parking calculations to confirm compliance with the Zoning Ordinance parking requirements.
2. Petitioner to create a landscape feature as designated, contingent on Zoning Ordinance parking requirements being met.
3. Provide an angled curb-cut in the direction of Rochester Road, pursuant to approval by the City Engineering Department.
4. Provide signage that designates vehicles cannot enter from Colebrook access.
5. The drive-aisle on Colebrook is for exiting the parking lot only.

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

MOTION CARRIED

OTHER ITEMS

7. **DRAFT MASTER PLAN**

Mr. Carlisle reviewed the comments received after the 63-day review period of the Draft Master Plan. He asked the Planning Commission to consider the comments, direct staff to make any amendments to the Master Plan and consider setting a Public Hearing at the December 12, 2023 Planning Commission Regular meeting.

A brief discussion followed, some comments related to:

- Protection of green space.
- Equity in planning and zoning.
- Affordability of housing.
- Sidewalk connectivity.

Resolution # PC-2023-11-066

Moved by: Lambert

Support by: Fox

RESOLVED, To schedule a Public Hearing on the December 12, 2023 Regular meeting to consider revisions to the Master Plan that incorporate comments from Oakland County and interconnectivity of sidewalks throughout the City.

Yes: All present (9)

MOTION CARRIED

8. **PUBLIC COMMENT** – For Items on the Agenda

Deborah Louzecky, 6327 Donaldson; four year resident, 34 year real estate broker. Ms. Louzecky addressed the draft Master Plan and concerns of residents relating to the density of the historical Troy Corners located at Square Lake and Livernois. She read a communication received by residents and said she would forward the communication to both the Planning Commission and the City Council.

Mr. Savidant said to email him the communication and he would distribute it to both the Planning Commission and the City Council prior to the Public Hearing on the Master Plan.

9. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

Ms. Dufrane addressed the Bylaws as relates to abstention by members when voting on motions.

Mr. Savidant said the administration and the Board can address any underlying zoning that the Board feels needs some tweaking.

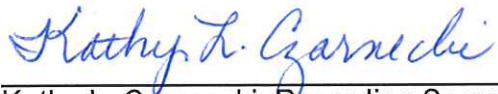
10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:19 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary