

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on November 28, 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:

Carlton M. Faison
Tyler Fox
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle

Absent:

Toby Buechner

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

Chair Lambert noted an error on the Agenda as printed and asked that Agenda item #6, Public Hearing, be removed and agenda items thereafter be numerically revised accordingly.

Resolution # PC-2023-11-067

Moved by: Fox
Support by: Krent

RESOLVED, To approve the Agenda as corrected.

Yes: All present (8)
Absent: Buechner

MOTION CARRIED

3. APPROVAL OF MINUTES – November 14, 2023

Resolution # PC-2023-11-068

Moved by: Tagle
Support by: Malalahalli

RESOLVED, To approve the minutes of the November 14, 2023 Regular meeting as submitted.

Yes: All present (8)
Absent: Buechner

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

Marcia Bossenberger, 369 Ottawa; addressed signage posted for proposed developments and landlord/tenant property maintenance responsibilities.

PLANNED UNIT DEVELOPMENT

5. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT (File Number PUD 020 JPLN2023-0021 – CONCEPT DEVELOPMENT PLAN (CDP) AND PRELIMINARY DEVELOPMENT PLAN (PD) APPROVAL – The Village of Hastings PUD, East side of Livernois, North of Square Lake, PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004, Section 3, Presently Zoned NN (Neighborhood Node “Q) and R-1B (One Family Residential) Zoning Districts

Mr. Savidant gave a description of a Planned Unit Development (PUD) application and the approval process of a PUD application.

Mr. Carlisle reviewed the PUD application for The Village of Hastings. He addressed its location, zoning, parcels, number of units, variety of housing types proposed and the demolition of two of the four existing homes on site. Mr. Carlisle said the applicant is revising a 14-unit townhome development site layout approved in 2018 and expanding the project to the northwest. He said the applicant is offering a mix of housing types, an outdoor recreational sports court and a butterfly garden. He addressed how the Neighborhood Node zoning relates to the Master Plan, specifically in relation to the remaining historic assets of the neighborhood.

Mr. Carlisle reviewed Planning Commission discussion on the Concept Plan presented by the applicant for discussion purposes only at the July 26, 2022 Planning Commission meeting.

Mr. Carlisle said the City Traffic Consultant OHM report indicated traffic generated by the proposed development would be negligible and imperceptible to most road users.

In summary. Mr. Carlisle asked the Planning Commission to hold a Public Hearing and consider public testimony. He said as part of its deliberations, the Planning Commission should consider if the plan meets the PUD Standards and Site Plan Review Design Standards. Mr. Carlisle stated that should the Planning Commission grant approval of the application, its approval should be conditioned on the site plan issues identified in his report dated October 10, 2023.

Discussion among the administration. Some of the comments related to:

- The logic behind proposed rezoning to PUD; allows applicant flexibility in a mixed use development and to offer a variety of housing types.
- Interior site circulation, as relates to residential traffic, school buses and service vehicles.
- Site access and Emergency Vehicle Access (EVA).
- Timeline of 14-unit townhome development approved in 2018; applicant can request extension(s) annually; current extension expires in 2024 unless applicant seeks another extension.
- Terms 'row' home and 'town' home are interchangeable.
- Potential environmental impact of butterfly garden; review by Engineering Department in final site plan review process.
- Designation on display screen of the two homes proposed to be demolished.
- Pedestrian cross access to south office(s); grade change hinderance.
- Older homes on site; questioned if homes are historically designated.

Mr. Savidant said according to Federal, State and Local (Chapter 13) regulations, the four older homes on site, built in 1910, are not protected through historical designations.

Gary Abitheira addressed revisions to the application in response to Board members' specific concerns expressed at the July 2022 meeting. Some of the revisions relate to sustainability, preservation of older homes, affordability of homes, housing variety, traffic, walkability, building height, architectural features and providing two-car garages. Mr. Abitheira said he purchased the additional property that became available after the approval of the 14-unit townhome project.

Mr. Abitheira said he and Jen Peters of the Troy Historic Village discussed the conditions of the four older homes and demolition of the two homes that are not in good condition. He said he could build single family homes on site by right but would like to go in the direction of offering the City a variety of housing types, especially the desired ranch style homes. He addressed the correlation of building heights to neighboring homes to the north and said he has met with homeowners in the neighborhood.

There was discussion, some comments related to:

- Pedestrian cross access to offices to the south.
- Site access; one (1) only.
- Internal vehicular circulation.
- Walkability of site.
- Sports court; recreational uses.

- Condition of four older homes on site.
- Aesthetic improvements and preservation of remaining older homes on site.
- Mixed housing types to attract both younger and older generations.
- Projected selling price(s) of homes; square footage, floor layouts.
- Arborvitae screening on east side; growth of arborvitae.
- Traffic improvements cited in OHM report.
- Lighting plan; residential units, parking, recreational area.
- Setback and height dimensions for residential units.
- Consideration to “split” older homes at Livernois entrance; offer prominence and visual view of project.
- Consideration to make ranch homes on the north side detached.
- Plan for snow removal and trash pickup.

Chair Lambert referenced an email communication received from a resident associated with the Telford Ridge HOA stating they met with the applicant and expected to meet again in October.

Mr. Abitheira said the meeting with the HOA in May went well until the very end. He said he would consider another meeting should the HOA request one.

PUBLIC HEARING OPENED

The following residents spoke in opposition to the proposed application.

- Carol Koch, 6055 Niles; addressed concerns with traffic, unappealing visual of intersection, project not suitable for established subdivision, density, taxes, site access as relates to emergency service and school buses.
- Nannette Gearhart, 6197 Livernois; addressed personal investment in home improvements, project not suitable for neighborhood, too much development in City, traffic report not a reality, transiency.
- Madeleine Szmaska, 287 E Square Lake; addressed concerns with density, traffic, townhome style of homes, site access, EVA access, future development.
- John Coski, 398 Aspinwall; stated changing zoning from R-1B is a degradation, addressed concerns with density, negative impact on municipal and emergency services.
- Dave Pampreen, 6408 Canmoor; addressed concerns with density, lack of green space and trees, light pollution, existing artesian well, lot size differential.
- Ann Coleman, 6091 Livernois, 6839 Westaway, beneficiary of another Troy home; stated trust has not been developed with applicant, addressed concerns with maintenance of existing homes owned by applicant, transiency, density, lack of green space.
- Jeff Williams, 159 Telford; addressed concerns with density, traffic, affordability of houses, power outages, project not suitable with historic quiet, conservative neighborhood, children safety, conflict with Master Plan, future development, no benefit to neighborhood.

- Marcia Bossenberger, 369 Ottawa; addressed concerns with traffic, over development of City, site access, missing site plan information on application, demolition of historic homes, negative traffic impact from recently developed PUD's.
- Walt Storrs, 5676 Martell; addressed concerns with flooding, drainage of stormwater in Sylvan Glen homes, insisted no further developments until Engineering resolves the existing flooding problem.
- Brenda Seldon, 51 Aspinwall; addressed concerns with traffic, flooding and sewage backup in her basement, safety of children/pets, she does not like height and design of six-unit building.
- David Cole, 211 Ottawa; addressed concerns with traffic congestion related to schools and future development.
- John Malott, 72 Telford; addressed concerns with lack of walkability, affordability of homes, lack of green space, project not suitable nor a benefit to surrounding area.
- Sheila Shono, 6464 Fredmoor; addressed concerns with site access in relation to Aspinwall, traffic, density, relationship of project to Master Plan, project not a fit for the neighborhood, lack of green space and walkability, insufficient parking on site.
- Allyson Wyckhuytse, 56 Telford Court; addressed concerns with proximity of sports court to her home, density, lot size differential.
- Leasa Williams, 159 Telford; addressed concerns with demolition of historic homes, density, impact of fill-in development on neighbors, lack of open space, trash and snow removal, survey results and marketing analysis indicate no support for condominium development.
- Lance Koch, 6055 Niles; addressed the Neighborhood Node Walk and Talk conducted by City administration, assessment of existing PUD at Livernois and Square Lake, balance between development and neighboring residents, thanked Commission for their dedication and hard work.
- Deborah Louzecky, 6327 Donaldson; addressed historic "Troy Corners", site access, traffic and safety concerns for residents and school children, future development.

PUBLIC HEARING CLOSED

Mr. Fox asked that his comments be on the record in response to comments during the public hearing that multifamily residential developments attract transient homeowners or tenants. He said over his life span he has lived in more than a dozen homes in southeast Michigan, duplexes, apartments, and single family homes. Mr. Fox said the public comments are rude and factually incorrect that multifamily developments attract a transient population.

Mr. Fox said he appreciated the applicant's intent to address each concern of the Planning Commission members. He noted the applicant checked off a lot of boxes in the revised application relating to sustainability, traffic circulation and housing diversity. He asked if OHM took into consideration the traffic impact in context to the corner intersection and timing of school bus transportation.

Mr. Faison asked if OHM's traffic review expressed any concerns with the internal site circulation as relates to emergency, municipal and delivery services.

Mr. Savidant said the City Traffic Consultant's report addressed no concerns with the internal circulation of the application. He said the City Engineer and the City Traffic Consultant determined the scope of the project did not necessitate a more detailed traffic study. Mr. Savidant said the standard EVA maneuver is break-away bollards.

Ms. Perakis addressed the different zoning districts as relates to lot sizes. She said she senses the project is too dense for the area and has concerns that traffic issues will worsen with future development.

Ms. Malalahalli shared her personal experience with traffic congestion and the traffic light cycles at the subject intersection. She expressed concerns with the EVA.

Mr. Fox said responsibility to resolve existing traffic concerns lies with the County. He believes the application meets some of the PUD Standards and appreciates the efforts made by the applicant to revise the plan. Mr. Fox suggested a to negotiate a compromise with residents and the applicant.

Mr. Hutson said there was no public comment supporting the project. He said the application does not come close to the description of the Neighborhood Node zoning district and he sees no reason to negotiate a compromise.

Mr. Tagle said he understands the emotions expressed by the residents this evening. He said he does not feel the project meets the PUD Standards.

Resolution # PC-2023-11-xxx

Moved by: Fox

Seconded by:

RESOLVED, To postpone The Village of Hastings PUD application.

There was no support for the motion.

Discussion followed.

Mr. Abitheira stepped to the podium and said he would like an opportunity to address the concerns expressed this evening, revise the plan and bring it back to the Board for consideration.

Mr. Faison said he would support the motion to postpone. He said it would allow the applicant an opportunity to address the public comments and meet the intent of the PUD Standards.

Mr. Savidant requested the applicant also address site plan issues identified in the Planning Consultant report.

Resolution # PC-2023-11-069

Moved by: Fox
 Seconded by: Faison

RESOLVED, To **postpone** The Village of Hastings PUD application, for the following reasons:

1. To allow the applicant an opportunity to address comments expressed this evening during the public hearing.
2. To meet the intent of the PUD Standards.
3. To address site plan issues identified in the Planning Consultant report.

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

MOTION CARRIES

OTHER ITEMS

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

The following comments related to The Village of Hastings PUD application:

- Dave Pampreen, 6408 Canmoor; addressed the postponement process, stated postponing the item is a waste of time. He encouraged Planning Commission members to visit the surrounding neighborhood.
- David Cole, 211 Ottawa; stated the one thing the applicant cannot change is the existing traffic issues on Livernois.
- Carol Koch, 6055 Niles; stated the applicant is amenable to revise the plan but the traffic issues on Livernois will still exist, asked that the neighborhood remain as is.
- Marsha Bossenberger, 369 Ottawa; stated it sounds like the applicant is not listening or care about the concerns expressed by the neighbors.
- Ann Balmes, 6896 Houghten; expressed concerns with the disruption of the neighborhood and traffic safety during construction, said there's more to development than the end product.
- Sheila Shono, 6464 Fredmoor; stated Livernois does not need widening even though at certain times of the day there is concentrated traffic.
- Noel Mershman, 6041 Niles; stated it's interesting to watch the wheel being reinvented, expressed concerns for the environment and nature.

7. **PLANNING COMMISSION COMMENT**

Mr. Savidant reported City Council granted approval of the Revised Preliminary Site Plan and Amendment to Conditional Rezoning Agreement for Homestead Site Condominium at their November 20, 2023 meeting.

Mr. Savidant acknowledged the administration could erect two signs for proposed developments with the intent to provide better visibility for residents.

Mr. Savidant stated the PUD application postponed this evening would be placed on an agenda in the coming New Year. He said there would be no notification of the meeting and no official Public Hearing. He encouraged residents to utilize the City’s website and/or call or email the Planning Department to find out when the item is scheduled on a Planning Commission agenda.

Chair Lambert said the floor would be opened for public comment even though there is no official Public Hearing.

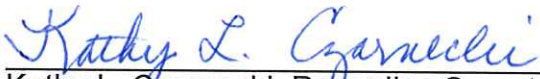
8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:28 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary