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PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

David Lambert, Chairman, Marianna Perakis, Vice Chairman
Toby Buechner, Carlton Faison, Tyler Fox, Michael W. Hutson, Tom Krent,
Lakshmi Malalahalli and John J. Tagle

January 9, 2024

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – December 12, 2023
4. PUBLIC COMMENT – For Items Not on the Agenda

PLANNED UNIT DEVELOPMENT

5. 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

OTHER ITEMS

6. ELECTIONS OF OFFICERS
7. PUBLIC COMMENT- For Items on the Agenda
8. PLANNING COMMISSION COMMENT
9. ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations

Televised Live, Government Channel WTRY (10 WideOpenWest and 17 Comcast) Replayed Wednesdays 3:00 pm, 6:00 pm and 11:00 pm

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on December 12, 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

Absent:

- 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-2023-12-070

- Moved by: Fox
- Support by: Faison

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES – November 28, 2023

Resolution # PC-2023-12-071

- Moved by: Malalahalli
- Support by: Fox

RESOLVED, To approve the minutes of the November 28, 2023 Regular meeting as submitted.

Yes: All present (8)
 Absent: Tagle

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

CITY OF TROY MASTER PLAN

5. PUBLIC HEARING – DRAFT CITY OF TROY MASTER PLAN

Mr. Carlisle gave a PowerPoint presentation on the draft Master Plan. He noted a comprehensive rewrite of the Master Plan was in 2008 and the draft plan for discussion this evening incorporates a few updates and tweaks. Mr. Carlisle addressed in detail the PowerPoint outline.

- Why Does A City Plan?
- What is a Master Plan?
- Elements of a Master Plan.
- Master Plan (policy document) and Zoning Ordinance (regulatory document).
- Focus of Master Plan draft:
 - Refresh look and layout.
 - Update Master Plan Introduction.
 - Update outdated information.
 - Review Neighborhood Nodes zoning districts.
- Survey.
- Steering Committee.
- Ongoing community engagement.
- Public comments.
- Adoption process.

In summary, Mr. Carlisle asked the Planning Commission to hold a Public Hearing and consider making a recommendation to the City Council for the adoption of the draft plan. He said the City Council may adopt the plan as submitted, or revise with comments and/or suggestions, or send the document back to the Planning Commission for further study.

Discussion followed:

Chair Lambert, Ms. Perakis and Ms. Malalahalli addressed a few revisions, corrections, and updates that they would like to see incorporated in the document. It was noted that the changes are inconsequential in nature to the overall draft.

Mr. Carlisle and Mr. Savidant made note of the suggestions and acknowledged incorporating the changes would pose no issues in its preparation for consideration by the City Council.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2023-12-072

Moved by: Buechner

Seconded by: Hutson

WHEREAS, The Municipal Planning Enabling Act, PA 33 of 2008, provides that a municipal planning commission shall develop and amend a Master Plan for the physical development of the community; and

WHEREAS, A Master Plan is a long-range, broad policy document used to guide decision making related to land use and community development; and,

WHEREAS, The Planning Commission has determined that it would be in the public interest to make amendments to the City of Troy Master Plan; and

WHEREAS, The Planning Commission notified each municipality contiguous to the City, the County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, for purposes of notification, of its intent to adopt a new Master Plan; and

WHEREAS, Relying upon public input, the City's Planning Commission, Planning Department staff, and the City's Planning Consultant developed the proposed amended City of Troy Master Plan; and

WHEREAS, The Planning Commission encouraged public participation during the planning process including a survey, Neighborhood Node Walk and Talks and numerous public meetings; and

WHEREAS, The proposed amended City of Troy Master Plan was submitted to City Council, which authorized distribution of the proposed plan; and

WHEREAS, The proposed amended City of Troy Master Plan was distributed to each municipality contiguous to the City, the County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, for purposes of notification, for review and comment; and

WHEREAS, The Planning Commission received comment in reference to the proposed Master Plan from the Oakland County Coordinating Zoning Committee which endorsed the proposed amended Master Plan, finding that the proposed Plan is not inconsistent with the Plan of any surrounding communities; and

WHEREAS, The Planning Commission has determined that the draft amended City of Troy Master Plan represents the long-range vision of the City of Troy.

THEREFORE BE IT RESOLVED, The City of Troy Planning Commission hereby recommends approval of the amended City of Troy Master Plan, as per the requirements of the Municipal Planning Enabling Act, PA 33 of 2008 and with the corrections as suggested to the Staff this evening.

BE IT FINALLY RESOLVED, That within the next five years, the Planning Commission shall review the Master Plan and determine whether to commence the procedure to amend the Plan or adopt a new Plan.

Yes: All present (8)
Absent: Tagle

MOTION CARRIES

OTHER ITEMS

6. **GENERAL BUSINESS** – 2024 MEETING SCHEDULE

Mr. Savidant addressed the proposed 2024 Calendar dates, noting the reasons that there are two exceptions to the regularly scheduled meetings on the second and fourth Tuesdays of each month.

Chair Lambert brought attention to the September 24 date, noting it is the day before the Michigan Annual Planning Conference.

Ms. Perakis brought attention to the March 26 date, noting it is spring break for Troy schools.

Julie Dufrane recommended if the March 26 date is removed from the calendar, that a Special meeting be scheduled at a certain date.

Resolution # PC-2023-12-073

Moved by: Perakis
Support by: Faison

RESOLVED, To approve the 2024 Planning Commission Regular calendar as proposed with the corrections of removing the dates of March 26 and September 24.

Yes: All present (8)
Absent: Tagle

MOTION CARRIED

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

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

Ms. Perakis suggested to discuss the following Chapters in the Planning Commission future review of the Master Plan.

- Chapters 7 Green City: Responsibility to Natural and Energy Resources.
- Chapter 8 People: The Changing Face of Housing Demand.
- Chapter 9 Land Patterns; City Design and Image of the draft Master Plan.

Mr. Krent announced an upcoming online seminar hosted by the Michigan Department of Environment, Great Lakes and Energy (EGLE) on *Michigan Green Communities New Sustainability Plan Resource Kit Tutorial and Program Updates*. He said the online seminar is on December 13 at 11 a.m. to noon and he would forward the link to the Planning Department for distribution to the Board members.

Mr. Savidant announced the City Council at their December 11, 2024 meeting reappointed Commissioners Buechner, Faison and Malalahalli.

Favorable comments were shared for a well-drafted Master Plan.

Chair Lambert said the Master Plan U-Tube videos on the City's website were helpful.

Happy Holidays were wished to all.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:45 p.m.

Respectfully submitted,

David Lambert, Chair

Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2023/2023 12 12 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2023/2023%2012%2012%20Draft.docx)

ITEM #5

DATE: January 2, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: 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

The applicant GFA Development, Inc. seeks Conceptual Development Plan (CDP) and Preliminary Development Plan (PDP) approval for the Village of Hastings Planned Unit Development (PUD). The project features a total of 35 residential units comprised of 4 different housing types (single family detached, ranch style detached, single family attached and duplex).

The Planning Commission is a recommending body for this application.

The Planning Commission held a public hearing on this matter on November 28, 2023 (minutes attached). Following the meeting, the applicant revised the application by reducing the overall number of units from 44 to 35. This includes preserving one additional existing home along Livernois.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City’s Planning Consultant, summarizes the project as revised. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

1. Maps
2. Minutes from November 28, 2023 Planning Commission Regular meeting (excerpt)
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. PUD Application/Site Plan
5. OHM Memo, dated August 24, 2023.
6. Public comment.

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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

Resolution # PC-2024-01-

Moved by:
Seconded by

WHEREAS, The applicant GFA Development, Inc. seeks Conceptual Development Plan (CDP) and Preliminary Development Plan (PDP) approval for the Village of Hastings Planned Unit Development (PUD), located on the east side of Livernois, north of Square Lake, in Section 3, approximately 6.05 acres in area; and

WHEREAS, The Village of Troy PUD features 3 detached single-family homes, 8 ranch style single family homes, 18 two-story attached homes and 6 single family duplex homes, for a total of 35 residential units; and

WHEREAS, The PUD provides a walkable urban environment that is compact and designed to human scale, and

WHEREAS, The PUD provides a compatible mix of open space, landscaped areas and pedestrian amenities; and

WHEREAS, The PUD proposes appropriate land use transitions between the PUD and surrounding properties, and

WHEREAS, The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities.

WHEREAS, The PUD provides a complementary variety of housing types; and

BE IT RESOLVED, That the Planning Commission recommends to City Council that Concept Development Plan Approval and Preliminary Development Plan Approval for the proposed Village of Hastings, be granted, subject to the following design considerations:

- 1.) Provide fence detail for fence that is proposed between the existing historic homes and the adjacent new housing units.
- 2.) Confirm trash pickup and provide trash vehicle circulation plan.
- 3.) Provide photometric plan

Yes:
No:
Absent:

MOTION CARRIED/FAILED

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 Szgmaska, 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



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 10, 2023
December 22, 2023

PUD and Preliminary Development Plan Approval Review For City of Troy, Michigan

Applicant: GFA Development Inc

Project Name: Village of Hastings

Plan Date: December 7, 2023

Location: East side of Livernois, north of Square Lake

Zoning: R-1B, Single Family Residential (approx. 4.9 acres) & NN-Q
Neighborhood Node, (approx. 1.1 acres)

Proposed Zoning: Planned Unit Development

Action Requested: PUD and Preliminary Development Plan Approval Review

BACKGROUND

An application has been submitted to conditionally rezone a +/-6.0 acre site to PUD in order to construct thirty-two (32) new residential units and preserve three (3) existing homes on site. Twenty-nine (29) will be attached single-family homes and six (6) will be detached single-family homes. The applicant has removed nine (9) units from the development since the previous Planning Commission review.

The site currently has four (4) existing single-family homes of which three (3) will be preserved and incorporated into the development. The site includes five (5) parcels. The site is currently zoned R-1B, which does not permit multi-family residential.

The subject site is located on the east side of Livernois, north of Square Lake. Access is via a new twenty-eight (28) foot wide private road off Livernois along with an emergency vehicle access

road off Square Lake in the southeast corner of the development. The 35-units will be distributed in the format outlined below:

- Three (3) five (5) unit multi-unit row homes. Fifteen (15) units total.
- One (1) three (3) unit multi-unit row home. Three (3) units total.
- Three (3) two (2) unit duplexes. Six (6) units total.
- Four (4) one (1) unit detached ranches. Four (4) units total.
- Two (2) two (2) unit attached ranches. Four (4) units total.
- Three (3) existing (1) unit single family homes. Three (3) units total.

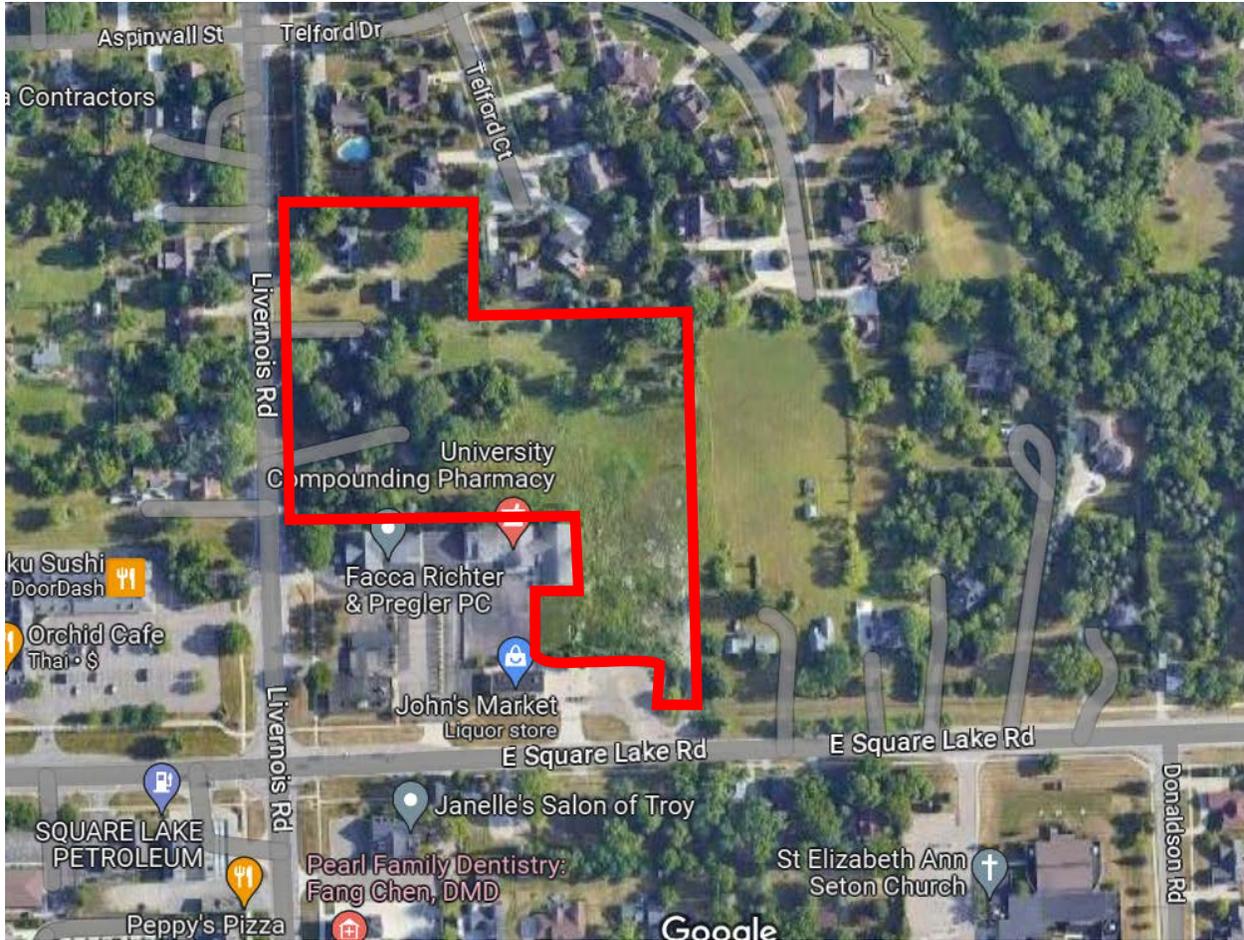
Grand Total of Units: 32 new units + 3 existing units = 35 units.

All duplex and multi-unit row homes are two stories and approx. 1,620 sq. ft in size. Attached and detached ranch units are approx. 1,500 – 2,200 sq. ft in size though no floor plans with dimensions were provided. We note that the applicant is proposing a 6-foot-high screen fence that would separate the three existing homes and the new units. The Planning Commission should consider if fencing off and separating the existing homes from the new units provides for site integration.

The following benefits have been noted by the applicant:

1. *Preservation of three existing homes built.*
2. *Offer multiple styles of housing.*
3. *Emergency Vehicle Access from Square Lake Road.*
4. *1.3 acres of open space including pickleball courts and butterfly gardens.*
5. *Landscaping will be viable, interesting and inviting to encourage outdoor recreation and exercise.*
6. *Communal sport court and butterfly garden.*
7. *Extensive interior sidewalks to promote walkability.*
8. *Development shall be limited to a maximum of 13 new buildings with 32 total new units.*
9. *Maximum Building Height shall not exceed 2 stories or 30' in height.*
10. *Maximum % of Lot Area Covered by Buildings will be 18%.*

If the PUD is recommended for approval by the Planning Commission, a PUD Agreement will be drafted between the applicant and the City Attorney's office prior to consideration by the City Council.



Current Zoning:

R-1B, Single Family Residential & NN-Q Neighborhood Node

Proposed Uses of Subject Parcels:

Thirty-five (35) attached and detached single-family dwelling units.

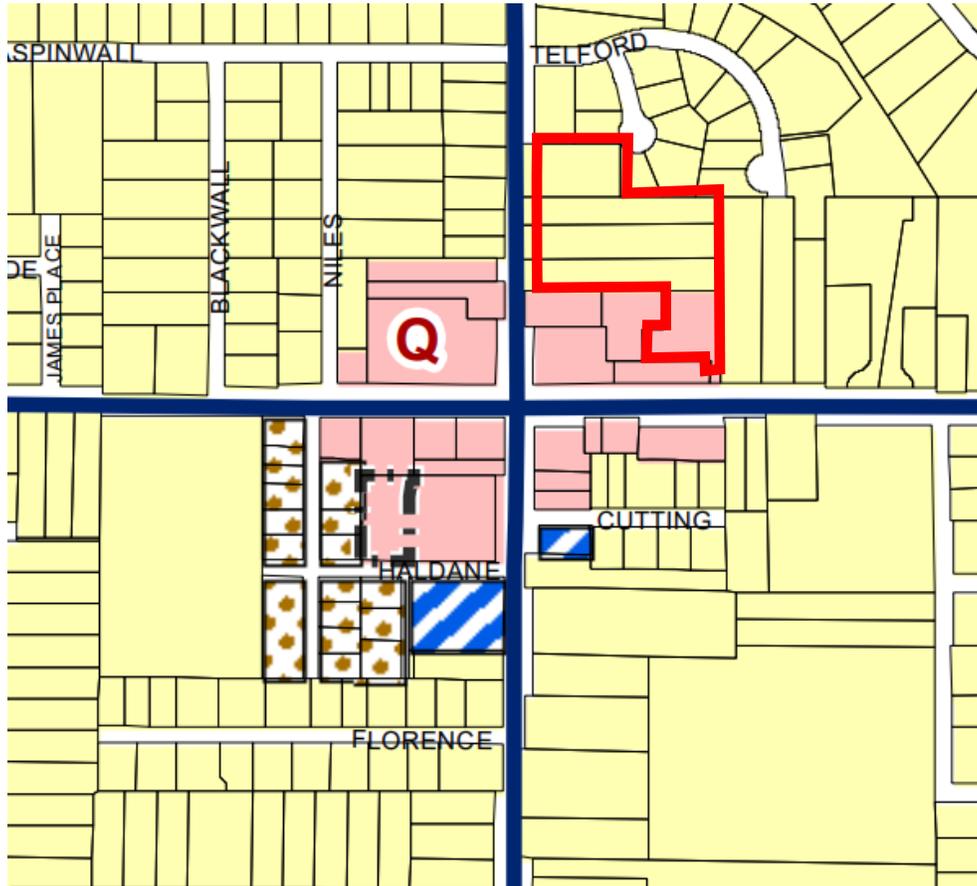
Current Use of Subject Properties:

Single Family Homes

Surrounding Property Details:

Direction	Zoning	Use
North	R-1B	Single Family Housing
South	NN-Q	Commercial / Office
East	R-1B	Single Family Housing
West	R-1B / NN-Q	Single Family Housing / Commercial

ZONING



The site includes a mix of zoned R1-B (One Family Residential) and NN, Neighborhood Node Zoning. Uses along this portion of Livernois and Square Lake Road are primarily low intensity office and retail located near the intersection. Institutional uses exist along Square Lake Road with Troy Preschool to the west of the intersection and Saint Elizabeth Ann Seton Church to the east of the intersection. Newer dense multi-family housing does exist south of the intersection along Livernois.

PUD PROCESS

A Planned Unit Development project is viewed as an integrated development concept. To that end, the provisions of this Article are not intended to be used as a device for avoiding the zoning requirements that would otherwise apply, but rather to allow flexibility and mixture of uses, and to improve the design, character and quality of new development. The use of a Planned Unit Development to permit variations from other requirements of this Ordinance shall only be approved when such approval results in improvements to the public health, safety and welfare in the area affected, and in accordance with the intent of this Article.

The approval of a Planned Unit Development (PUD) is a three-step process:

Step 1-Concept Plan: *The first step shall be application for and approval of a Concept Development Plan, which requires a legislative enactment amending the zoning district map so as to reclassify the property as a Planned Unit Development. A proposed Development Agreement shall be included and incorporated with the Concept Development Plan, to be agreed upon and approved coincident with said Plan. The Concept Development Plan and Development Agreement shall be approved by the City Council following the recommendation of the Planning Commission. Such action, if and when approved, shall confer upon the applicant approval of the Concept Development Plan and shall rezone the property to PUD in accordance with the terms and conditions of the Concept Development Plan approval.*

Step 2- Preliminary Development Plan Approval: *The second step of the review and approval process shall be the application for and approval of a Preliminary Development Plan (preliminary site plan) for the entire project, or for any one or more phases of the project. City Council shall have the final authority to approve and grant Preliminary Development Plan approvals, following a recommendation by the Planning Commission.*

Step 3- Final Development Plan Approval: *The third step of the review and approval process shall be the review and approval of a Final Development Plan (final site plan) for the entire project, or for any one or more phases of the project, and the issuance of building permits. Final Development Plans for Planned Unit Developments shall be submitted to the Zoning Administrator for administrative review, and the Zoning Administrator, with the recommendation of other appropriate City Departments, shall have final authority for approval of such Final Development Plans.*

The applicant is seeking a recommendation of approval for their Concept Development Plan and Preliminary Development Plan concurrently.

PUD INTENT

As set forth in Section 11.01, the intent of the Planned Unit Development option is to permit flexibility in the design and use of residential and non-residential land which, through the implementation of an overall development plan, when applicable to the site, will:

1. Encourage developments that will result in a long-term contribution to social, environmental and economic sustainability in the City of Troy.
2. Permit development patterns that respond to changing public and private needs.
3. Encourage flexibility in design and use that will result in a higher quality of development and a better overall project than would be accomplished under conventional zoning, and which can be accommodated without sacrificing established community values.
4. Provide for the long-term protection and/or preservation of natural resources, natural features, and/or historic and cultural resources.
5. Promote the efficient use and conservation of energy.
6. Encourage the use, redevelopment and improvement of existing sites where current ordinances do not provide adequate protection and safeguards for the site or its surrounding areas, or where current ordinances do not provide the flexibility to consider redevelopment, replacement, or adaptive re-use of existing structures and sites.
7. Provide for enhanced housing, employment, recreation, and shopping opportunities for the citizens of Troy.
8. Ensure the compatibility of design and use between various components within the PUD and with neighboring properties and uses. 9. Ensure development that is consistent with the intent of the Master Plan.

NATURAL FEATURES

Topography: A topographic survey has been provided on sheet P-1.0. The site is relatively flat with the exception of the southeast corner where a natural depression exists and will be converted into the detention basin.

Wetlands: There are no state regulated wetlands on the site.

Floodplain: The site is not located within a flood hazard zone.

Woodlands: A tree inventory and replacement plan has been provided on Sheet T.1.0-T.1.1. The applicant surveyed a total of 305 trees on site. The composition of trees is predominantly woodland and invasive species with a small number of landmark trees. Invasive species include silver maples, box elder, black walnut, elm, white mulberry, American elm, Norway maple, catalpa, white poplar, green ash and cottonwood. Of the 305 on-site trees, 18 woodland trees and 4 landmark trees will be saved. Preserved trees will be primarily along the borders of the site and adjacent to the two existing homes.

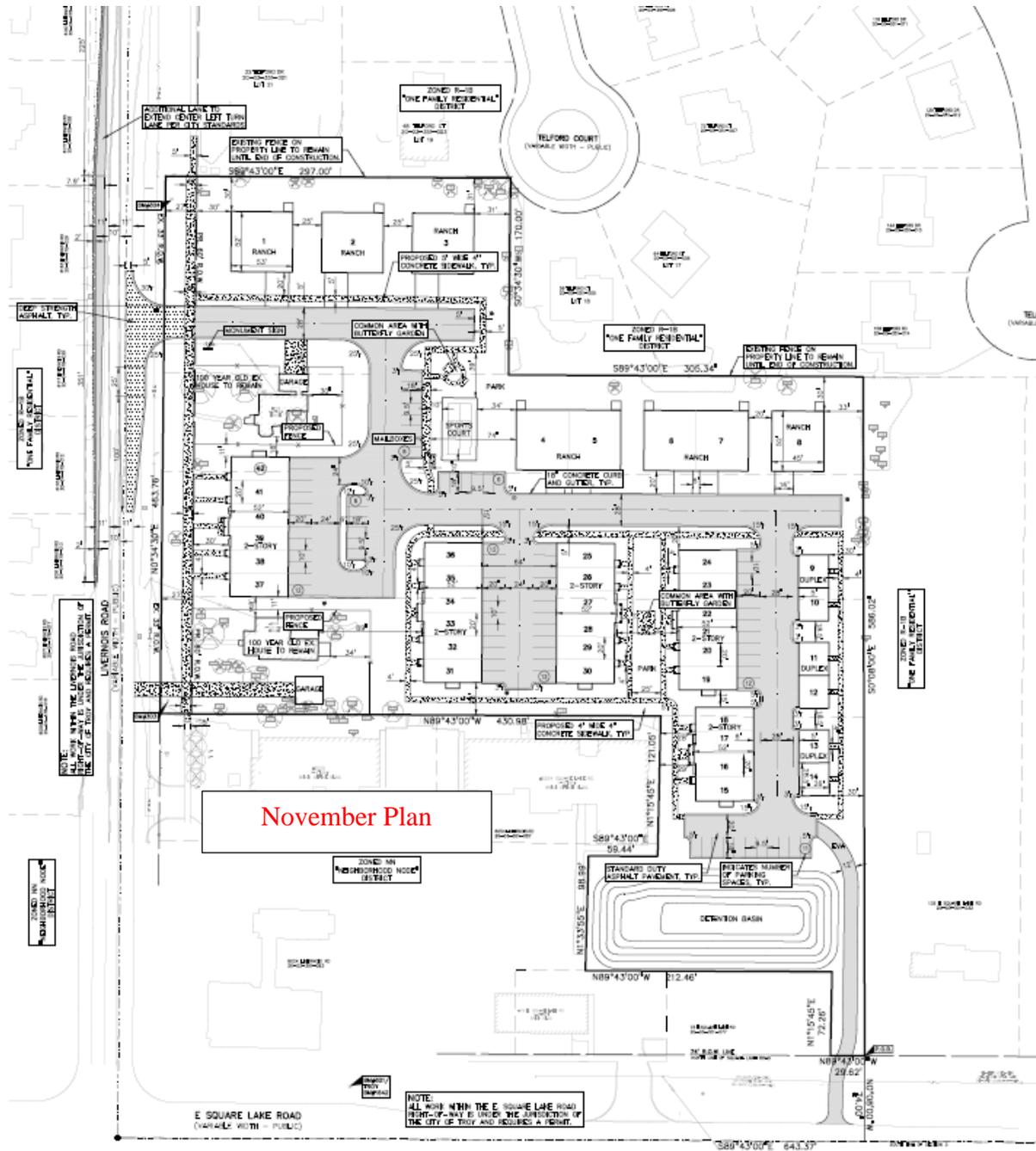
Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	189 inches	189 inches
Woodland	570 inches	285 inches
Protected Tree	Inches Preserved	Credit
Landmark	77 inches	154 inches
Woodland	199 inches	398 inches
Protected Replacement Required	474 Inches	
Preservation Credit	552 Inches	
Total	0 inches of replacement required	
Total Tree Mitigation	0 inches of replacement required	

Items to be addressed: none

PREVIOUS PLANNING COMMISSION REVIEW

The proposed PUD was first reviewed by the Planning Commission in November 2023. Discussion included:

- Pedestrian crossing and internal circulation
- Site access and need for full access at Square Lake
- Internal vehicular circulation
- Consideration of four older homes
- Aesthetic improvements and preservation of remaining older homes on site
- Mixed housing types to attract both younger and older generations
- Traffic improvements
- Setback and height dimensions for residential units
- Consideration of split of older homes on Livernois to open up views into the site
- Plans for snow removal and trash pickup.



Changes to the previous plan include:

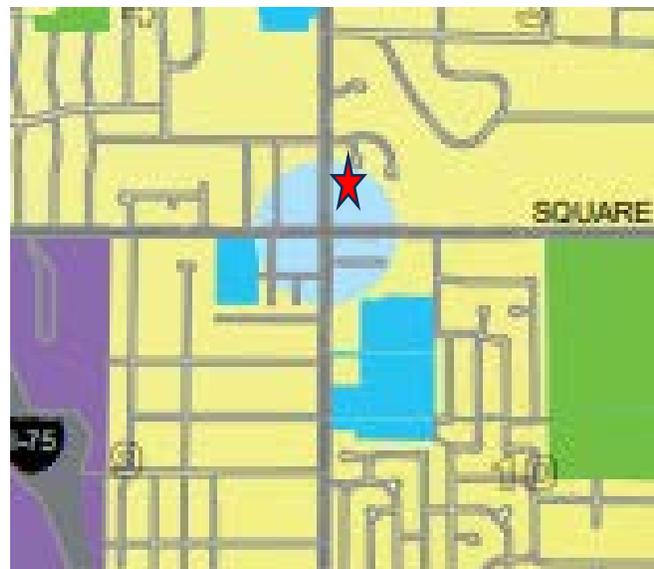
- Removed over 20% of the density from the project
 - Removed the 6-unit townhouse fronting Livernois Road
 - Removed 1 unit each (4) total from townhomes in the middle of the development.
 - Removed 1 unit from the 4 unit at the south end of the development.
- Preserving a third historic home fronting Livernois Road, which was originally planned for demolition.
- Provided 3 internal T-turnarounds on the site to better facilitate traffic movement.

MASTER PLAN

In both the current and the updated Master Plan, the site is located within the neighborhood node designation and bordering single-family residential. The Neighborhood Node master plan designation is not parcel specific, but rather shown as a concentric circle approximately within a 1,000-foot radius of the intersection

As set forth in the revised master plan, neighborhood nodes are intended to be commercial and mixed-use centers situated at major intersections of Troy thoroughfares that serve as the center of the City's Economic Neighborhoods, with the following characteristics:

- Located at intersections of the City's main roads.
- Work together with Social Neighborhoods to create a more livable community.
- Mixed use.
- Provide neighborhood gathering places.
- Accommodate the daily needs of residents.



Future Land Use

Single Family Residential	The Smart Zone
High Density Residential	Automall
Neighborhood Nodes	The Transit Center
South John R. Road	21st Century Industrial
Big Beaver Road	Public and Quasi-Public
Rochester Road	Recreation and Open Space
Maple Road	15 Section Number
Northfield	

Specifically, the Livernois and Square Lake Neighborhood Nood is described as:

Development in this area should be especially considerate of the remaining historic assets of the neighborhood. When possible, adaptive reuse of existing historic structures must be considered

before demolition or relocation of these resources. Low intensity uses working in conjunction with one another to form a central neighborhood village, walkable and accessible, would create an ideal complement to the predominantly residential surroundings.

According to the Future Land Use Plan this area is planned as Single Family Residential and Neighborhood Nodes. The applicant is preserving two existing homes. The proposed land use as a residential-only PUD with single and multi-family living options is less diverse from a land-use perspective than intended, however, it is complimentary with some existing nearby land uses and the promotion of quality development around important intersections.

Items to be Addressed: *Planning Commission to consider if the development is consistent with the Master Plan.*

SITE ARRANGEMENT/SETBACKS/HIEGHT CONSIDERATION

The applicant is proposing to construct thirty-two (32) new residential units and preserve three (3) existing homes on site. Twenty-nine (29) will be attached single-family homes and six (6) will be detached single-family homes. The site currently has four (4) existing single-family homes of which three (3) will be preserved and incorporated into the entire development. The site includes five (5) parcels. The site is currently zoned R-1B, which does not permit multi-family residential.

A detention basin is proposed for the southeastern portion of the site which will be bordered by neighboring properties to the south and west, the site emergency vehicle access drive to the east and site parking to the north. Two outdoor recreational areas have been proposed in the northern central portion of the development. They include a sport court and butterfly garden.

The ranches and duplexes that are adjacent to the single-family residential along the northern and eastern property line are set back 30-feet from those property lines. The height of the free-standing ranches are 20-feet, and the ranch-duplexes are 26-feet.

Items to be addressed: *None*

PARKING

Each unit is served with a two-car garage and there are 25 surface guest spaces. Parking is sufficient.

Items to be Addressed: *None*

SITE ACCESS AND CIRCULATION

Vehicular Access

The site will be accessed from Livernois Road via a two-lane entry with a proposed shoulder for vehicles accessing the site from the south. There is a one lane emergency vehicle access proposed from Square Lake Road into the southeastern portion of the development.

Pedestrian Circulation

Five (5) foot sidewalks are shown throughout the development providing pedestrian connection to multiple units and open space amenities. The applicant has added an additional pedestrian connection from the development to Livernois.

Items to be addressed: None

LANDSCAPING

A landscaping plan has been provided on Sheets L-1.0 and L-1.1. The following table discusses the development’s compliance with the landscape requirements set forth in Section 13.02.

	Required:	Provided:	Compliance:
Greenbelt Planting			
Livernois: 1 tree every 30 feet. Western Boundary	463 / 30 = 15	1 existing tree + 15 new deciduous trees	Complies
Property Lines:			
<u>North (Residential):</u> Required one (1) large evergreen tree per ten (10) lineal feet or one (1) narrow evergreen tree per three (3) lineal feet.	297-feet along western half / 10 = 30 trees	9 existing trees + 30 new evergreen trees	Complies
	305-feet along eastern half / 10 = 31 trees	3 existing trees + 31 new evergreen trees	Complies
<u>East (Residential)</u> Required one (1) large evergreen tree per ten (10) lineal feet or one (1) narrow evergreen tree per three (3) lineal feet.	170-feet along northern quarter / 3 = 57	3 existing trees + 57 new evergreen trees	Complies
	586-feet along southern three quarters / 3 = 195 trees	3 existing trees + 195 new evergreen trees	Complies

<u>South (Office)</u> Not required.	250-feet along office building 220-feet along northern portion of detention pond	2 existing trees + 1 new evergreen tree + 4 new deciduous trees 3 new evergreen trees + 6 new deciduous trees	N/A
Parking Lot			
Minimum of one (1) tree per eight (8) parking spaces.	79 / 8 = 10 trees	14 new trees	Compiles
Overall			
Site landscaping: A minimum of twenty percent (20%) of the site area shall be comprised of landscape material.	20%	34%	Compiles

Trash pickup

It is assumed that trash will be stored in the garage of each unit and picked up weekly. However, that should be confirmed, and a trash vehicle circulation plan should be provided.

Items to be Addressed: 1). A fence is proposed between the existing historic homes and the adjacent new housing units but no details are provided. Fence specifications should be added to the site plan per Section 13.02 B-3; and 2). Confirm trash pickup and provide trash vehicle circulation plan.

TRAFFIC

In an August 23rd, 2023 memo, OHM has reviewed traffic. Please note that the applicant has reduced the number of units by 9.

Traffic Counts:

Land Use	Number of Units	ITE Land Use Code	Number of Site Generation Trips								
			AM Peak Hour			PM Peak Hour			Daily		
			In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached	6	210	1	5	6	4	3	7	38	38	76
Single Family Attached	38	215	4	10	14	11	8	19	120	120	240
Site Totals – 44 units			5	15	20	15	11	26	158	158	316

OHM Conclusion:

Traffic volumes are closely correlated with the number of residential units. Essentially all the trips generated by the Village of Hastings development will be delivered directly to Livernois Road, an arterial roadway, which will increase slightly over current conditions. The traffic generated by the proposed development would be minimal, adding less than 30 vehicle trips during the peak (“busiest”) hour. This equates to approximately one vehicle every 2-3 minutes during the peak hours. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.

PHOTOMETRICS

No Photometric plan was provided.

Items to be Addressed: *Per Section 8.05 part 14, a lighting plan indicating proposed photometrics, height of light fixtures, proposed light fixtures, and proposed methods of shielding needs to be submitted.*

FLOOR PLAN AND ELEVATIONS

Floor plans, elevations, and renderings have been submitted for all unit types. The primary building material appears to be brick and lap siding. However, we note that all unit types appear to be different material and color combinations. We ask the applicant to describe how the architecture styles, materials, and colors work together from an architectural and aesthetic standpoint.

Items to be Addressed: *Describe how the architecture styles, materials, and colors work together from an architectural and aesthetic standpoint.*

PUD STANDARDS

As set forth in section 11.03, Standards for Approval, it should be demonstrated that the following standards will be met, as reasonably applicable to the site:

- B. The applicant shall demonstrate that through the use of the PUD option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:*
 - 1. A mixture of land uses that would otherwise not be permitted without the use of the PUD provided that other objectives of this Article are also met.*
 - 2. A public improvement or public facility (e.g. recreational, transportation, safety and security) which will enhance, add to or replace those provided by public entities, thereby furthering the public health, safety and welfare.*

3. *A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be infeasible or unlikely to be achieved absent these regulations.*
4. *Long-term protection and preservation of natural resources, natural features, and historic and cultural resources, of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.*
5. *A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.*
6. *Appropriate land use transitions between the PUD and surrounding properties.*
7. *Design features and techniques, such as green building and low impact design, which will promote and encourage energy conservation and sustainable development.*
8. *Innovative and creative site and building designs, solutions and materials.*
9. *The desirable qualities of a dynamic urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces.*
10. *The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities.*
11. *For the appropriate assembly, use, redevelopment, replacement and/ or improvement of existing sites that are occupied by obsolete uses and/or structures.*
12. *A complementary variety of housing types that is in harmony with adjacent uses.*
13. *A reduction of the impact of a non-conformity or removal of an obsolete building or structure.*
14. *A development consistent with and meeting the intent of this Article, which will promote the intent of the Master Plan or the intent of any applicable corridor or sub-area plans. If conditions have changed since the Plan, or any applicable corridor or sub-area plans were adopted, the uses shall be consistent with recent development trends in the area.*
15. *Includes all necessary information and specifications with respect to structures, heights, setbacks, density, parking, circulation, landscaping, amenities and other design and layout features, exhibiting a due regard for the relationship of the development to the surrounding properties and uses thereon, as well as to the relationship between the various elements within the proposed Planned Unit Development. In determining whether these relationships have been appropriately addressed, consideration shall be given to the following:*
 - a. *The bulk, placement, and materials of construction of the proposed structures and other site improvements.*
 - b. *The location and screening of vehicular circulation and parking areas in relation to surrounding properties and the other elements of the development.*
 - c. *The location and screening of outdoor storage, loading areas, outdoor activity or work areas, and mechanical equipment.*
 - d. *The hours of operation of the proposed uses.*
 - e. *The location, amount, type and intensity of landscaping, and other site amenities.*
16. *Parking shall be provided in order to properly serve the total range of uses within the Planned Unit Development. The sharing of parking among the various uses within a Planned Unit Development may be permitted. The applicant shall provide justification to the satisfaction of the City that the shared parking proposed is sufficient for the*

development and will not impair the functioning of the development, and will not have a negative effect on traffic flow within the development and/or on properties adjacent to the development.

17. Innovative methods of stormwater management that enhance water quality shall be considered in the design of the stormwater system.

18. The proposed Planned Unit Development shall be in compliance with all applicable Federal, State and local laws and ordinances, and shall coordinate with existing public facilities.

SITE PLAN REVIEW STANDARDS

Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 8.06 outlines Site Plan Review Design Standards.

- 1. Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.
 - a. Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
 - b. Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
 - c. Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.**
- 2. Development shall incorporate the recognized best architectural building design practices.
 - a. Foster a lasting impact on the community through the provision of high-quality design, construction, and detailing.*
 - b. Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
 - c. Develop buildings with creativity that includes balanced compositions and forms.*
 - d. Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
 - e. For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
 - f. Include community amenities that add value to the development such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.**
- 3. Enhance the character, environment and safety for pedestrians and motorists.*

- a. *Provide elements that define the street and the pedestrian realm.*
- b. *Create a connection between the public right of way and ground floor activities.*
- c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
- d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
- e. *Improve safety for pedestrians through site design measures.*

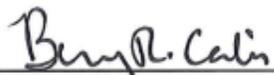
SUMMARY

The Planning Commission should consider if the plan:

1. Meets the PUD standards.
2. Meets the site plan design standards.
3. If the architecture styles, materials, and colors work together from an architectural and aesthetic standpoint.
4. Fencing off the existing homes from the new development allows for site integration.

If the Planning Commission recommends approval of the PUD, and Preliminary Development Plan approval, the following site plan items should be addressed by the applicant:

1. Provide fence detail for fence that is proposed between the existing historic homes and the adjacent new housing units.
2. Confirm trash pickup and provide trash vehicle circulation plan.
3. Provide photometric plan



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

PEA GROUP

1849 Pond Run
Auburn Hills, MI 48326

844.813.2949
peagroup.com

December 12, 2023
PEA Project No: 2017-009

City of Troy
Planning Department
500 West Big Beaver
Troy, MI 48084

**Subject: The Village of Hastings Condominiums
Planned Unit Development Concept Development Plan (CDP) Submittal**

Please accept this resubmittal of the Conceptual Development Plan following the November 28, 2023, Planning Commission Meeting. After receiving feedback from the community and the Planning Commission, we offer the following changes:

- Removed over 20% of the unit density from the project.
 - Removed the 6 unit townhouse fronting Livernois Road.
 - Removed 1 unit from the 3 – 6 unit townhouses in the middle of the development.
 - Removed 1 unit from the 4 unit at the south end of the development.
- Preserving a third historic home fronting Livernois Road.
- Provided 3 International Fire Code compliant T-turnarounds throughout the development to better facilitate traffic movement.

If you should have any questions or require any additional information, please feel free to contact this office.

Sincerely,

PEA Group



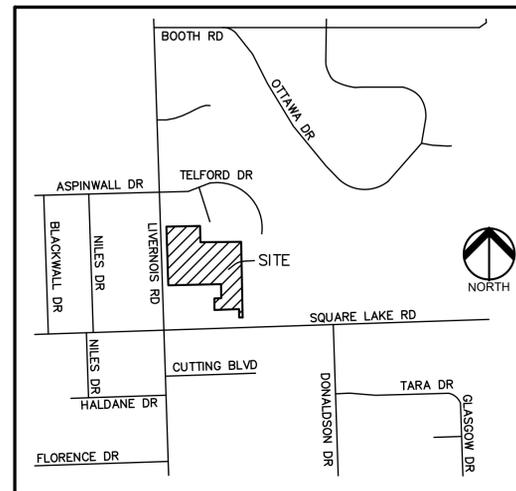
John B. Thompson, PE
Senior Project Manager

PLANNED UNIT DEVELOPMENT
CONCEPT DEVELOPMENTAL PLAN

THE VILLAGE OF HASTINGS

PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.0	TOPOGRAPHIC SURVEY
P-2.0	PRELIMINARY SITE PLAN
P-3.0	PRELIMINARY GRADING PLAN
P-4.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE PRESERVATION LIST
<u>ARCHITECTURAL PLANS</u>	
A1	LIVERNOIS FIRST FLOOR UNIT PLANS
A2	LIVERNOIS SECOND FLOOR UNIT PLANS
A3	LIVERNOIS NORTH & SOUTH ELEVATION
A4	LIVERNOIS EAST & WEST ELEVATION
A5	LIVERNOIS AXO
A6	STANDARD FIRST FLOOR UNIT PLANS
A7	STANDARD SECOND FLOOR UNIT PLANS
A8	STANDARD NORTH & SOUTH ELEVATION
A9	STANDARD EAST & WEST ELEVATION
A10	STANDARD AXO
A11	AERIAL VIEW
A12	RENDERS
A13	RENDERS

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
GFA DEVELOPMENT, INC. 986 ELMSFORD DRIVE TROY, MI 48063 CONTACT: GARY ABITHEIRA PHONE: 248.840.2828 EMAIL: GABITHEIRA@WIDOPENWEST.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM

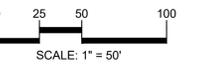
LANDSCAPE ARCHITECT

PEA GROUP
45 W. GRAND RIVER AVE., STE. 501
DETROIT, MI 48226
CONTACT: KIMBERLY DIETZEL, RLA
PHONE: 844.813.2949
EMAIL: KDIEZEL@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	6/1/2023
REVISED PER PLANNER COMMENTS DATED 6/2/2023	8/9/2023
REVISED PER PLANNER COMMENTS DATED 8/24/2023	11/17/2023
REVISED PER PLANNING COMMISSION COMMENTS DATED 11/28/2023	12/7/2023





CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
GFA DEVELOPMENT, INC.
5301 MIRAGE DRIVE
TROY, MI 48063

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS

REV. PER COMMENTS 6/2/2023	8/9/2023
REV. PER COMMENTS 8/24/2023	11/17/2023
REV. PER PC COMMENTS 11/28/2023	12/7/2023

ORIGINAL ISSUE DATE:
JUNE 1, 2023

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2017-009
P.M.	KR
DN.	EH
DES.	EH
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **P-1.0**

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	R RECORDED
⊗ NAIL FOUND	⊗ NAIL & CAP SET	M MEASURED
⊗ NAIL & CAP SET		C CALCULATED

EXISTING

—O—ELEC—W—	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
⊗—UG—PHONE—	TELEPHONE U.G. CABLE, MANHOLE, METER & MANHOLE
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER
—WATER—	WATER MAIN, HYD. GATE VALVE, TAPPING BLEWIE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—	STORM SEWER, CLEANOUT & MANHOLE
—COMBINED—	COMBINED SEWER & MANHOLE
—SQUARE—	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
—POST—	POST INDICATOR VALVE
—WATER VALVE—	WATER VALVE BODY/DRYANT VALVE BOX, SERVICE SHUTOFF
—MARB.—	MARB. TRANSFORMER, IRRIGATION CONTROL VALVE
—UNIDENTIFIED—	UNIDENTIFIED STRUCTURE
—SPOT—	SPOT ELEVATION
—CONTOUR—	CONTOUR LINE
—FENCE—	FENCE
—GUARDRAIL—	GUARDRAIL
—STREET LIGHT—	STREET LIGHT
—SIGN—	SIGN
—CONC.—	CONCRETE
—ASPH.—	ASPHALT
—GRAVEL—	GRAVEL SHOULDER
—WETLAND—	WETLAND

REFERENCE DRAWINGS

PRELIMINARY ALTA/NSPS SURVEY, PEA JOB NO. 2017-009, DATED JANUARY 24, 2018

CABLE COMCAST MAP NO. 1319-404, DATED 4/03/07

ELECTRIC DTE MAP 316-404 & 319-404, DATED 2/15/2017

PHONE AT&T SKETCH VIA EMAIL, DATED 01/15/2017

GAS CONSUMERS ENERGY QUARTER SECTION MAP NO. 02-61-03-3, DATED 10-16-14

WATER MAIN CITY OF TROY GIS ONLINE

SANITARY SEWER CITY OF TROY GIS ONLINE

SEWER & WATER CITY OF TROY GIS ONLINE

STORM SEWER CITY OF TROY GIS ONLINE

OKLAHOMA COUNTY WATER RESOURCES COMMISSION - KING DRAIN MAP SHEET #11 SW SECTION 3

KING DRAIN, OKLAHOMA COUNTY DRAIN COMMISSIONER JOB NO. 88019, SHEET NO. 3, DATED 09-10-93, 43'-BUILT 09-19-98

STORM DRAIN SYSTEMS, SHEET 011, WATER RESOURCES COMMISSIONER

Legal Description
(Combined Parcel Per PEA Group)

Part of Lots 19 and 22 of "Supervisors Plat No. 7" as recorded in Liber 45 on pages 21 and 21A, Oakland County Records, together with part of the Southwest 1/4 of Section 3, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan and being more particularly described as Commencing at the Southwest Corner of said Section 3; thence along the south line of said section, S89°43'00"E, 643.50 feet; thence N00°08'00"W, 74.00 feet to the north line of East Square Lake Road, 74' half width; thence along said north line, N89°43'00"W, 29.62 feet; thence N01°15'45"E, 72.26 feet to the north line of said Lot 22, said line also being the south line of said Lot 19; thence along said south line N89°43'00"W, 212.46 feet; thence N01°33'55"E, 98.99 feet; thence S89°43'00"E, 59.44 feet; thence N01°15'45"E, 121.05 feet to the easterly extension of the north line of Lot 18 of said Supervisors Plat; thence along said line, N89°43'00"W, 430.98 feet to the east line of Livernois Road, 33' half width; thence along said east line, N00°34'30"E, 483.76 feet to the easterly extension of the south line of "Telford Ridge" as recorded in Liber 206, page 24 Oakland County Records; thence along said south line, S89°43'00"E, 297.00 feet to the west line of said Telford Ridge; thence along said west line, S00°34'30"W, 170.00 feet to the south line of said Telford Ridge, said line also being the north line of the south 660 feet of the southwest 1/4 of said Section 3; thence along said south line, S89°43'00"E, 305.34 feet to the west line of tax parcel 20-03-301-033; thence along said west line, S00°08'00"E, 586.02 feet to the aforementioned north line of East Square Lake Road and the Point of Beginning. Containing 6.313 acres of land more or less.

BENCHMARKS
(CITY OF TROY DATUM)

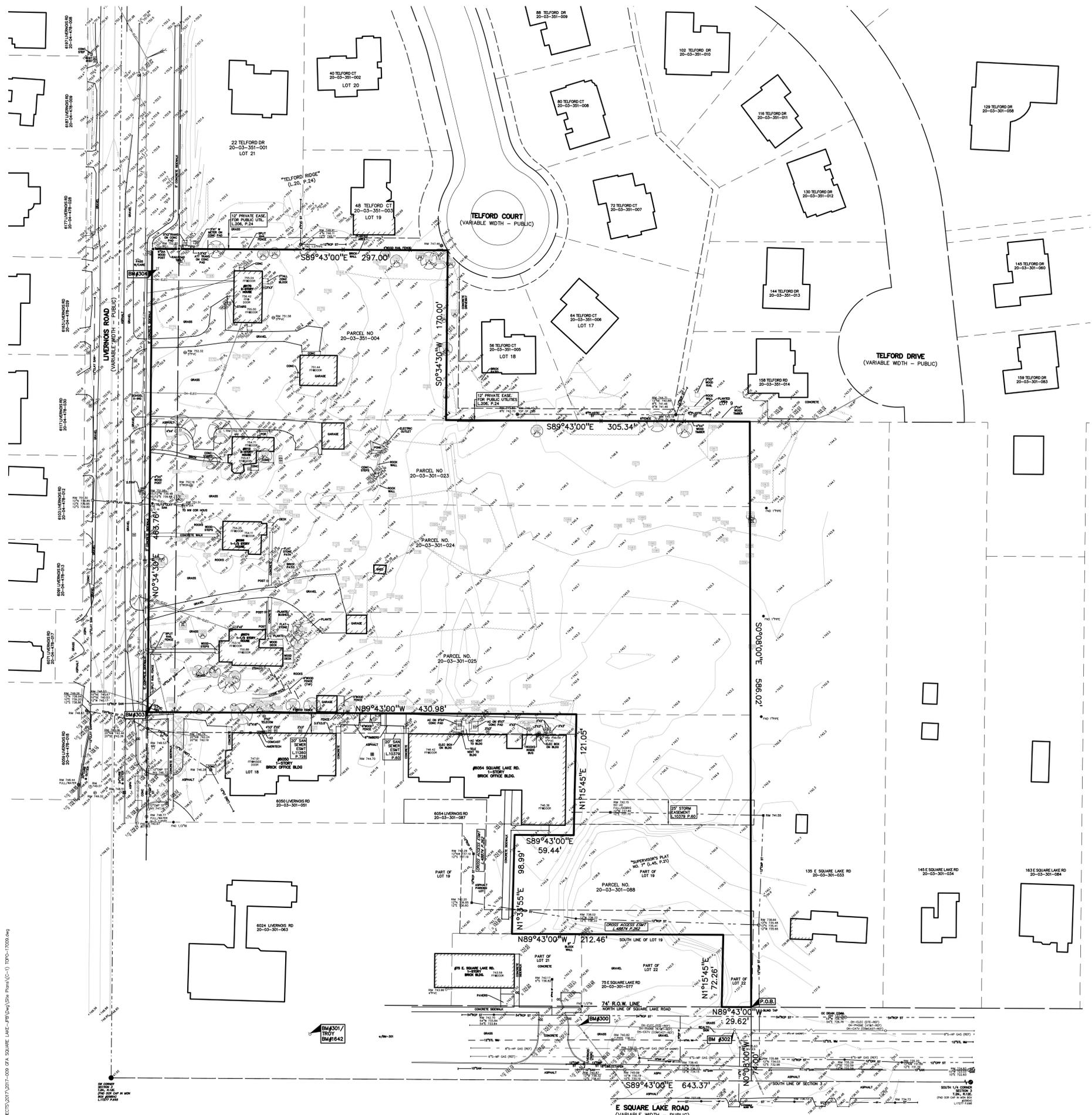
BM #300
SET BENCHMARK IN SOUTHEAST FACE OF POWER LIGHT POLE, NORTH SIDE OF SQUARE LAKE ROAD APPROX. 70' SOUTHEAST OF SOUTHEAST BUILDING CORNER OF JOHN'S MARKET AT EAST SIDE OF DRIVE ENTRANCE. ELEV. - 743.36

BM #301 - CITY OF TROY BM #1642
ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF SQUARE LAKE ROAD, APPROX. 200' EAST OF LIVERNOIS ROAD AT THE PNC BANK. ELEV. - 750.08

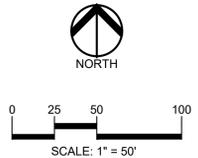
BM #302
FOUND BOAT SPIKE IN SOUTH FACE OF UTILITY POLE, NORTH SIDE OF SQUARE LAKE ROAD, AT THE CENTERLINE OF 30' WIDE SITE FRONTAGE. ELEV. - 737.51

BM #303
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 75' SOUTHWEST OF #6074 LIVERNOIS. ELEV. - 750.66

BM #304
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 80' WEST OF #6170 LIVERNOIS. ELEV. - 755.18



S:\PROJECTS\2017\2017-009_GFA_SQUARE LAKE - #181\DWG\SHA_Plan\100-1\TOPO-17009.dwg



CAUTION!
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CLIENT
GFA DEVELOPMENT, INC.
5301 MRAGE DRIVE
TROY, MI 48063

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS

REV. PER COMMENTS 6/2/2023	8/9/2023
REV. PER COMMENTS 8/24/2023	11/17/2023
REV. PER PC COMMENTS 11/28/2023	12/7/2023

ORIGINAL ISSUE DATE:
JUNE 1, 2023

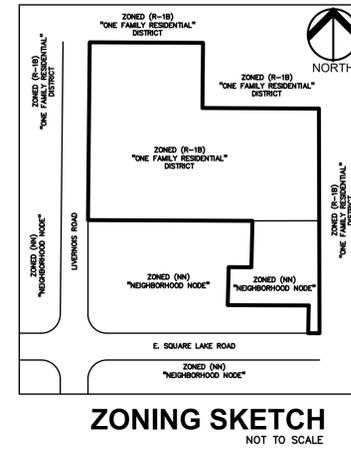
DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2017-009
P.M.	JBT
DN.	KMB
DES.	DSK
DRAWING NUMBER:	

P-2.0

LEGEND

EXISTING	PROPOSED
● IRON FOUND	● SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND
⊗ NAIL FOUND	⊗ MONUMENT SET
⊗ NAIL & CAP SET	
—OH-ELEC—V—	—ELEC. PHONE OR CABLE TV, POLE & GUY WIRE
—UG-CATV—	—UNDERGROUND CABLE TV, CATV PEDESTAL
—UG-PHONE—	—TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG-ELEC—	—ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	—GAS MAIN, VALVE & GAS LINE MARKER
—WATER—	—WATERMAIN, HYD. GATE VALVE, TAPPING BLEWIE & VALVE
—SEWER—	—SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—	—STORM SEWER, CLEANOUT & MANHOLE
—COMBINED—	—COMBINED SEWER & MANHOLE
—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
—POST INDICATOR VALVE	
—WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF	
—MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
—UNIDENTIFIED STRUCTURE	
—SPOT ELEVATION	
—CONTOUR LINE	
—FENCE	
—GUARDRAIL	
—STREET LIGHT	
—SIGN	
—CONC.	—CONCRETE
—ASPH.	—ASPHALT
—GRAVEL	—GRAVEL SHOULDER
—WETLAND	—WETLAND
—310 HEAVY FLOW DUTY ONLY	
—STD HEAVY DEEP DUTY STRENGTH	



ZONING SKETCH
NOT TO SCALE

SITE DATA:

LOCATION OF PROJECT:
LIVERNOIS ROAD, NORTH OF SQUARE LAKE ROAD

SIZE OF PROPERTY: 6.31 ACRES GROSS, 6.05 ACRES NET

PROPOSED USE OF PROPERTY: THREE (3) EXISTING HOMES TO REMAIN, EIGHT (8) RANCH STYLE SINGLE FAMILY HOMES, EIGHTEEN (18) 2 STORY ATTACHED SINGLE FAMILY HOMES, SIX (6) SINGLE FAMILY DUPLEX HOMES.

CURRENT ZONING: R-1B, ONE-FAMILY RESIDENTIAL DISTRICT AND (NN) NEIGHBORHOOD NODE Q, SITE TYPE NN-B, BUILDING FORM: C

SURROUNDING PROPERTY DETAILS:

DIRECTION	ZONING	USE
NORTH	R-1B, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
SOUTH	NEIGHBORHOOD NODE Q	COMMERCIAL
EAST	R-1B, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
WEST	NEIGHBORHOOD NODE Q	COMMERCIAL

REQUIRED AND PROVIDED LOT DIMENSIONS:

	REQUIRED:	PROVIDED:
FRONT	10'(NN) & 40'(R-1B) SETBACK	30' SETBACK
REAR	30'(NN) & 45'(R-1B) SETBACK	30' SETBACK
SIDES	N/A(NN) & 12.5'(R-1B) SETBACK	16' SETBACK
MAXIMUM HEIGHT	4 STORIES/55'(NN), 2.5 STORIES/30'(R-1B)	30 FEET, 2 STORY
OPEN SPACE	15%(NN)	24%
LOT COVERAGE BY ALL BLDGS	30%(NN)	18%

PROJECT AND SITE DESCRIPTION:
PROPOSED CONSTRUCTION OF A 32-UNIT RESIDENTIAL DEVELOPMENT. THE SITE CONSISTS OF 28 ATTACHED UNITS AND 4 DETACHED SINGLE FAMILY UNITS, ON LIVERNOIS ROAD NORTH OF SQUARE LAKE ROAD. ACCOMPANYING THE DEVELOPMENT IS THE PRESERVATION OF 3 SINGLE FAMILY HOUSES. ACCESS TO ALL UNITS WILL BE VIA CONNECTION TO LIVERNOIS ROAD, WITH TWO OF THE PRESERVED HOUSES HAVING DIRECT ACCESS TO LIVERNOIS, AND AN EMERGENCY VEHICLE ACCESS (EVA) WILL BE PROVIDED TO SQUARE LAKE ROAD. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY-RIGHT IN THE (NN) NEIGHBORHOOD NODE Q DISTRICT AND THE R-1B PORTION OF THE SITE. DUE TO THE MIXED HOUSING PRODUCTS AND MIXED ZONING A PUD IS PROPOSED FOR THIS PROPERTY.

NATURAL RESOURCES:
THE SITE CURRENTLY HAS MODERATE TREE COVER.

FLOODPLAIN:
THE PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) NO. 26125C0532F DATED: SEPTEMBER 29, 2006 (ZONE X).

WETLAND:
PER THE 2022 SEMCOG WETLAND DATA, THE SITE CONTAINS NO WETLANDS.

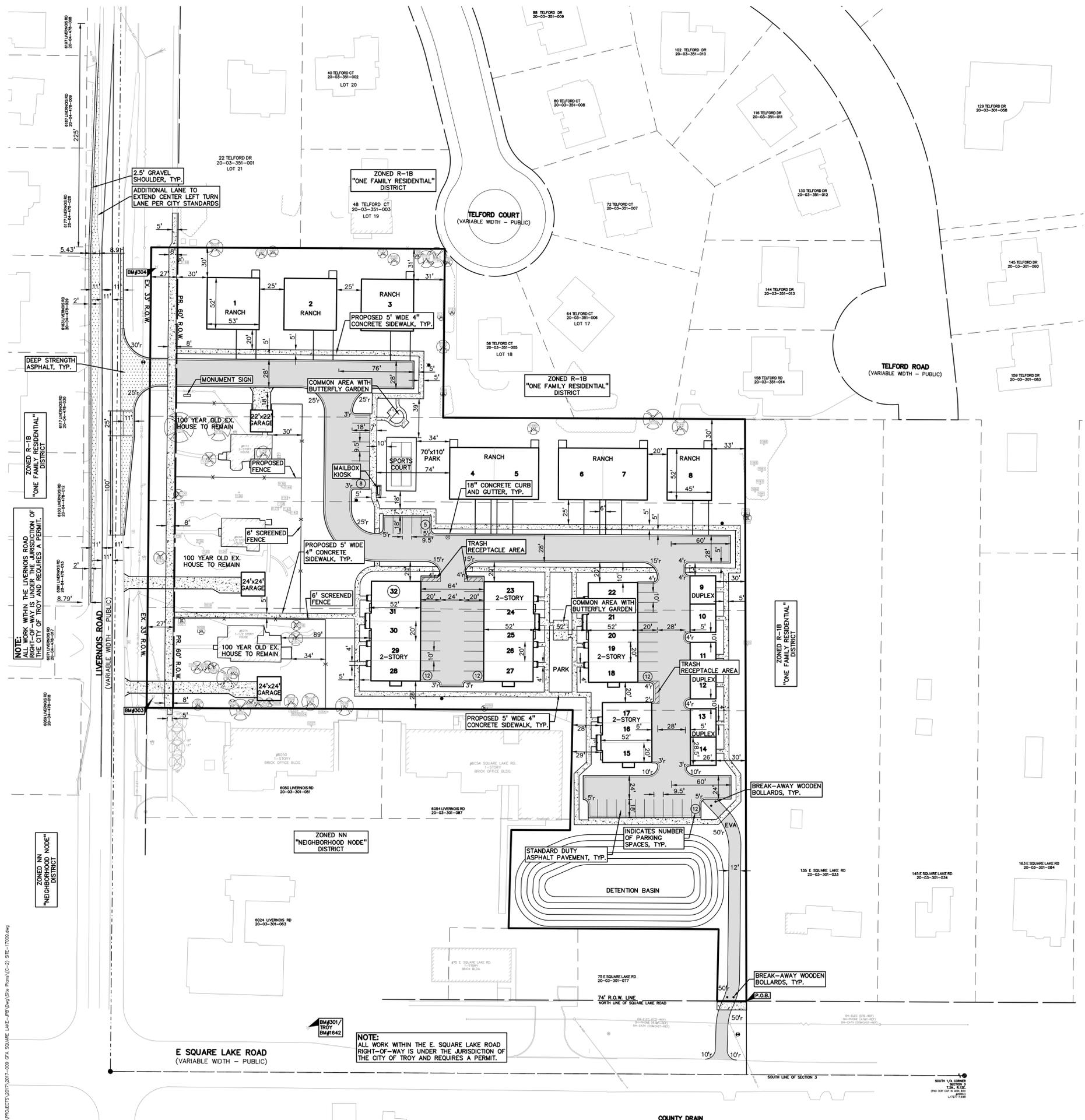
ACCESS AND CIRCULATION:
VEHICULAR ACCESS AND CIRCULATION:
VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A PRIVATE ROAD OFF OF LIVERNOIS ROAD. THE NEW ROAD WILL HAVE A TWENTY-EIGHT (28) FOOT WIDE ACCESS AGREEMENT. AN EVA WILL BE PROVIDED TO SQUARE LAKE ROAD.

PEDESTRIAN ACCESS AND CIRCULATION:
SIDEWALKS ARE PROVIDED AT BUILDING ENTRANCES TO PARKING FIELDS. THIS WILL BE A WALK FRIENDLY DEVELOPMENT WITH CIRCULATION THROUGHOUT THE DEVELOPMENT WITH CONNECTIONS TO LIVERNOIS ROAD VIA THE EVA.

UTILITIES:
UTILITIES ARE PLACED WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

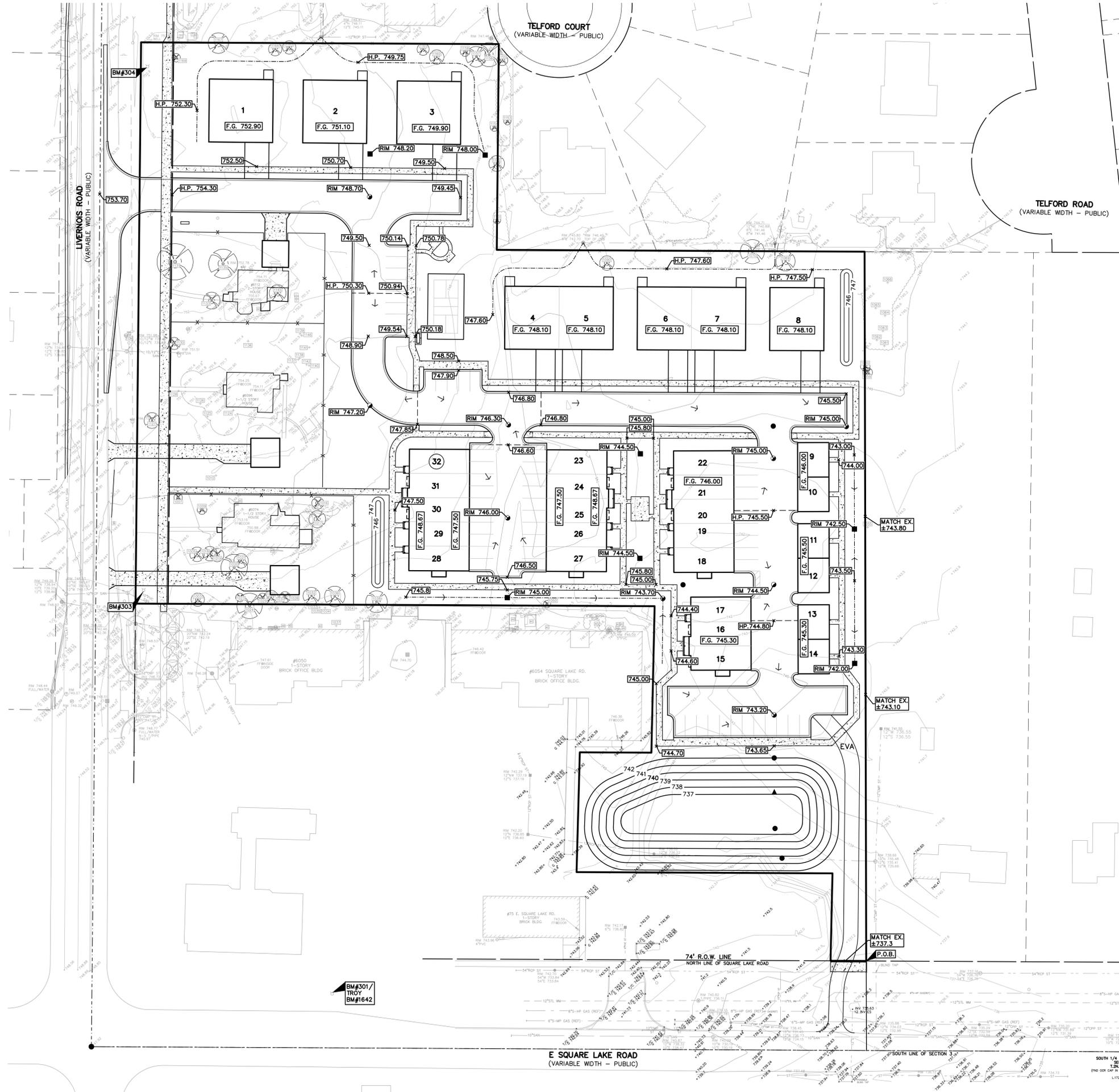
ALL SITES ARE SERVED BY PUBLIC WATER, SANITARY SEWER, STORM WATER AND DETENTION/RETENTION SYSTEMS CONSTRUCTED TO CITY STANDARDS, AT THE EXPENSE OF THE DEVELOPER. EASEMENTS OVER THESE SYSTEMS SHALL BE CONVEYED AND RECORDED BEFORE OCCUPANCY PERMITS ARE ISSUED FOR DWELLING UNITS.

100-YEAR DETENTION IS PROPOSED WITH A RESTRICTED OUTLET DISCHARGING THROUGH CITY OF TROY STORM SEWER.



NOTE:
ALL WORK WITHIN THE E. SQUARE LAKE ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE CITY OF TROY AND REQUIRES A PERMIT.

S:\PROJECTS\2017\2017-009_GFA_SQUARE LAKE - PUD\DWG\Site_Plan\1(C)-2 SITE-17009.dwg



LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	⊙ R. RECORDED
⊗ NAIL FOUND	⊙ MONUMENT SET	⊙ M. MEASURED
⊗ NAIL & CAP SET		⊙ C. CALCULATED

EXISTING

- OH-ELEC—ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV—UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE—TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC—ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS VALVE & GAS LINE MARKER—GAS VALVE & GAS LINE MARKER
- WATERMAN, HYD. GATE VALVE, TAPPING BLEEVE & VALVE—WATERMAN, HYD. GATE VALVE, TAPPING BLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE—SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE—STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE—COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE—POST INDICATOR VALVE
- WATER VALVE BODY/DRYANT VALVE BOX, SERVICE SHUTOFF—WATER VALVE BODY/DRYANT VALVE BOX, SERVICE SHUTOFF
- MARB. TRANSFORMER, IRRIGATION CONTROL VALVE—MARB. TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE—UNIDENTIFIED STRUCTURE
- SPOT ELEVATION—SPOT ELEVATION
- CONTOUR LINE—CONTOUR LINE
- FENCE—FENCE
- GUARDRAIL—GUARDRAIL
- STREET LIGHT—STREET LIGHT
- SIGN—SIGN
- CONC.—CONCRETE
- ASPH.—ASPHALT
- GRAVEL—GRAVEL SHOULDER
- WETLAND—WETLAND

PROPOSED

- 671—671
- 671.21—671.21
- 622.50—622.50
- 922—922
- 310 HEAVY FLOW DUTY ONLY—310 HEAVY FLOW DUTY ONLY
- 310 HEAVY DEEP DUTY STRENGTH—310 HEAVY DEEP DUTY STRENGTH

SYMBOLS: GRADING

PROPOSED SPOT ELEVATION:
TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.

PROPOSED CONTOUR LINE

ABBREVIATIONS:
T/C = TOP OF CURB
G = GUTTER GRADE
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL
B/W = BOTTOM OF WALL
F.G. = FINISH GRADE
RIM = RIM ELEVATION

BENCHMARKS
(CITY OF TROY DATUM)

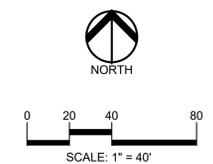
BM #300
SET BENCHMARK IN SOUTHEAST FACE OF POWER LIGHT POLE, NORTH SIDE OF SQUARE LAKE ROAD APPROX. 70' SOUTHEAST OF SOUTHEAST BUILDING CORNER OF JOHN'S MARKET AT EAST SIDE OF DRIVE ENTRANCE.
ELEV. - 743.36

BM #301 - CITY OF TROY BM #1642
ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF SQUARE LAKE ROAD, APPROX. 200' EAST OF LIVERNOIS ROAD AT THE PNC BANK.
ELEV. - 750.08

BM #302
FOUND BOAT SPIKE IN SOUTH FACE OF UTILITY POLE, NORTH SIDE OF SQUARE LAKE ROAD, AT THE CENTERLINE OF 30' WIDE SITE FRONTAGE.
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BM #304
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 80' WEST OF #6170 LIVERNOIS.
ELEV. - 755.18



811 Know what's below. Call before you dig.

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5301 MRAGE DRIVE
TROY, MI 48063

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS

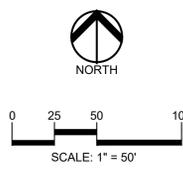
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REV. PER PC COMMENTS 11/28/2023	12/7/2023

ORIGINAL ISSUE DATE:
JUNE 1, 2023

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2017-009
P.M.	JBT
DN.	KMB
DES.	DSK
DRAWING NUMBER:	

S:\PROJECTS\2017\2017-009_GFA_SQUARE_LAKE_PEA\DWG\SHA_Plan\G-3_Grade-17029.dwg



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CLIENT
GFA DEVELOPMENT, INC.
3301 MRAGE DRIVE
TROY, MI 48063

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N. R. 11E., TROY, MI

REVISIONS

REV. PER COMMENTS 6/2/2023	8/9/2023
REV. PER COMMENTS 8/24/2023	11/17/2023
REV. PER PC COMMENTS 11/28/2023	12/7/2023

ORIGINAL ISSUE DATE:
JUNE 1, 2023

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	2017-009
P.M.	JBT
DN.	KAD
DES.	KAD
DRAWING NUMBER:	

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE - FORM BASE DISTRICT (NN) NEIGHBORHOOD NODE Q; SITE TYPE NN:B; BUILDING FORM C

5.03 C-1a. = GENERAL SITE LANDSCAPE:
REQUIRED: 15% OF SITE AREA SHALL BE LANDSCAPE MATERIAL
274,863.6 SF * 15% = 41,229.5 SQ FT REQUIRED
PROVIDED: 95,628 SQ FT LANDSCAPE (34.8%)

13.02 B. = SCREENING BETWEEN USES:
REQUIRED: ABUTS R-1B USE SPACE TO THE NORTH AND EAST REQUIRES SCREEN ALT. 1 (1 NARROW EVG. / 3') OR ALT. 2 (1 LARGE EVG. TREE / 10 LF)
NORTH PROPERTY LINE - WESTERN SEGMENT 297 LF AND EASTERN SEGMENT 305 LF. ALT. 2: 297 LF / 10 = 30 AND 305 LF / 10 = 31 LARGE EVG. TREES
PROVIDED: WESTERN SEGMENT: 30 8' HT LARGE EVG. TREES EASTERN SEGMENT: 31 8' HT LARGE EVG. TREES

EAST PROPERTY LINE -
NORTHERN SEGMENT 170 LF AND SOUTHERN SEGMENT 586 LF. ALT 1: 170 LF / 3 = 57 AND 586 LF / 3 = 195 NARROW EVG. TREES
PROVIDED: NORTHERN SEGMENT: 57, 6' HT. NARROW EVG. / 3' OC. SOUTHERN SEGMENT: 195, 6' HT. NARROW EVG. / 3' OC.

13.02 F. INTERIOR STREET TREES:
REQUIRED: 1 TREE PER 50 LF OF INTERIOR STREETS
1281 LF / 50 = 26 TREES REQUIRED (EACH SIDE)
PROVIDED: 52 PROPOSED TREES

13.02 D2. GREENBELT:
REQUIRED: 1 TREE / 30 LF OF FRONTAGE TO PUBLIC RD.
LIVERNOS ROAD - 463 LF FRONTAGE / 30 = 15 TREES
E. SQUARE LAKE ROAD - 42 LF FRONTAGE / 30 = 2 TREES
PROVIDED: LIVERNOS ROAD: 15 TREES
E. SQUARE LAKE ROAD: 2 TREES

REPLACEMENT TREES:
SEE SHT. T-1.0 AND T-1.1 FOR EXISTING TREE LIST AND TREE PRESERVATION PLAN.
REQUIRED: 35" DBH TO REPLACE REMOVED REGULATED TREES
PROVIDED: 14 TREES AT 2.5" (14 * 2.5 = 35") PROVIDED

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT; SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

DECIDUOUS TREE LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
13	AB2.5	Bowhall Maple	<i>Acer rubrum 'Bowhall'</i> (columnar)	2.5" Cal.	B&B
9	AG8	Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	8-10' Ht.	B&B
9	CB2.5	European Hornbeam	<i>Carpinus betulus</i>	2.5" Cal.	B&B
9	CC8	Eastern Redbud	<i>Cercis canadensis</i>	8-10' Ht.	B&B
2	GD2.5	Kentucky Coffee Tree	<i>Gymnocladus dioica- male only</i>	2.5" Cal.	B&B
12	LS2.5	Sweetgum	<i>Liquidambar styraciflua</i>	2.5" Cal.	B&B
8	LT2.5	Tulip Tree	<i>Liriodendron tulipifera</i>	2.5" Cal.	B&B
9	MP2.5	Prairie Fire Crab	<i>Malus 'Prairiefire'</i>	2.5" Cal.	B&B
13	MS2.5	Sugar Time Crab	<i>Malus 'Sugar Time'</i>	2.5" Cal.	B&B
8	QP2.5	Regal Prince Oak	<i>Quercus robur x bicolor 'Long'</i> (columnar)	2.5" Cal.	B&B
7	QR2.5	Red Oak	<i>Quercus rubra</i>	2.5" Cal.	B&B
5	TB2.5	Boulevard Linden	<i>Tilia americana 'Boulevard'</i> (columnar)	2.5" Cal.	B&B
104	TOTAL DEC				

EVERGREEN TREE PLANT LIST:

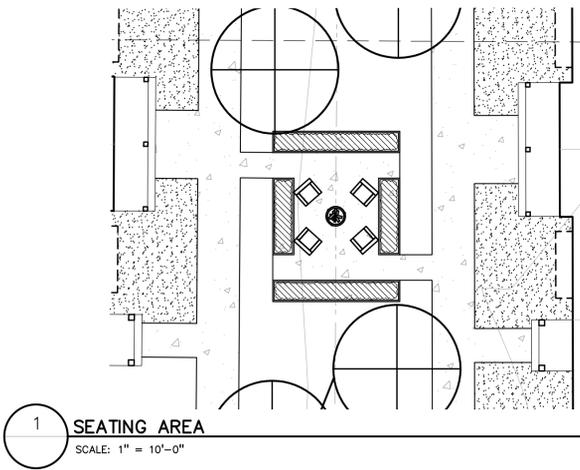
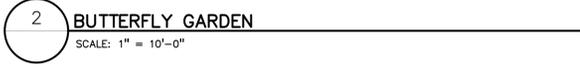
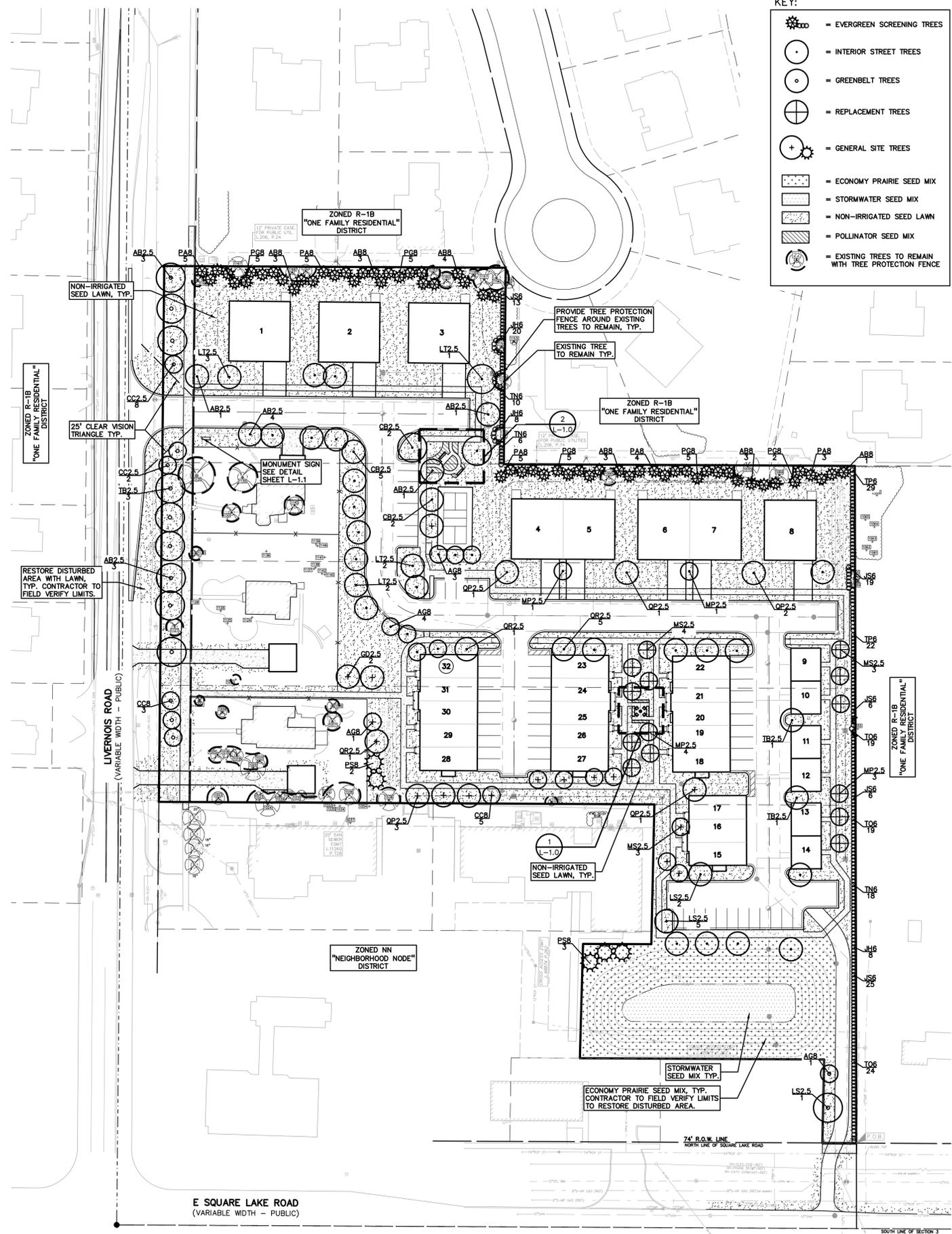
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
17	AB8	Balsam Fir	<i>Abies balsamea</i>	8' Ht.	B&B
22	PA8	Norway Spruce	<i>Picea abies</i>	8' Ht.	B&B
23	PG8	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	8' Ht.	B&B
5	PS8	Eastern White Pine	<i>Pinus strobus</i>	8' Ht.	B&B
67	TOTAL EVERGREEN				

NARROW EVERGREEN LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
62	TO6	Techny Arborvitae	<i>Thuja occidentalis 'Techny'</i>	6' Ht.	B&B
34	TN6	Dark Green Arborvitae	<i>Thuja occidentalis 'Nigra'</i>	6' Ht.	B&B
51	TP6	Pyramidal Arborvitae	<i>Thuja occidentalis 'Pyramidalis'</i>	6' Ht.	B&B
42	JH6	Hetz Columnar Juniper	<i>Juniperus chinensis 'Hetzii Columnaris'</i>	6' Ht.	B&B
69	JS6	Blue Arrow Juniper	<i>Juniperus scopulorum 'Blue Arrow'</i>	6' Ht.	B&B
258	TOTAL NARROW EVERGREEN				

KEY:

- = EVERGREEN SCREENING TREES
- = INTERIOR STREET TREES
- = GREENBELT TREES
- = REPLACEMENT TREES
- = GENERAL SITE TREES
- = ECONOMY PRAIRIE SEED MIX
- = STORMWATER SEED MIX
- = NON-IRRIGATED SEED LAWN
- = POLLINATOR SEED MIX
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE



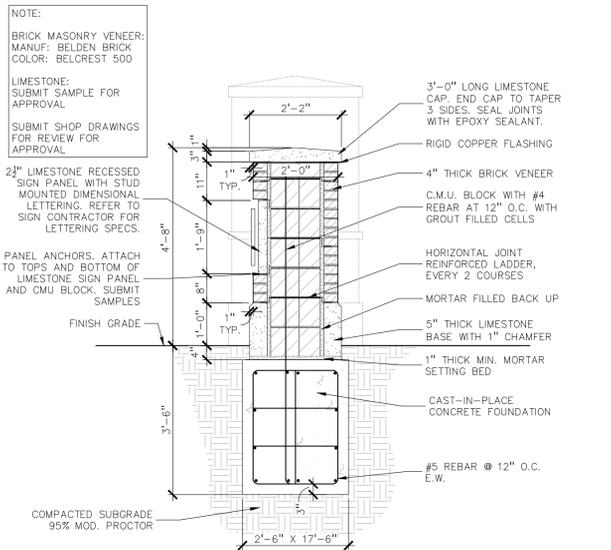
\\work\proj\PROJECTS\2017\2017-009_GFA_SQUARE_LAKE_PIB_Dwg\Site Plans\L-1.0_LANDSCAPE-17029.dwg

FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURER SPECIFICATIONS.

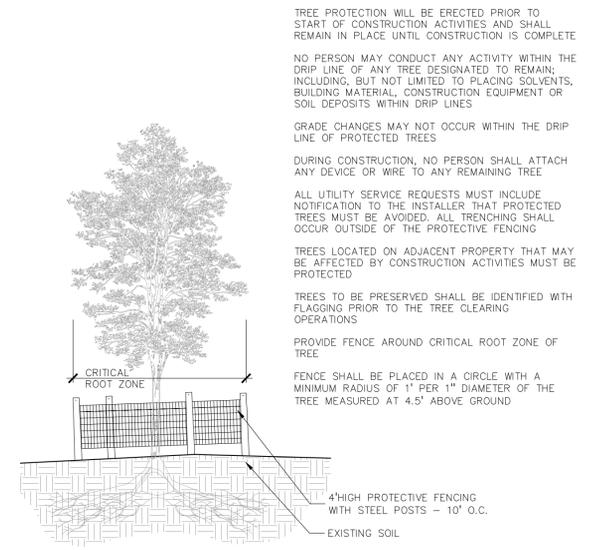
Economy Prairie Seed Mix	Common Name
Permanent Grasses/Sedges/Rushes:	
<i>Andropogon gerardii</i>	Big Bluestem
<i>Bouteloua curtipendula</i>	Side Oats Grama
<i>Carex spp.</i>	Prairie Sedge Mix
<i>Elymus canadensis</i>	Canada Wild Rye
<i>Panicum virgatum</i>	Switch Grass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sorghastrum nutans</i>	Indian Grass
Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye
Forbs & Shrubs:	
<i>Asclepias syriaca</i>	Common Milkweed
<i>Asclepias tuberosa</i>	Butterfly Weed
<i>Chamaecrista fasciculata</i>	Partridge Pea
<i>Coreopsis lanceolata</i>	Sand Coreopsis
<i>Echinacea purpurea</i>	Broad-leaved Purple Coneflower
<i>Helianthus annuus</i>	False Sunflower
<i>Lupinus perennis</i>	Wild Lupine
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Penstemon digitalis</i>	Foxglove Beard Tongue
<i>Pycnanthemum virginianum</i>	Yellow Mountain Mint
<i>Ratibida pinnata</i>	Black-Eyed Susan
<i>Rudbeckia hirta</i>	Show Goldenrod
<i>Solidago speciosa</i>	Smooth Blue Aster
<i>Symphoricarpon laeve</i>	New England Aster
<i>Symphoricarpon novae-angliae</i>	

Stormwater Seed Mix	Common Name
Permanent Grasses/Sedges/Rushes:	
<i>Bouteloua curtipendula</i>	River Bulrush
<i>Carex crinitata</i>	Crested Oval Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glyceria striata</i>	Fowl Manna Grass
<i>Juncus effusus</i>	Common Rush
<i>Leersia oryzoides</i>	Rice Cut Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cyperinus</i>	Wool Grass
Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye
Forbs & Shrubs:	
<i>Alisma spp.</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Bidens spp.</i>	Bidens (Various Mix)
<i>Helianthus autumnale</i>	Sneezeweed
<i>Iris virginica</i>	Blue Flag
<i>Lycopus americanus</i>	Common Water Horehound
<i>Mimulus ringens</i>	Monkey Flower
<i>Oligoneuron riddellii</i>	Riddell's Goldenrod
<i>Penthorum sedoides</i>	Ditch Stonecrop
<i>Polygonum spp.</i>	Pinkweed (Various Mix)
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Rudbeckia triloba</i>	Brown-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Symphoricarpon novae-angliae</i>	New England Aster
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue

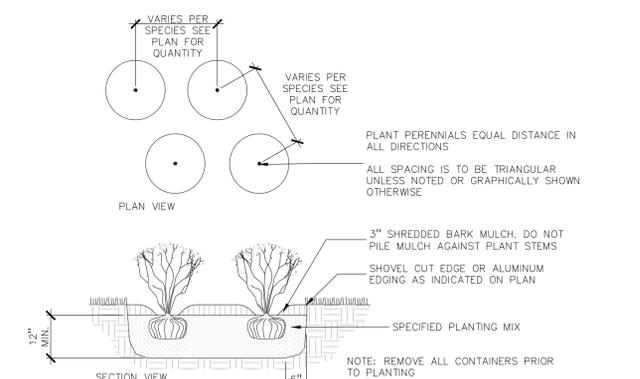
Solar Pollinator Habitat Mix	Common Name
Permanent Grasses:	
<i>Bouteloua curtipendula</i>	Side-Oats Grama
<i>Carex bicknellii</i>	Copper-Shouldered Oval Sedge
<i>Koeleria macrantha</i>	June Grass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sporobolus heterolepis</i>	Prairie Dropseed
Temporary Cover:	
<i>Avena sativa</i>	Common Oat
Forbs:	
<i>Allium cernuum</i>	Nodding Onion
<i>Aquilegia canadensis</i>	Wild Columbine
<i>Asclepias syriaca</i>	Common Milkweed
<i>Chamaecrista fasciculata</i>	Partridge Pea
<i>Coreopsis lanceolata</i>	Sand Coreopsis
<i>Dalea purpurea</i>	Purple Prairie Clover
<i>Liatris aspera</i>	Rough Blazing Star
<i>Lupinus perennis v. occidentalis</i>	Wild Lupine
<i>Monarda punctata</i>	Horse Mint
<i>Penstemon hirsutus</i>	Hairy Beard Tongue
<i>Solidago nemoralis</i>	Old-Field Goldenrod
<i>Symphoricarpon ericoides</i>	Heath Aster
<i>Zizia aurea</i>	Golden Alexanders



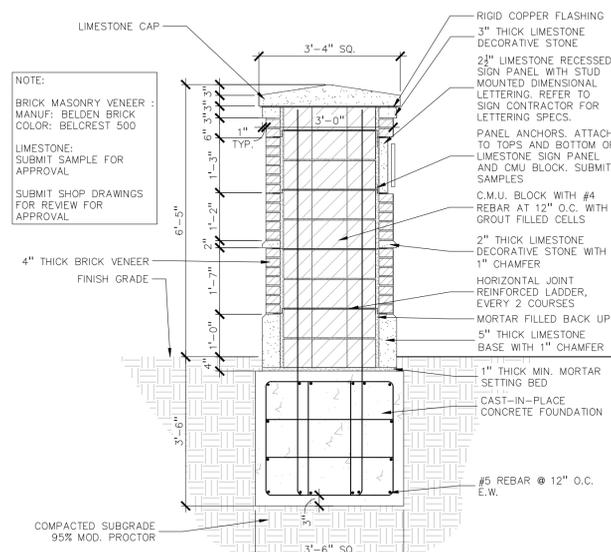
6 MASONRY WALL DETAIL
SCALE: 1/8" = 1'-0"



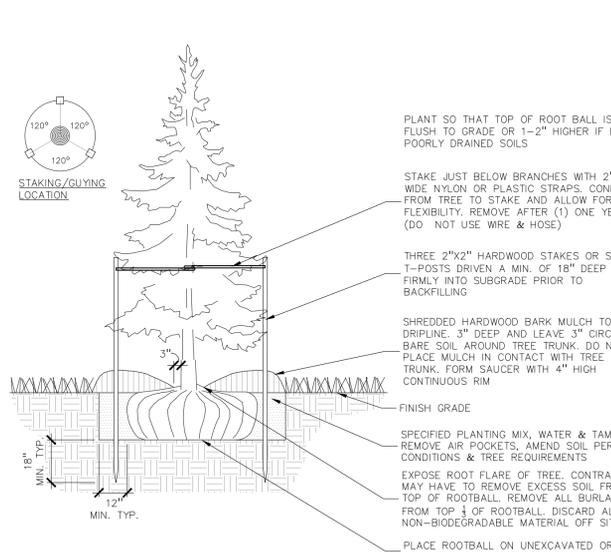
3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



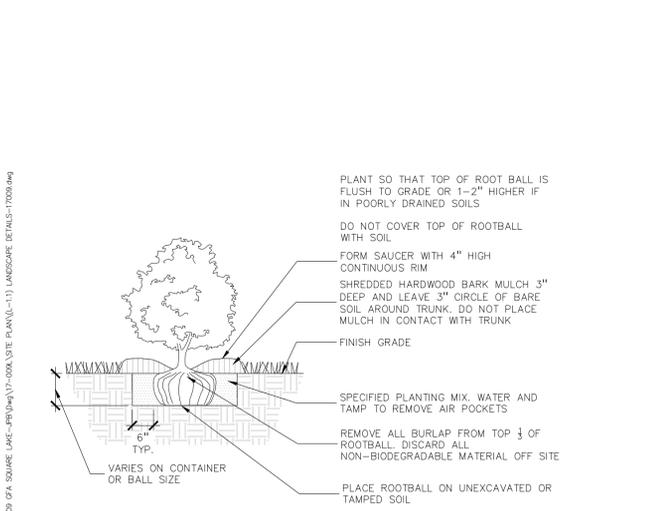
8 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"



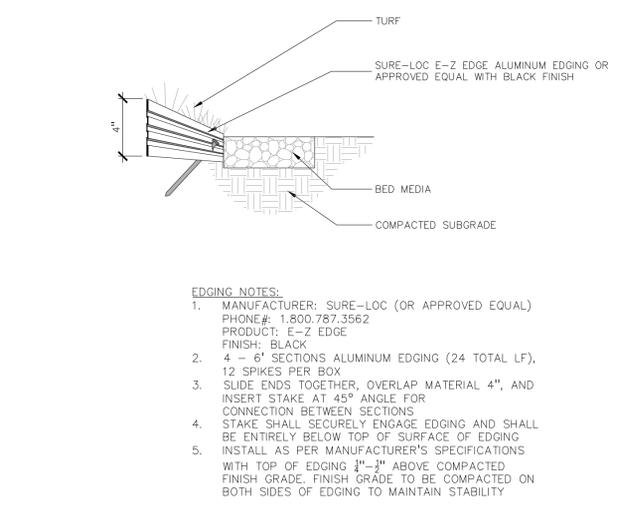
5 MASONRY PIER DETAIL
SCALE: 1/8" = 1'-0"



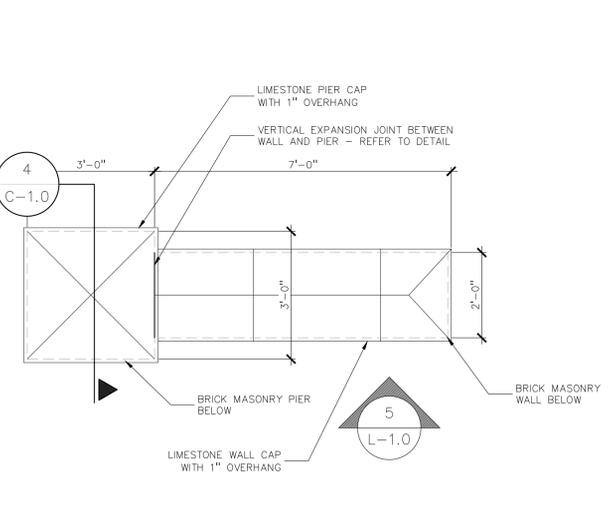
2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



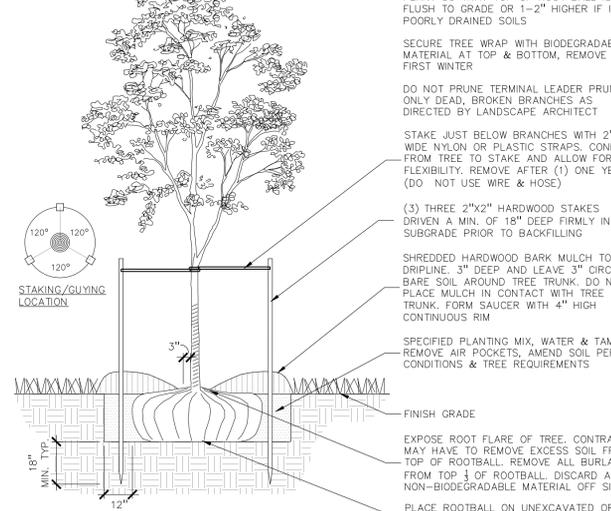
9 SHRUB PLANTING DETAIL
SCALE: 1" = 2'-0"



7 ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'-0"



4 MASONRY WALL AND PIER PLAN ENLARGEMENT
SCALE: 1/8" = 1'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
GFA DEVELOPMENT, INC.
5301 MIRAGE DRIVE
TROY, MI 48063

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

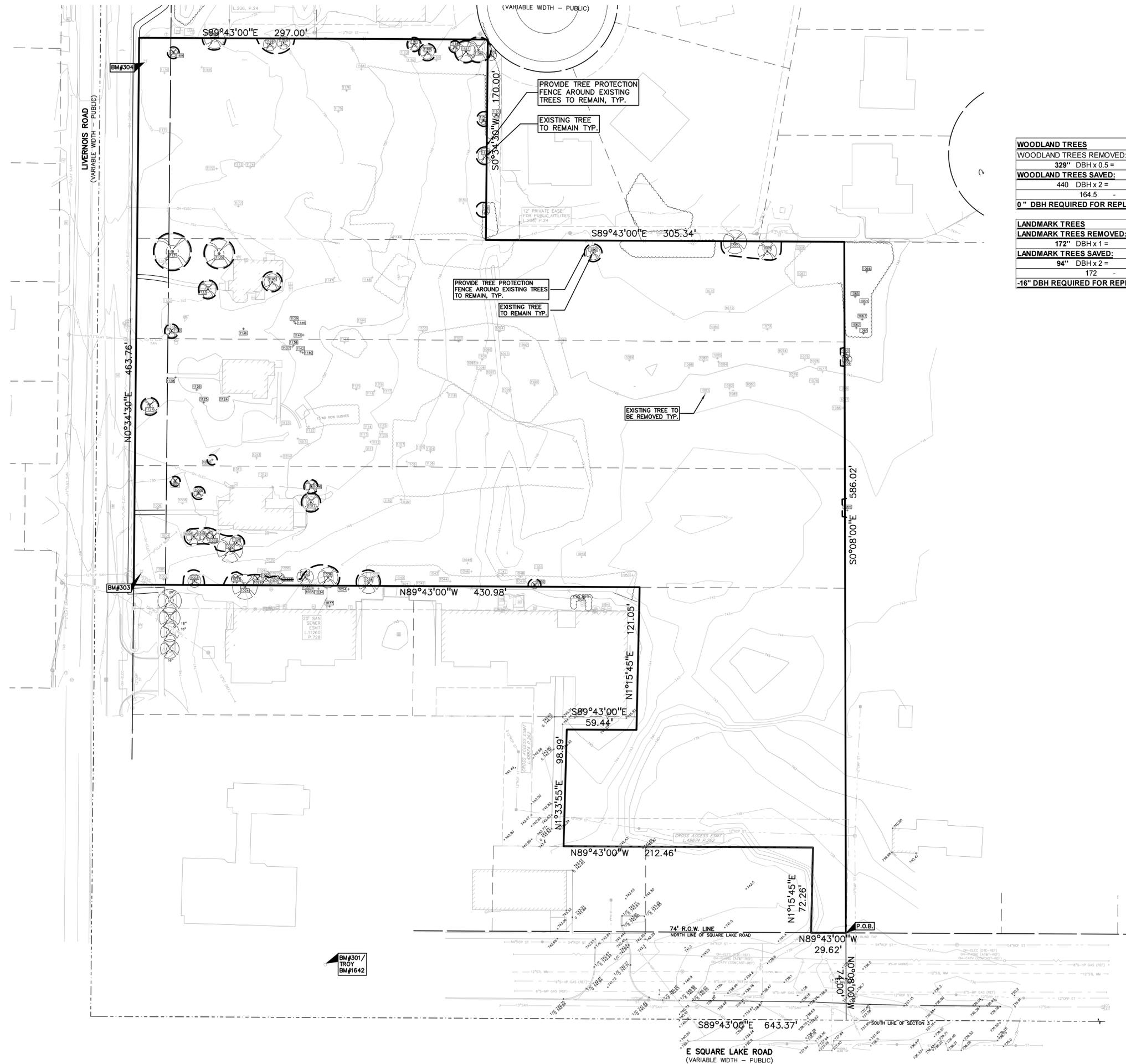
REVISIONS	
REV. PER COMMENTS	6/2/2023 8/9/2023
REV. PER COMMENTS	8/24/2023 11/17/2023
REV. PER PC COMMENTS	11/28/2023 12/7/2023

ORIGINAL ISSUE DATE:
JUNE 1, 2023

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	2017-009
P.M.	JBT
DN.	KAD
DES.	KAD
DRAWING NUMBER:	

NOT FOR CONSTRUCTION L-1.1



KEY

- = EXISTING TREE / TAG TO REMAIN
- = EXISTING TREE / TAG TO BE REMOVED
- = TREE PROTECTION FENCE

WOODLAND TREES

WOODLAND TREES REMOVED:	30	(REPLACE AT 50% OF REMOVED DBH)
329" DBH x 0.5 =	165"	REPLACEMENT
WOODLAND TREES SAVED:	44	(CREDIT OF 2X DBH)
440 DBH x 2 =	880"	CREDIT
164.5 -	880	= -715.5
0" DBH REQUIRED FOR REPLACEMENT		

LANDMARK TREES

LANDMARK TREES REMOVED:	10	(REPLACE AT 100% OF REMOVED DBH)
172" DBH x 1 =	172"	REPLACEMENT
LANDMARK TREES SAVED:	5	(CREDIT OF 2X DBH)
94" DBH x 2 =	188"	CREDIT
172 -	188	= -16
-16" DBH REQUIRED FOR REPLACEMENT		

PEA GROUP
t. 844.813.2949
www.peagroup.com



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GFA DEVELOPMENT, INC.
3301 MIRAGE DRIVE
TROY, MI 48063

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS

REV. PER COMMENTS	6/2/2023	8/9/2023
REV. PER COMMENTS	8/24/2023	11/17/2023
REV. PER PC COMMENTS	11/28/2023	12/7/2023

ORIGINAL ISSUE DATE:
JUNE 1, 2023

DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO.	2017-009
P.M.	JBT
DN.	KAD
DES.	KAD
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

T-1.0

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CAUTION!
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CLIENT
GFA DEVELOPMENT, INC.
3301 MIRAGE DRIVE
TROY, MI 48063

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS
REV. PER COMMENTS 6/2/2023 8/9/2023
REV. PER COMMENTS 8/24/2023 11/17/2023
REV. PER PC COMMENTS 11/28/2023 12/7/2023

ORIGINAL ISSUE DATE:
JUNE 1, 2023

DRAWING TITLE
TREE PRESERVATION LIST

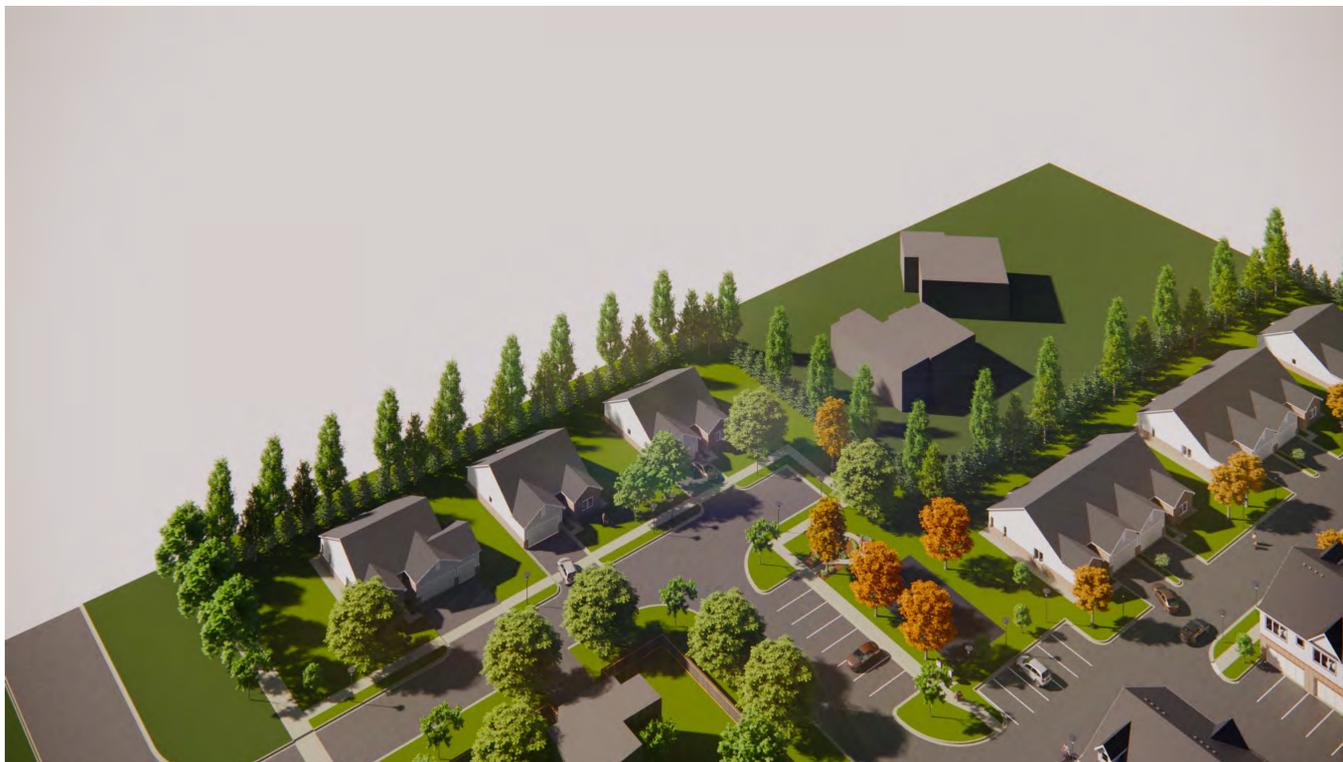
PEA JOB NO. 2017-009

P.M. JBT
DN. KAD
DES. KAD

DRAWING NUMBER:

TAG	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTE	CLASS	SAVE / REMOVE	ON-SITE
1	E	6	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
2	E	7	American Elm	Ulmus americana	Very Poor		INVASIVE	S	Y
3	CT	11	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
4	BW	13	Black Walnut	Juglans nigra	Very Poor		WOODLAND	S	Y
5	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
6	BX	8	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
7	B	9	Basswood	Tilia americana	Fair		WOODLAND	S	Y
8	BX	6	Box elder	Acer negundo	Poor		INVASIVE	S	Y
9	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
10	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
11	B	6	Basswood	Tilia americana	Poor		WOODLAND	S	Y
12	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
13	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y
14	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
15	E	7	American Elm	Ulmus americana	Very Poor		INVASIVE	S	Y
16	E	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
17	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
18	CT	8	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
19	NM	11	Norway Maple	Acer platanoides	Fair		INVASIVE	S	Y
20	E	12	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
21	BX	12	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
22	E	9	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
23	E	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
24	CT	11	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y
25	B	9	Basswood	Tilia americana	Poor		WOODLAND	S	Y
26	CT	8	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
27	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
28	E	10	American Elm	Ulmus americana	Good		INVASIVE	S	Y
29	E	13	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
30	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
31	NM	15	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
32	NM	15	Norway Maple	Acer platanoides	Very Poor		INVASIVE	S	Y
33	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
34	B	10	Basswood	Tilia americana	Poor		WOODLAND	S	Y
35	B	11	Basswood	Tilia americana	Poor		WOODLAND	S	Y
36	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
37	E	9	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
38	BC	7	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	S	Y
39	E	6	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
40	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
41	B	9	Basswood	Tilia americana	Fair		WOODLAND	S	Y
42	B	8	Basswood	Tilia americana	Poor		WOODLAND	S	Y
43	B	8	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
44	B	6	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
45	BC	10	Wild Black Cherry	Prunus serotina	Good		WOODLAND	S	Y
46	B	8	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
47	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
48	B	8	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
49	B	11	Basswood	Tilia americana	Poor		WOODLAND	S	Y
50	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
51	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
52	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
53A	GA	7	Green Ash	Fraxinus pennsylvanica	Very Poor		INVASIVE	S	Y
53B	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
54	E	7	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
55	BW	8	Black Walnut	Juglans nigra	Fair		WOODLAND	S	Y
56	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
57	E	10	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
58	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
59	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
60	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
61	CT	11	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
62	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
63	B	10	Basswood	Tilia americana	Fair		WOODLAND	S	Y
64	CT	21	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y
65	B	10	Basswood	Tilia americana	Fair		WOODLAND	S	Y
66	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
67	CT	12	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
68	NM	7	Norway Maple	Acer platanoides	Poor		INVASIVE	S	Y
69	NM	15	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
70	BX	9	Box elder	Acer negundo	Poor		INVASIVE	S	Y
71	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
72	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
73	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
74	B	13	Basswood	Tilia americana	Fair		WOODLAND	S	Y
75	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
76	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
77	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
78	BX	9	Box elder	Acer negundo	Fair		INVASIVE	S	Y
79	CT	14	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
80	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
81	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
82	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
83	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
84	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
85	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y
86	PW	14	White Poplar	Populus alba	Good		INVASIVE	S	Y
87	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y
88	E	9	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
89	BX	11	Box elder	Acer negundo	Poor		INVASIVE	S	Y
90	E	10	American Elm	Ulmus americana	Good		INVASIVE	S	Y
91	E	8	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
92	BX	11	Box elder	Acer negundo	Poor		INVASIVE	S	Y
93	BX	13	Box elder	Acer negundo	Poor		INVASIVE	S	Y
94	B	14	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
95	BX	16	Box elder	Acer negundo	Poor		INVASIVE	S	Y
96A	B	9	Basswood	Tilia americana	Poor		WOODLAND	S	Y
96B	B	9	Basswood	Tilia americana	Poor		WOODLAND	S	Y
97	BX	10	Box elder	Acer negundo	Poor		INVASIVE	S	Y
98	BX	11	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
99	CT	11	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
100	RO	8	Red Oak	Quercus rubra	Poor		WOODLAND	S	Y
101	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
102	BX	12	Box elder	Acer negundo	Poor		INVASIVE	S	Y
103	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y

TAG	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTE	CLASS	SAVE / REMOVE	ON-SITE
104	BX	7	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
105	BX	9	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
106	BX	12	Box elder	Acer negundo	Poor		INVASIVE	S	Y
107	BX	17	Box elder	Acer negundo	Poor		INVASIVE	S	Y
108	BX	9	Box elder	Acer negundo	Poor		INVASIVE	S	Y
109	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
110	B	10	Basswood	Tilia americana	Fair		WOODLAND	S	Y
111	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
112	B	10	Basswood	Tilia americana	Fair		WOODLAND	S	Y
113	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
114	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
115	BX	7	Box elder	Acer negundo	Fair		INVASIVE	S	N
116	BX	8	Box elder	Acer negundo	Fair		INVASIVE	S	N
117	PW	6	White Poplar	Populus alba	Good		INVASIVE	S	N
1001	BS	10	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y
1002	AU	15	Austrian Pine	Pinus nigra	Fair		WOODLAND	R	Y
1003	SC	11	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	S	Y
1004	B	23	Basswood	Tilia americana	Good		LANDMARK	R	Y
1005	SM	12	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y
1006	NS	14	Norway Spruce	Picea Abies	Fair		WOODLAND	R	Y
1007	WS	7	White Spruce	Picea glauca	Poor		WOODLAND	S	Y
1008	NM	27	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1009	VWS	14	White Spruce	Picea glauca	Fair		WOODLAND	S	Y
1010	TH	7	Thornapple/Hawthorne	Cragaeus spp.	Poor		WOODLAND	S	Y
1011	TH	11	Thornapple/Hawthorne	Cragaeus spp.	Poor		WOODLAND	S	Y
1012	SU	17	Sugar Maple	Acer saccharum	Fair		LANDMARK	S	Y
1013	NM	10	Norway Maple	Acer platanoides	Fair		INVASIVE	R	Y
1014	NM	13	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1015	NM	14	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1016	WS	10	White Spruce	Picea glauca	Poor		WOODLAND	S	Y
1017	SU	14	Sugar Maple	Acer saccharum	Very Poor	dead	WOODLAND	S	Y
1018	SC	12	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	S	Y
1019	NM	11	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1020	SM	22	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y
1021	SC	20	Scotch Pine	Pinus sylvestris	Good		LANDMARK	S	Y
1022	NM	12	Norway Maple	Acer platanoides	Fair		INVASIVE	S	Y
1023	SC	7	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	S	Y
1024	NM	21	Norway Maple	Acer platanoides	Good		INVASIVE	S	N
1025	SC	13	Scotch Pine	Pinus-sylvestris	Fair		WOODLAND	R	Y
1026	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1027	NM	10	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1028	NM	10	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1029	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1030	NM	9	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1031	NM	9	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1032	BX	14	Box elder	Acer negundo	Fair		INVASIVE	S	Y
1033	BX	11	Box elder	Acer negundo	Fair		INVASIVE	S	N
1034	AU	16	Austrian Pine	Pinus nigra	Fair		WOODLAND	S	N
1035	NM	6	Norway Maple	Acer platanoides	Good		INVASIVE	S	N
1036	AU	17	Austrian Pine	Pinus nigra	Very Poor	dead	WOODLAND	S	N
1037	NM	12	Norway Maple	Acer platanoides	Fair		INVASIVE	S	N
1038	BX	18	Box elder	Acer negundo	Fair		INVASIVE	S	Y
1039	WC	6	White Cedar	Thuja occidentalis	Good		WOODLAND	R	Y
1040	WC	6	White Cedar	Thuja occidentalis	Fair		WOODLAND	R	Y
1041	BX	10	Box elder	Acer negundo	Fair		INVASIVE	R	Y
1042	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1043	SM	12	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y
1044	SC	11	Scotch Pine	Pinus-sylvestris</					





STANDARD UNITS FRONT VIEW



STANDARD UNITS FRONT VIEW



RANCH UNITS



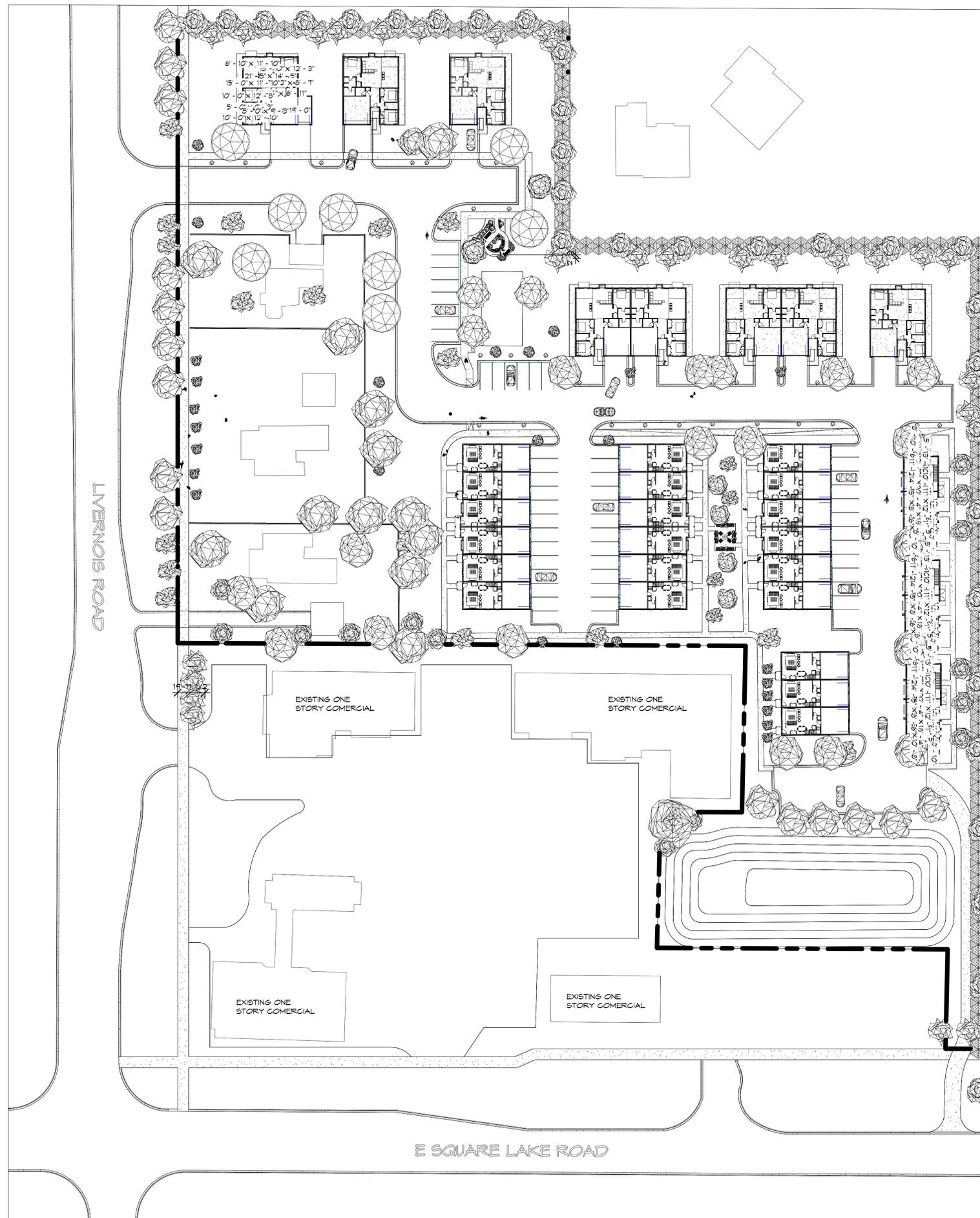
DUPLEX UNITS



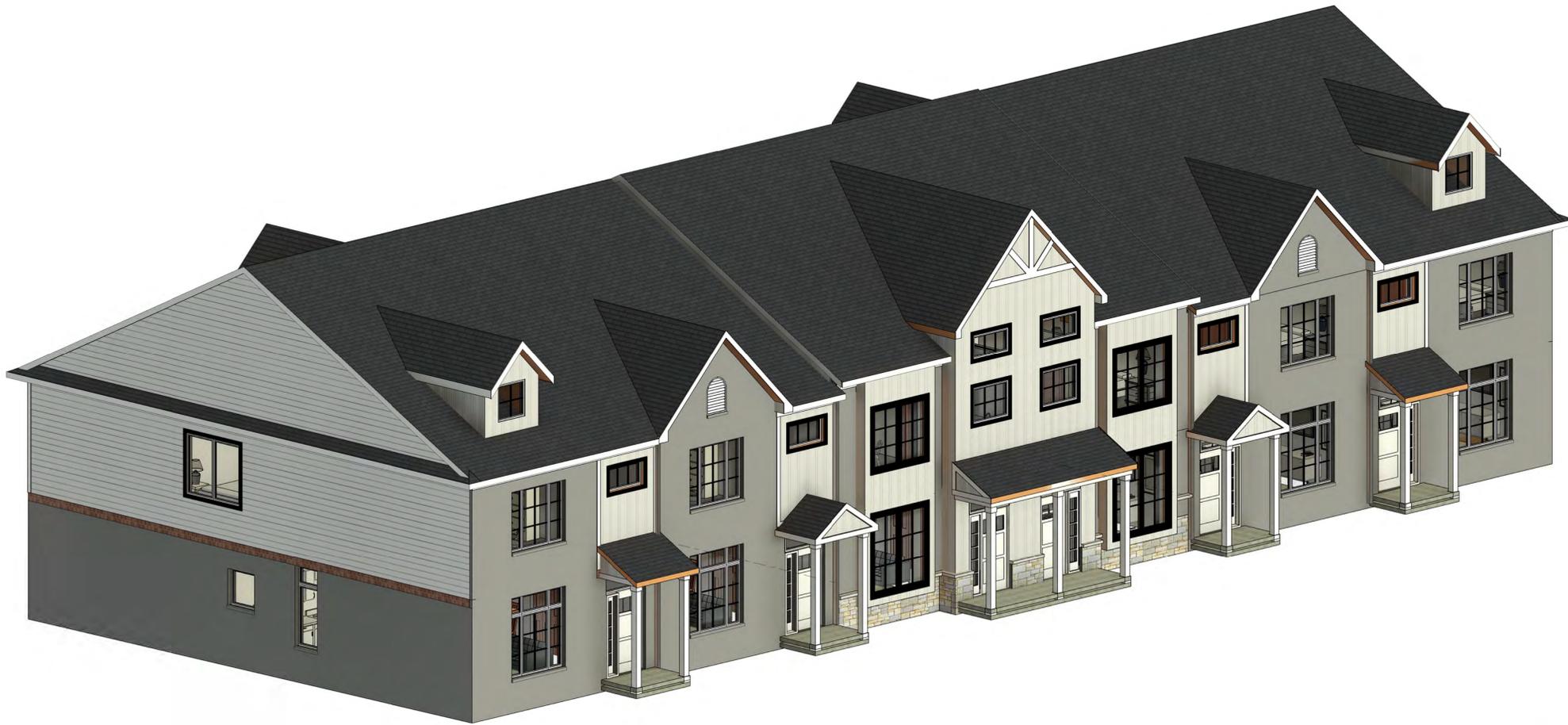
RANCH DUPLEX UNITS



GARDEN FEATURE



OVERALL SITE PLAN
Scale: 1" = 40'-0"



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Do not scale the drawings.

Client:

GFA
Development

Address

Project Title:

Standard
Duplex Unit

Troy, MI

Sheet Title:

STANDARD
AXONOMETRIC
VIEWS

Project Number: 22312

Drawn By: -

Checked By: -

Approved By: -

Date: 11-03-23

Issued:

Sheet Number:

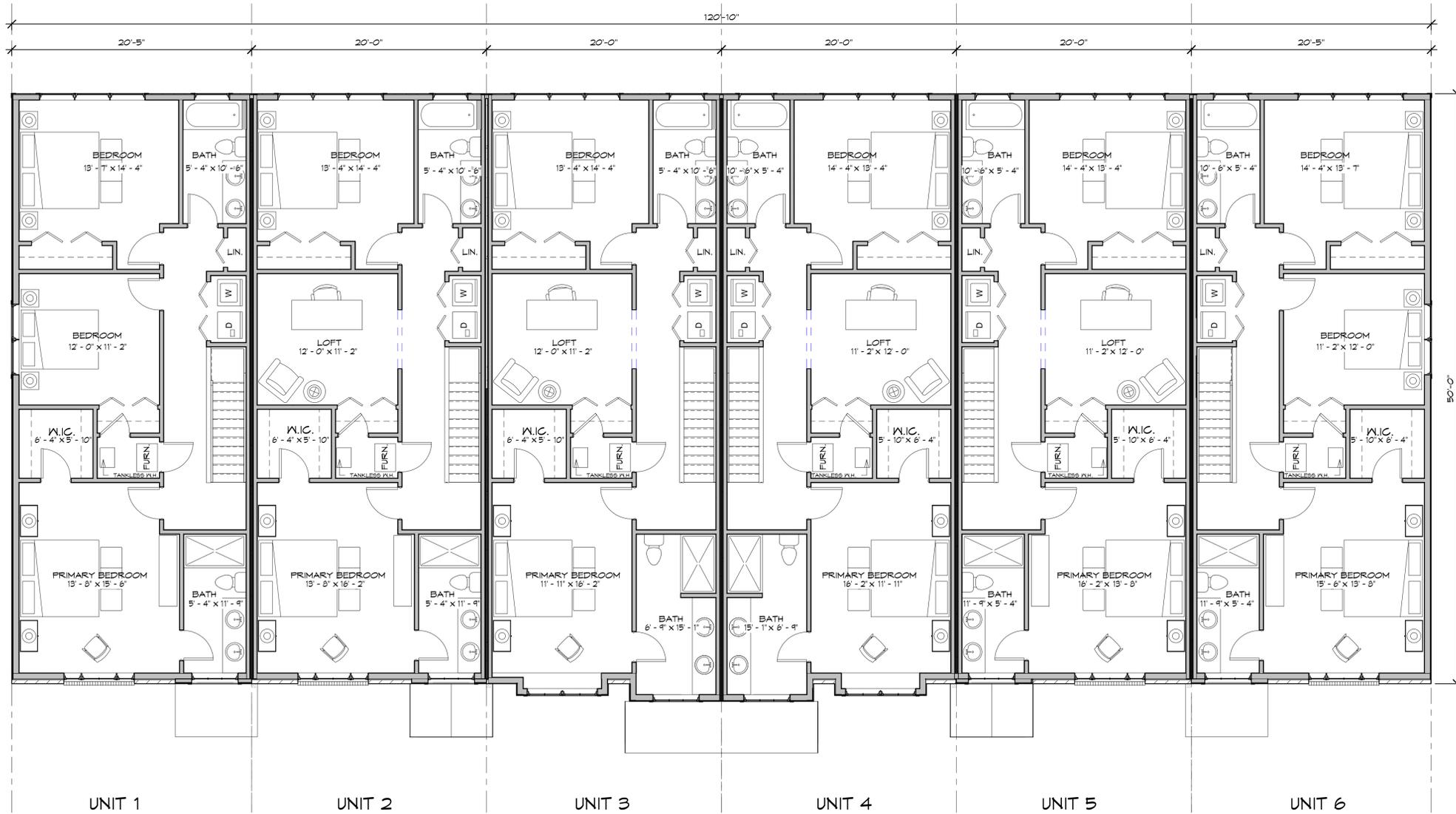
A400

PRELIMINARY NOT
FOR CONSTRUCTION



First Floor

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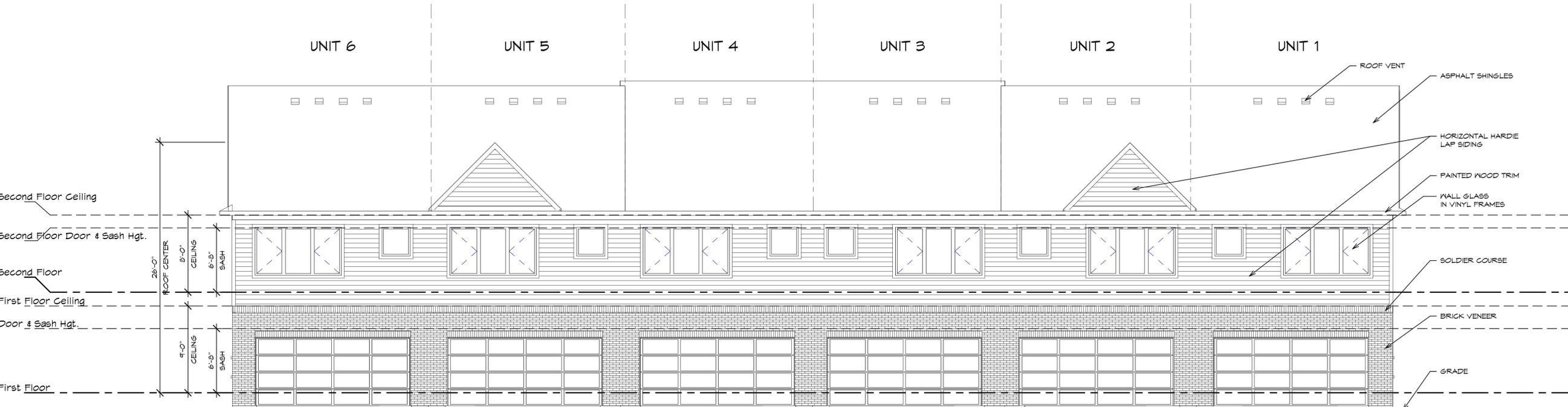


Second Floor

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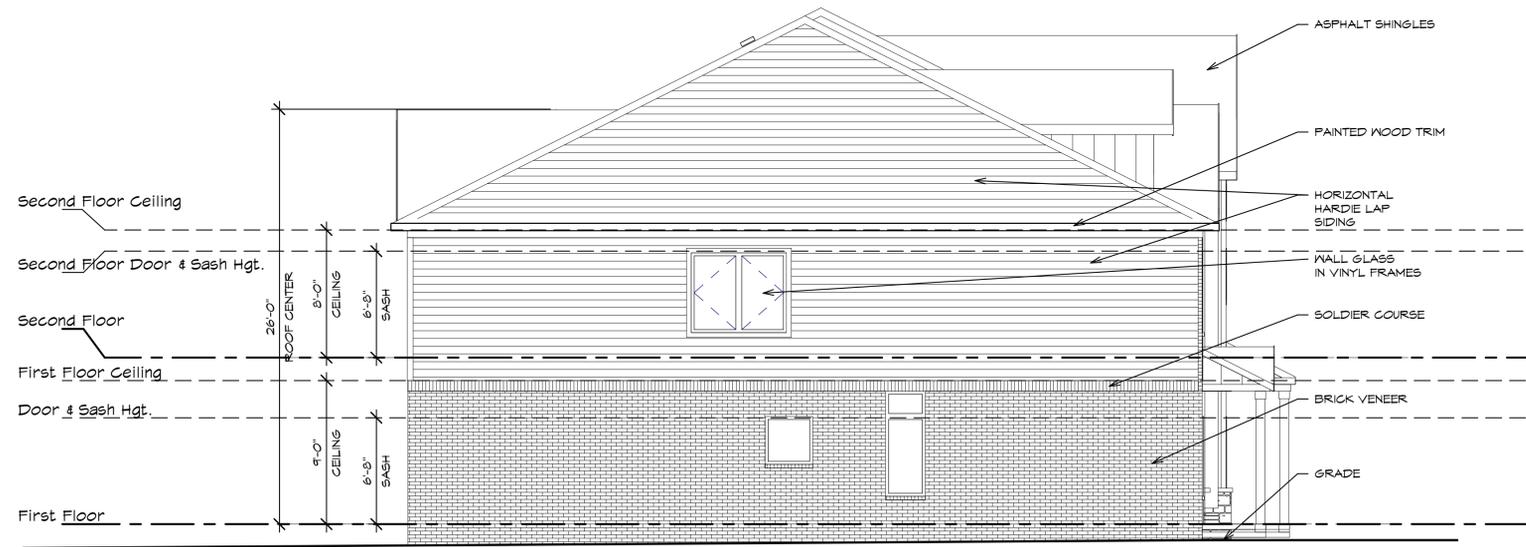


1 SOUTH ELEVATION
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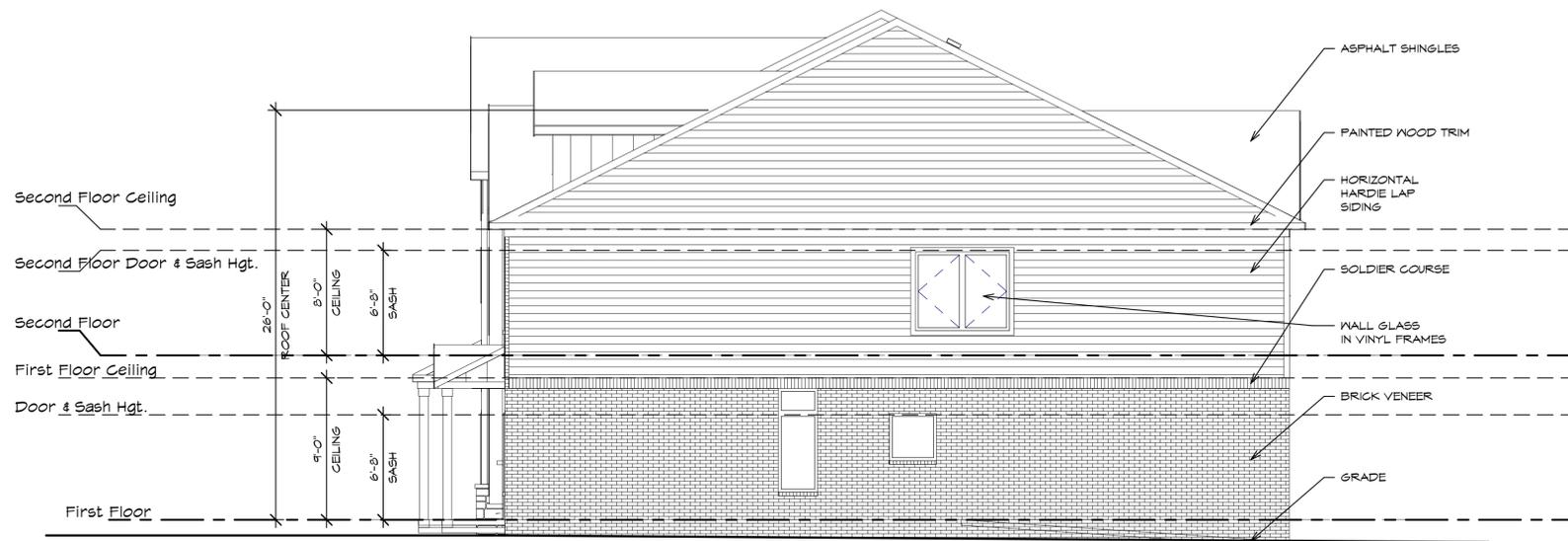


2 NORTH ELEVATION
Scale: 3/16" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION



1 WEST ELEVATION
A101 Scale: 3/16" = 1'-0"



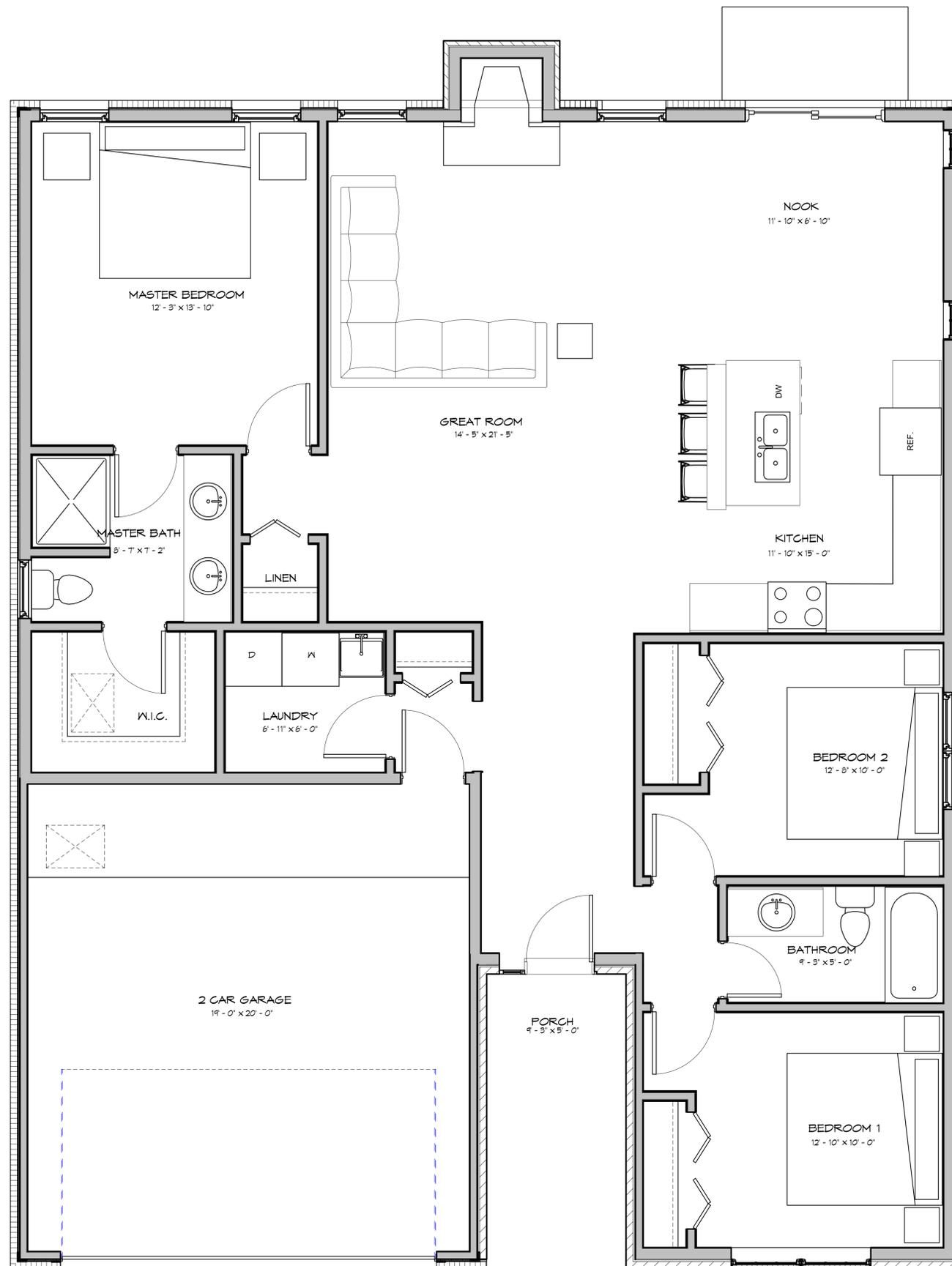
2 EAST ELEVATION
A101 Scale: 3/16" = 1'-0"

2 STORY HEIGHTS

PRELIMINARY NOT
FOR CONSTRUCTION



RANCH UNIT



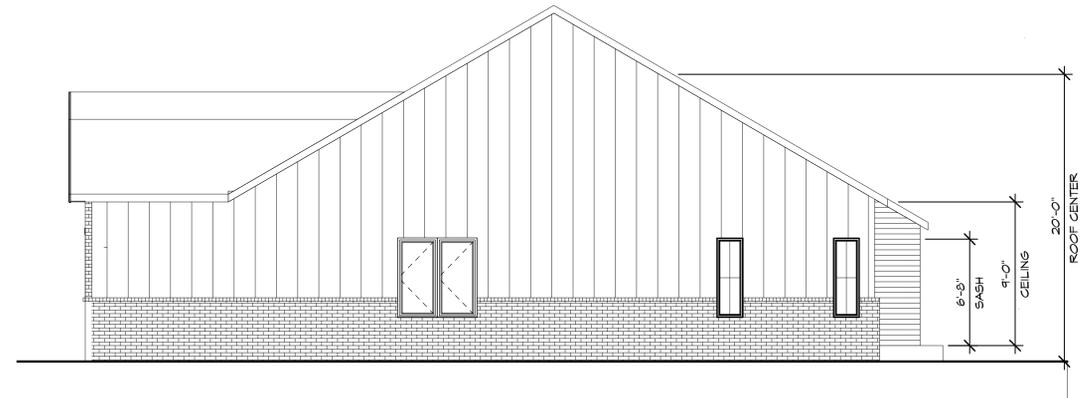
FIRST FLOOR PLAN

Scale: 3/8" = 1'-0"

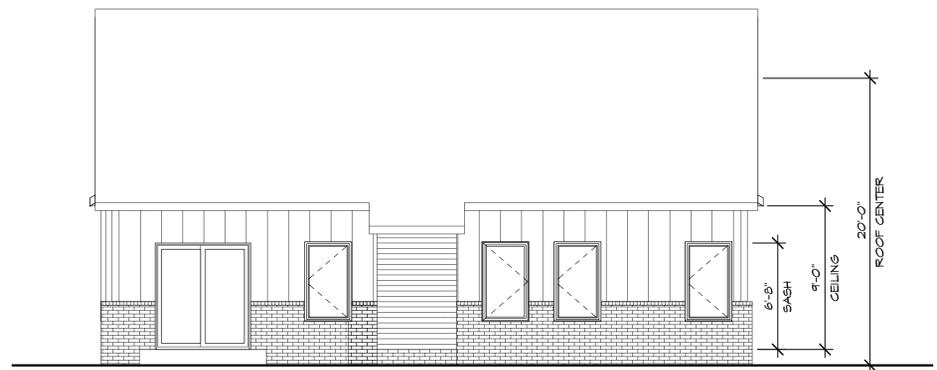




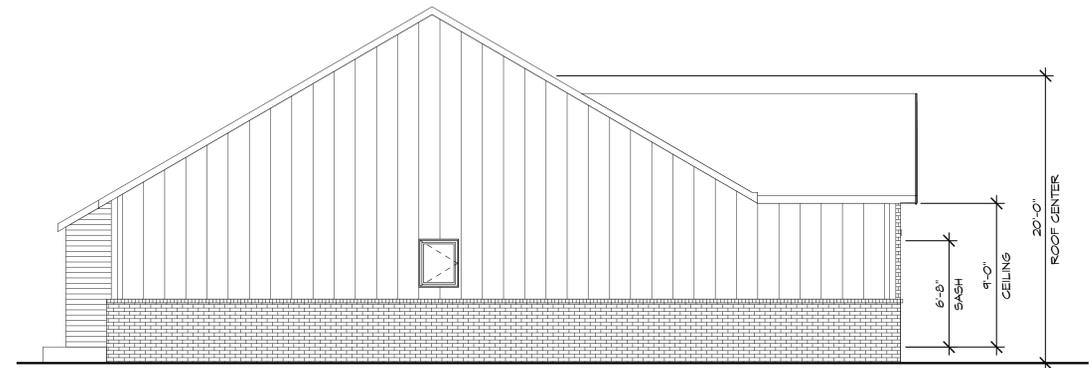
1 FRONT ELEVATION
Scale: 3/16" = 1'-0"



4 RIGHT ELEVATION
Scale: 3/16" = 1'-0"



2 REAR ELEVATION
Scale: 3/16" = 1'-0"



3 LEFT ELEVATION
Scale: 3/16" = 1'-0"



RANCH UNIT -
3 CAR
GARAGE



FIRST FLOOR PLAN

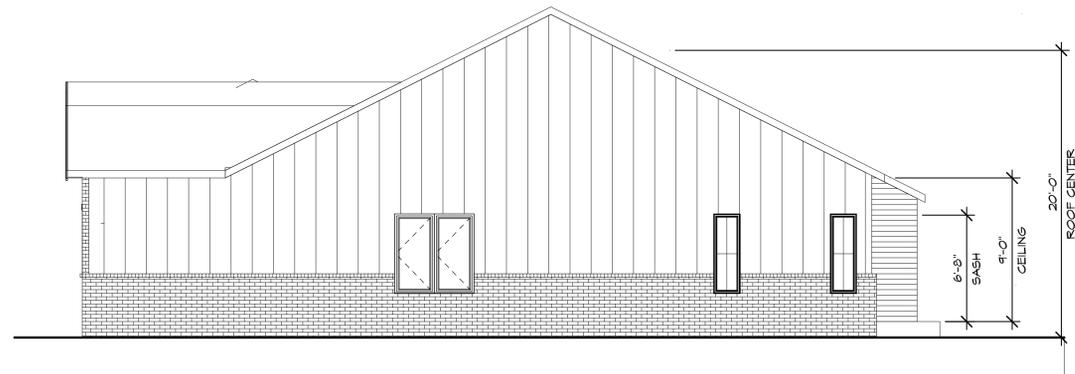
Scale: 3/8" = 1'-0"





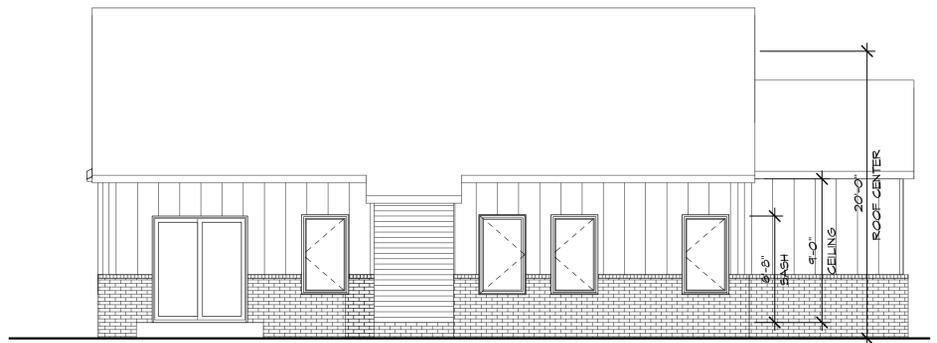
1 FRONT ELEVATION

Scale: 3/16" = 1'-0"



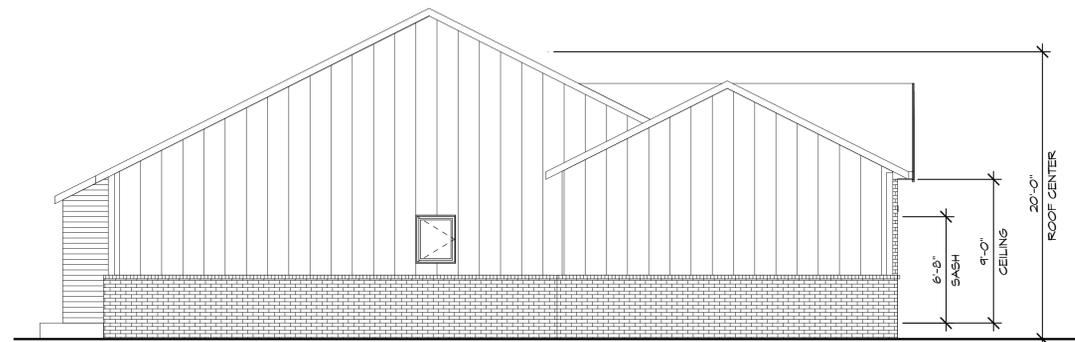
4 RIGHT ELEVATION

Scale: 3/16" = 1'-0"



2 REAR ELEVATION

Scale: 3/16" = 1'-0"

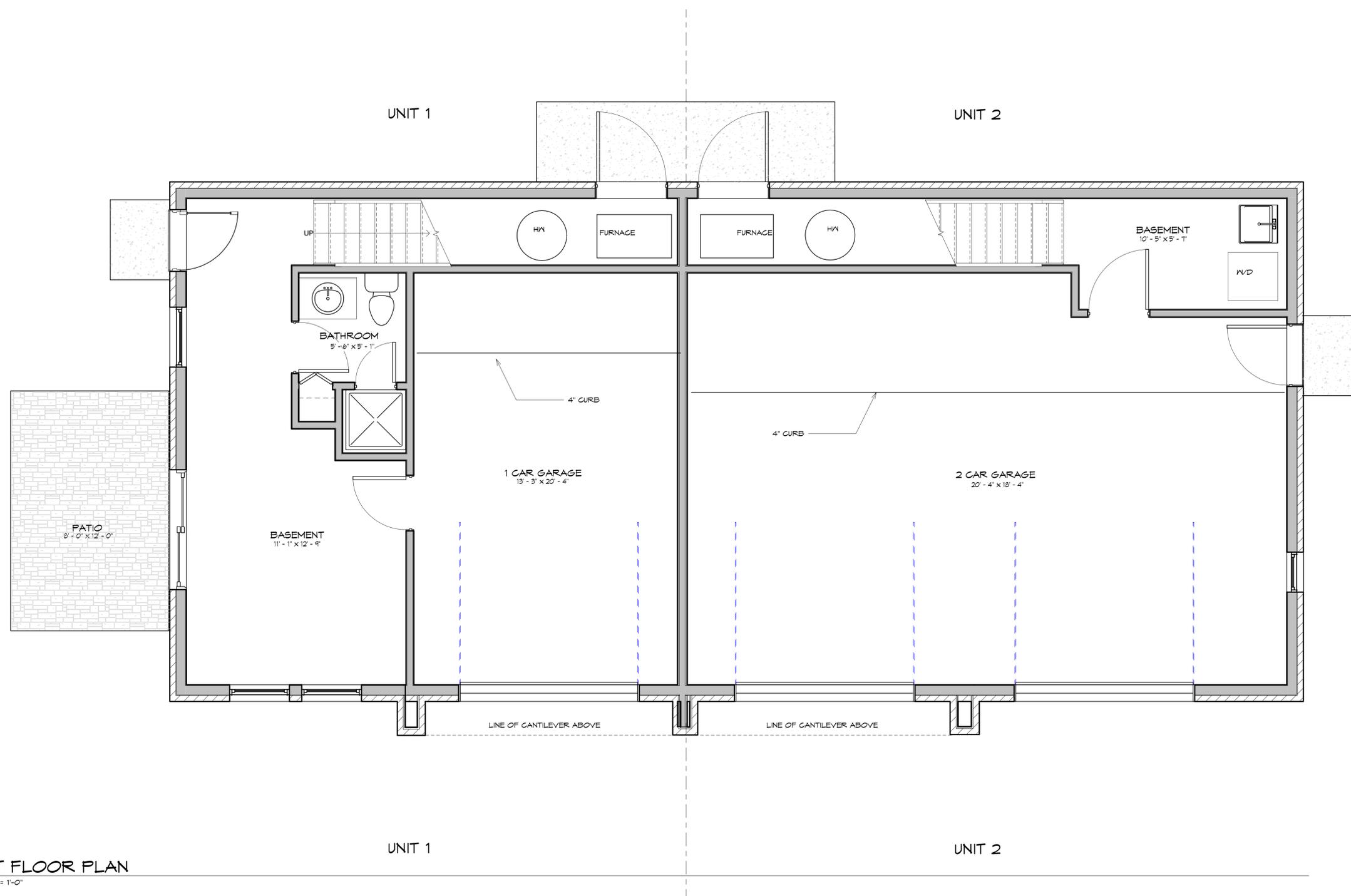


3 LEFT ELEVATION

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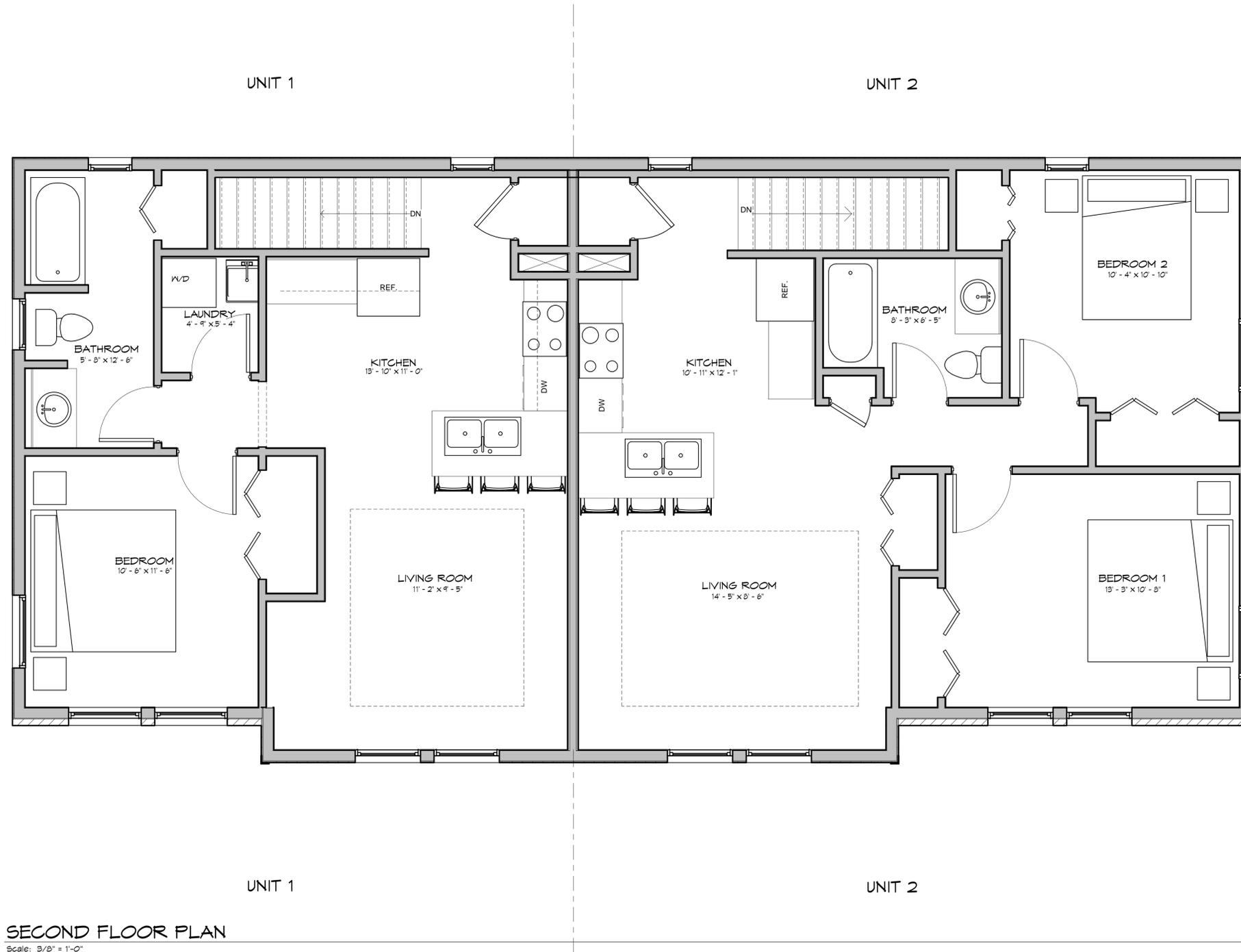


2 STORY
DUPLEX



FIRST FLOOR PLAN

Scale: 3/8" = 1'-0"



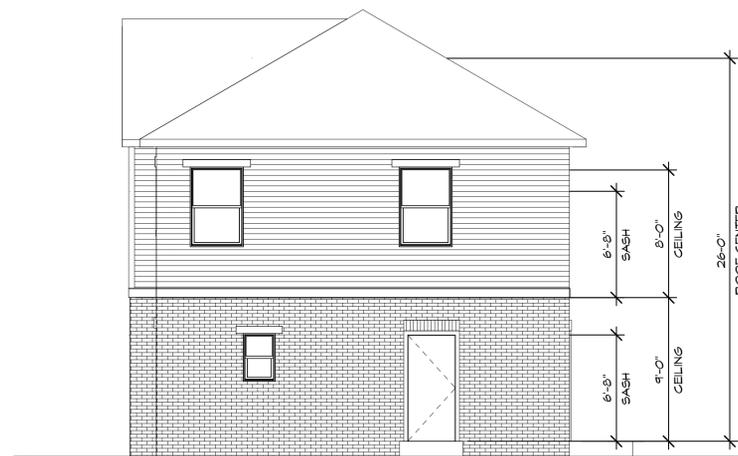
SECOND FLOOR PLAN

Scale: 3/8" = 1'-0"



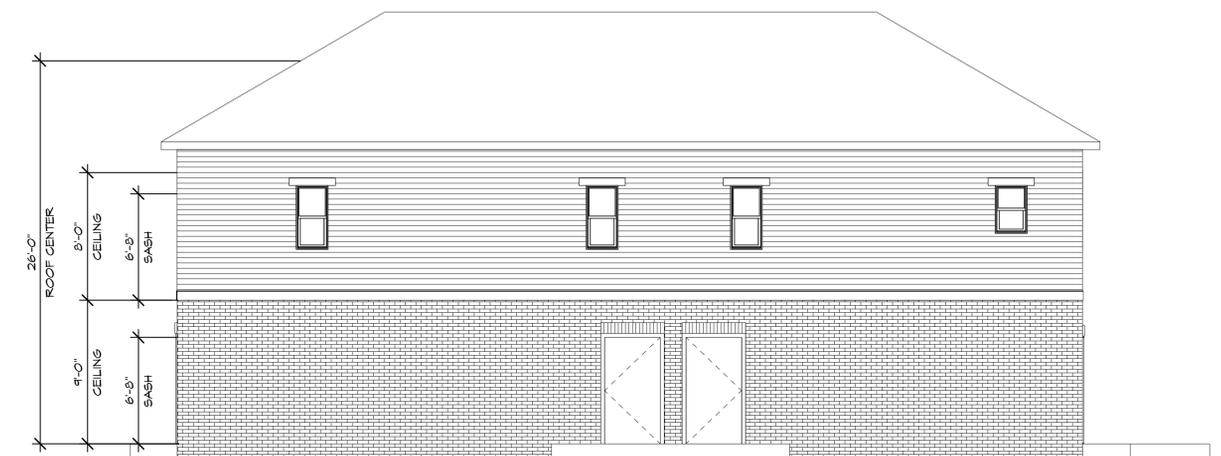
1 FRONT ELEVATION

Scale: 3/16" = 1'-0"



3 RIGHT ELEVATION

Scale: 3/16" = 1'-0"



2 REAR ELEVATION

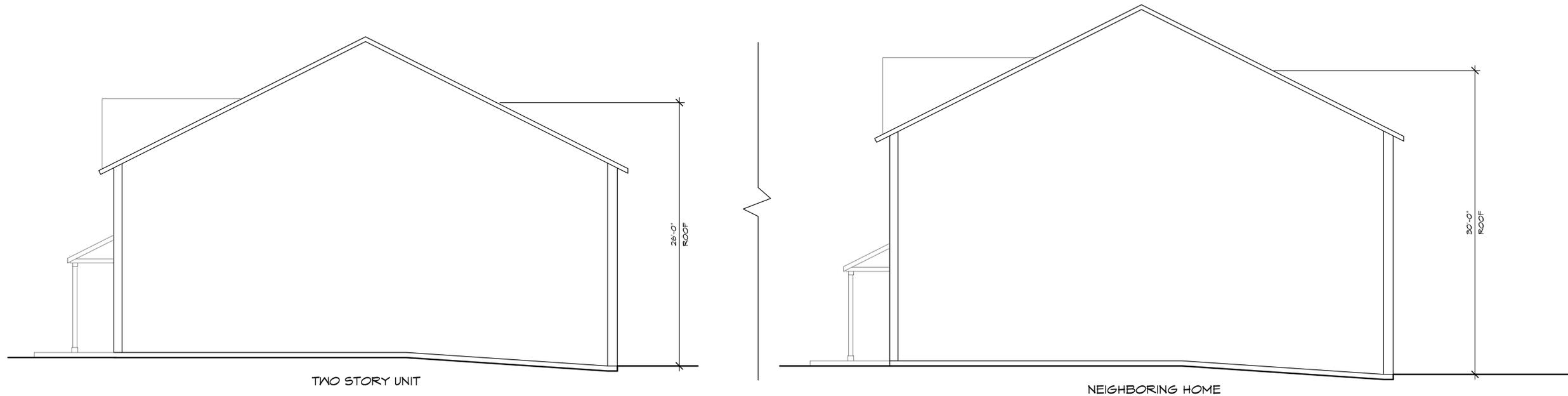
Scale: 3/16" = 1'-0"



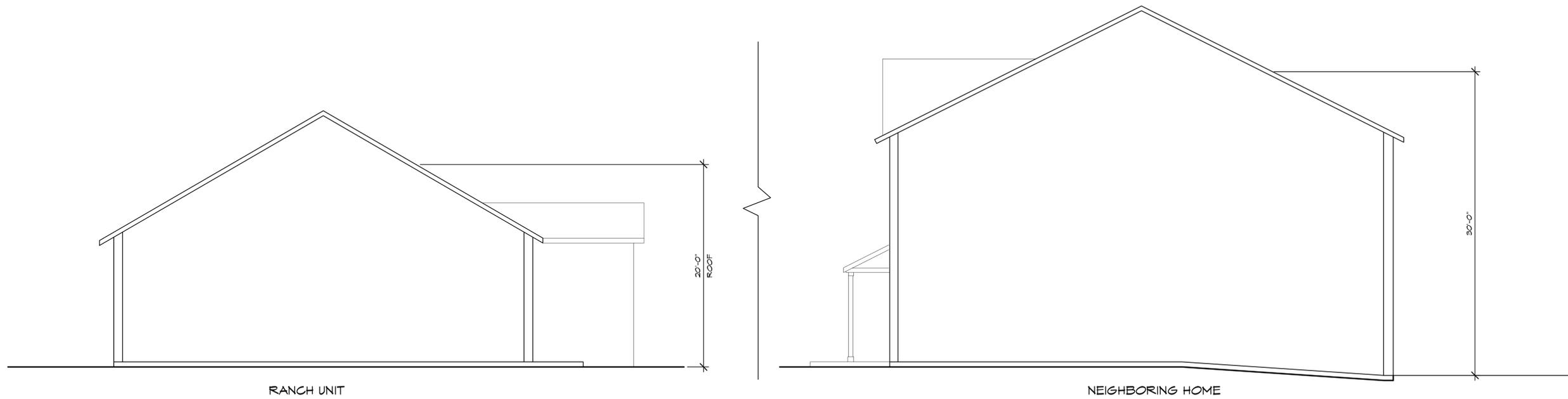
4 LEFT ELEVATION

Scale: 3/16" = 1'-0"

RANCH DUPLEX HEIGHTS



BUILDING HEIGHTS
COMPARISON

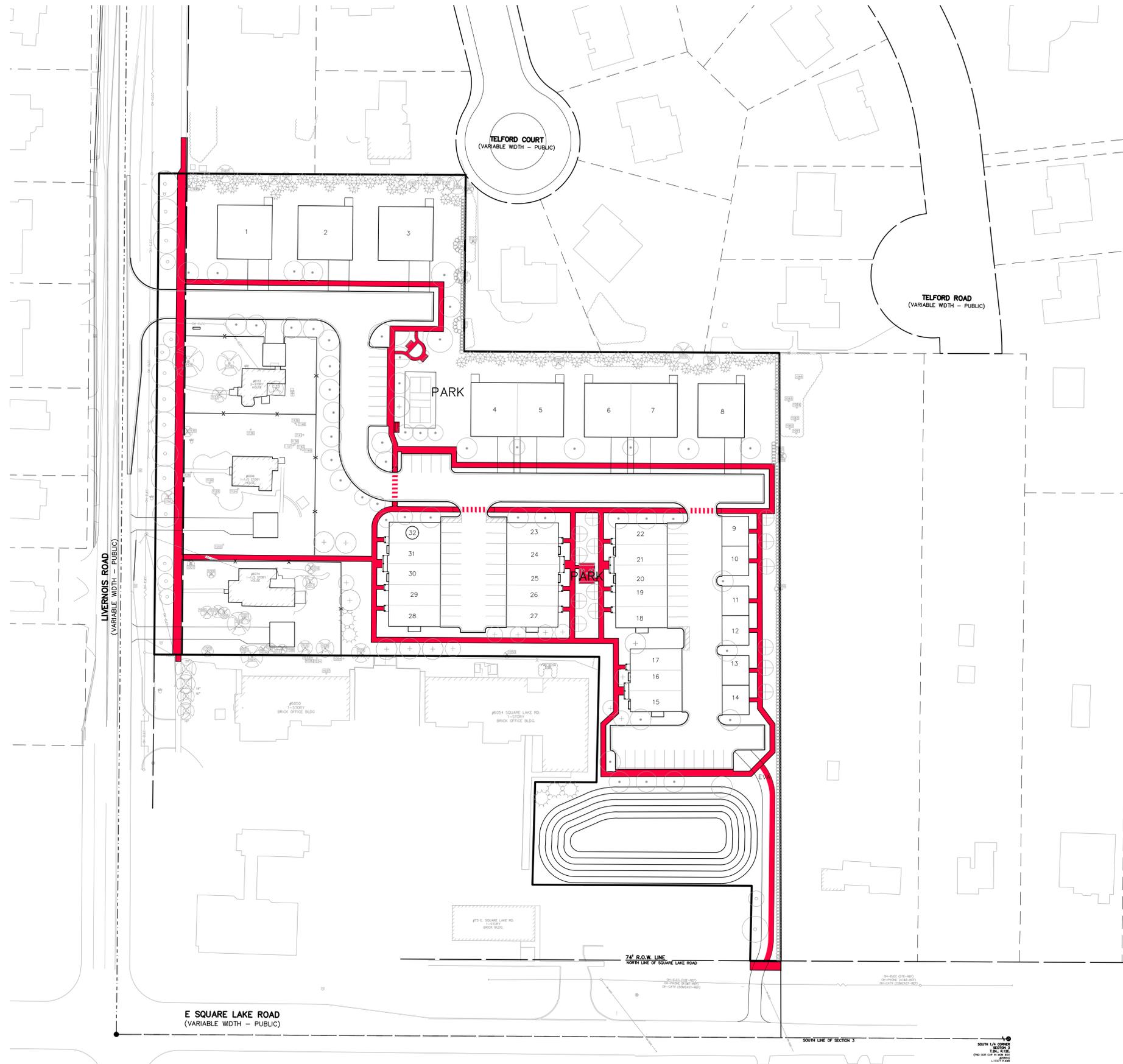




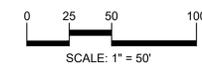
Pollinator Garden with Benches



Seating Area, With Raised Beds



WALKABILITY EXHIBIT
3600 LF SIDEWALK
DECEMBER 11, 2023



**PUBLIC COMMENT SUBMITTED
AFTER
11/28/23 PLANNING
COMMISSION PUBLIC HEARING**

From: Lynn Cronin
To: Planning
Cc: Larry Cronin
Subject: For your consideration
Date: Tuesday, January 2, 2024 3:29:50 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: The Troy Planning Commission
From: Larry and Lynn Cronin
Date: January 2, 2024

As long time residents (37 years) of Troy we are opposing the rezone request from a R-1B to a PUD in the historic Troy Corners area of Square Lake and Livernois.

Before you make your decision, please consider:

1. This area does not qualify for a PUD per the Zoning Ordinance.
2. This would not be a good transition and is not the correct application for a PUD.
3. This does not follow the Old or New Master Plan which specifically asks for limited residential in the Neighborhood Nodes.
4. This is not equal to or compatible with the neighboring properties.

We hope you will consider the well being and quality of life issues of an established Troy neighborhood surrounding this zone as you make your decision.

Respectfully,
Larry and Lynn Cronin
130 Telford Dr.
Troy, MI

From: Danielle Vozel

To: Planning

Subject: Stop Rezoning of Troy Corners Development

Date: Sunday, December 17, 2023 8:46:07 AM

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Hello,

I am writing about my concern for the proposed new development at the northeast corner of square lake and Livernois. I live on Hurst just a couple streets north of this area with my husband and our 2 young children. We moved into this neighborhood last year because we fell in love with how quiet and welcoming this area is. This development would drastically increase traffic and noise in this area. Especially with the elementary school just ½ a mile down the street on Livernois, this would cause more issues for quite a lot of people. Please consider helping us keep our historical, warm, welcoming small neighborhood in the great city of Troy and do not approve this rezoning.

Thank you,
Danielle Loiselle

From: Danielle Favret

To: Planning

Subject: Square Lake and Livernois development

Date: Thursday, December 21, 2023 10:51:45 AM

You don't often get email from daniellefav44@gmail.com. [Learn why this is important](#)

Hello Planning Commission,

My name is Danielle Favret and I have lived in Troy at 6390 Montclair Dr, Troy, MI 48085 for the last 27 years. I have seen a lot of change over the years and understand the desire for growth and the appeal of living in Troy. I have so many good things to say about our city and our community and our schools. I could go on at length about wonderful experiences we have had in this community with such amazing people.

I am writing to you today to voice my opinion regarding the proposed development for square lake and Livernois. I am very opposed to this high density project. It does not fit in with our current neighborhood structure of single residences and in my specific neighborhood primarily ranch style homes. The intersection at square lake and Livernois is narrow and cannot handle the increased traffic such a large development will bring. If you look at the condos that were built on the south side of square lake and Livernois you can see a development that clearly doesn't fit aesthetically. Please do not allow this to happen again.

I appreciate the opportunity to share my opinion with you and am very hopeful that you will listen to the Troy citizens who feel strongly about this and are doing the research to protect and preserve the integrity of Troy as a residential community for the very long term view.
Thank you, Danielle Favret

From: [Wendy Dingwall](#)

To: [Planning](#)

Subject: Proposed development at Troy Corners (Livernois and Square Lake)

Date: Sunday, December 10, 2023 1:17:45 PM

You don't often get email from wendydingwall@live.com. [Learn why this is important](#)

I am writing in opposition to the proposed development in the area referred to as "Troy Corners" (Square Lake and Livernois).

I live at 5638 Folkstone, near this area. I frequently walk/run in the area. The proposal to increase population density in this area will likely result in increased traffic and congestion. Square Lake often backs up all the way from Rochester to Donaldson during rush hour periods, making it dangerous to cross on foot.

In addition, the development along Livernois on the other side of Square Lake has already increased density in the area and does not fit with the surrounding area. Buildings 3 or more stories tall should be along Big Beaver or Crooks (former Northfield Hilton site is available and desperately in need of development).

Please do not grant permission for the proposed development in this area.

Respectfully,

Wendy Dingwall
Michael Dingwall

From: Jen Gillie

To: Planning

Subject: Stop Rezoning of Troy Corners Development

Date: Saturday, December 9, 2023 12:22:06 PM

[You don't often get email from jenniferrobingillie@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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I am a resident on Booth Rd, just north of the Troy corners site. I am not ok with this being zoned for PUD. This area needs to stay single family homes to maintained the integrity of our neighborhoods we love so much!

We recently moved from the Royal Oak area for the quiet neighborhood with a small town feel. We do not approve or desire to have high rise buildings. This will add unnecessary congestion to our area and the need to do future upgrades of our roads that we do not need today!

Keep our small town feel, please do not approve this to be rezoned!

Jennifer Gillie

From: Ryan Loiselle

To: Planning

Subject: Stop Rezoning of Troy Corners Development

Date: Sunday, December 17, 2023 8:51:09 AM

You don't often get email from ryan.loiselle1@gmail.com. [Learn why this is important](#)

Hello,

I am writing about my concern for the proposed new development at the northeast corner of square lake and Livernois. I live on Hurst just a couple streets north of this area with my wife and our 2 young children. We moved into this neighborhood last year because we fell in love with how quiet and welcoming this area is. This development would drastically increase traffic and noise in this area. Especially with the elementary school just 1/2 a mile down the street on Livernois, this would cause more issues for quite a lot of people. Please consider helping us keep our historical, warm, welcoming small neighborhood in the great city of Troy and do not approve this rezoning.

Thank you,

Ryan Loiselle

From: Brenda Seldon

To: Planning

Subject: Rezoning and development for Troy Corners

Date: Sunday, December 10, 2023 8:26:06 AM

You don't often get email from brendaseldon@gmail.com. [Learn why this is important](#)

Dear Planning Commission,

Im writing to express my concerns as a resident and owner of property of 51 Aspinwall regarding the proposed rezoning development east of livernois and North of square lake (also known as Troy Corners). I attended the planning meeting on November 28th and expressed my concerns regarding this proposal for this development however, thought I would reiterate my concerns again in writing.

- 1) it will no doubt add more traffic on my street with people cutting through to avoid traffic backed up at the light.
- 2) cars cutting through and drive too fast on my street when cutting through
- 3) cars regularly turn on my street but backup in my driveway since I am the first house deciding that they need to turn around
- 4) I have noise concerns for additional traffic, additional neighbors and construction that would come with this development.
- 5) I have plumbing and sewer concerns. Since I have lived here, I have had at least 3 sewage backups iny basement. I approached the city on one occasion with them telling me it is not a city issue . I replaced all the plumbing in the floor of mybasement as a result. I have a concern of the new plumbing and sewer load that this new development would cause and of the city could even handle this development. I know if I get another backup in my basement I will be pissed (pardon my language) and I will look into taking action against the city.
- 6) in my eyes, this new development and the proposed structures are an eyesore. They are not what I would like to see in my direct neighborhood. I brought here for the nice size lot, because there is openness behind me and I like the quiet and nature it provides. I like to see the deer in my backyard. If this development goes through, it will take away from that and change the look and feel of this neighborhood.
- 7) Who would buy these new homes on the new development anyway? I feel they are overpriced and the setup of this development is not conducive to the amount of proposed units or structural integrity for this area.

I am confident that the planning commission will take all of my pain points and come to the right decision.

This development should not go through and instead of moving Troy forward, I feel it will put us in a position that you will lose residents in this area for the very reason.

Thank you for your consideration and hearing my concerns.

Regards, Brenda Seldon

From: Stephanie Heidt
To: Planning
Subject: Troy Corners Rezoning
Date: Saturday, December 16, 2023 7:53:37 AM

[You don't often get email from steph_klo@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Dear Committee,

I kindly request that you deny to PUD request at Troy Corners as a resident of the neighborhood. The planning is the single family homes is one thing but the condos is another. Our neighborhood is known for having large lots and space, it's one of the things that attracted us to the area and we would like to keep this precedence for our neighborhood. Square Lake and Livernois are not set up to absorb any more traffic than they already have. If a PUD was to go in the streets, would need to be widen to help with the traffic flow. Traffic already backs up at the lights and it has become a very busy intersection. I also fear this will cause even more traffic on the neighborhood side streets and cars already use the neighborhood as a cut through going 50+ mph endangering our children please don't add to that.

Please vote not to the rezoning.

Sincerely,
Stephanie Heidt

From: [Walenda Green](#)

To: [Planning](#)

Date: Thursday, December 21, 2023 2:18:15 PM

You don't often get email from greenwalenda@gmail.com. [Learn why this is important](#)

Development at Sq. Lake and Livernois on West side.

I am opposed to 3 story Condo's. Homes or 2 story Condo's aren't bad.

Walenda Green

From: [Walenda Green](#)

To: [Planning](#)

Date: Saturday, December 16, 2023 10:03:24 AM

You don't often get email from greenwalenda@gmail.com. [Learn why this is important](#)

Property on Livernois North of Sq. Lake.

As someone who has lived in Troy all her life. I wonder what Troy is doing to this once beautiful city? We are looking like Southfield. Once a great and beautiful city now has turned into a ugly city. No more Condo's. The city wants to destroy Troy. Why do you think people are moving out of Troy? Troy is into destroying a once beautiful place. I am totally against building more Condo's and destroying wet lands.

Walenda Green

From: [Jay Welch](#)

To: [Planning](#)

Subject: Development, Livernois and Square lake

Date: Thursday, December 7, 2023 9:04:28 PM

You don't often get email from jaysusr@gmail.com. [Learn why this is important](#)

Greetings, planners

I am emailing you tonight to express my opposition for the new development Being proposed at the corner of Livernois and Square Lake Roads, by builder, Gary Abetheria. We do not need any more multifamily housing in this area coupled with the fact that he is planning on tearing down historic homes, and changing the face of Troy corners – the original Troy. If you have any questions, you can contact me at 248-709-4285. Thanks, Jay Welch.

Sent from mobile platform

Please excuse and typos & brevity

From: [Jennifer Bruns](#)

To: [Planning](#)

Subject: proposed development at Square Lake and Livernois

Date: Friday, December 8, 2023 10:07:07 AM

You don't often get email from jenkbruns@gmail.com. [Learn why this is important](#)

To Whom It May Concern:

I am writing to express my opposition to the proposed rezoning at the corner of Square Lake and Livernois. Please do not allow this developer to build high rise condos on that land. I live close to this intersection and I have concerns about how this will impact traffic and noise. Please leave this area for only the building of single family homes.

Thank you,

Jennifer Bruns
5964 Donaldson Dr
Troy

From: [Theresa Clancy](#)

To: [Planning](#)

Subject: Save Troy Corners!

Date: Friday, December 8, 2023 11:04:36 AM

You don't often get email from signuptheresa@gmail.com. [Learn why this is important](#)

Hi,

As a 29+ year resident of Troy, I am usually in favor of most things the Planning Commission approves. However, the proposed plan at Troy Corners is just wrong for the area. Too much density in buildings that are much too tall for that area. I urge you to not approve this as proposed!

Thank you,
Theresa Clancy

From: C Cof
To: Planning
Subject: Troy Corners
Date: Friday, December 8, 2023 7:18:32 AM

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CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please stop building PUD properties! Please save the character of our city! Troy Corners should not be affected by this type of building.

Thank you. Cari Coffey
198 Aspinwall

From: Lucas, Linda

To: Planning; Ethan Baker

Subject: 11/28 meeting

Date: Thursday, November 30, 2023 9:53:01 AM

Some people who received this message don't often get email from linda.lucas@tenneco.com. [Learn why this is important](#)

Good Morning

I would like to put in my 2 cents about the building proposal that was spoken at the public meeting on 11/28 I am a resident in Troy at 99 E Lovell. You may think this doesn't affect me since I am further north of this area but it does. I feel like this building proposal does not "fit" our area. It is a homey, country like feel now and that is what brought us to the area 22 years ago.

I think the homes are too closely mashed in according to the slides that were shown. I also was completely shocked about the "emergency entrance" that only ambulance and other emergency traffic could go through on Square Lake Rd, it sounds like the residents would be trapped, only one way in and one way out. Very strange way of designing this. Also It sounds like the level of traffic will be ridiculous morning and night. There is already a large jam up in traffic, you add 42 more homes in the area multiply that by the average of 4 people per home that is an additional 168 people on the road at any given time. I also didn't like the builders suggestion of there could be a fire at the rentals he has (the 4 old houses on Livernois). That remark was ominous and sounds like a threat of sorts.

I also do not like the lack of green space. I didn't see ANY green on the slides.

The builder suggested that these would be affordable, when asked how affordable with the ranch homes he said approx. 650k. That's affordable? I don't know of a soul who would be interested in an area for 650k that has basically no backyard and trapped in a one way in one way out street.

Please reconsider any approval of this mess above, it doesn't fit the area, and I would think that the City of Troy should be conscious of the feelings of the citizens. I too was shocked of the Townhomes built next to Peppy's and in other areas of Troy. Honestly they are eyesores. I cannot imagine how the new building proposal would look. Also consider that a lot of these homes will basically be in the backyards of folks that have lived in this area for years. This is not fair.

Thank you

Sincerely

Linda Lucas

99 E Lovell

Troy MI 48085

Phone: 248-709-6978

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From: Erin Thompson

To: Planning

Subject: Proposed development NE corner SQ Lake and Livernois

Date: Thursday, December 7, 2023 9:44:27 PM

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To whom it concerns

Please do not allow more obnoxious multi-story, multi-family homes to be built at this corner of Troy. This corner has historical value. There are homes over 100 years old. It's already overly congested. We don't want this in our community. Residents, current residents that appreciate the city, need to be valued and heard. Stop the overdevelopment of our city!

If you should need any further follow up, please reach out.

Erin Ciaciuch
Troy Resident

Sent from my iPhone

**PUBLIC COMMENT SUBMITTED
PRIOR TO
11/28/23 PLANNING
COMMISSION PUBLIC HEARING**

From: [marv schoenherr](#)

To: [Planning](#)

Subject: Proposed Village of Hastings Planned Unit Development PUD-020

Date: Friday, October 13, 2023 9:48:38 AM

Planning Commission,

The Telford Ridge HOA met with this developer on May 15, 2023 to discuss his proposed site plan for this development. After much discussion, he agreed to not make Telford Dr. a through street to Sq. Lake Rd., keep all buildings at two (2) stories, eliminate the pickle ball courts and put single family homes on the far east end of the proposed development. He further agreed to submit the revised plan to the Telford Ridge HOA prior to the planning meeting scheduled on October 24, 2023, which he has not done. So, his credibility is immediately in question.

We totally understand progress, as we live in what used to be a 'pasture', but we also live in this city because it has 'sanctuary' neighborhoods such as Telford Ridge. However, Troy is turning into a multi-family building community. Greenspace and yards for families to enjoy are getting lost in three and four storied buildings with covered parking spaces and concrete lots while traffic is increasing at an alarming rate.

We can agree to a rezoning IF this developer does exactly what he told us he would do, and we would have to see the site plan as submitted to the city for approval. However, if he does not, we are totally against this rezoning. He can build single family dwellings in accordance with the current zoning requirements.

This type of construction/zoning is not in the spirit of why we moved to Troy. The city, in our opinion, has not placed the residents' interest over tax collection.

We ask that you seriously consider this application, as well as those in the future, to keeping Troy a beautiful community and not a cluttered community.

In conclusion, we are against this rezoning without the consensus of the Telford Ridge HOA to the proposed site plan as discussed with this developer on May 15, 2023.

Respectfully,

Marv & Cindy Schoenherr

115 Telford Dr.

Troy, MI 48085

From: [Bob Bruner](#)
To: [Planning](#)
Cc: [Mark F Miller](#); [Megan E Schubert](#)
Subject: FW: Village of Hastings
Date: Monday, October 30, 2023 9:41:58 AM

FYI

-----Original Message-----

From: Nannette Gearhart <nannettegearhart@gmail.com>
Sent: Sunday, October 29, 2023 7:43 PM
To: City Council Email <CityCouncilEmail@troy.mi.gov>
Subject: Village of Hastings

[Some people who received this message don't often get email from nannettegearhart@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello I am emailing you tonight to make sure you are aware of the Village of Hastings development at Square Lake Road and Livernois. This project will require rezoning and demolition of at least 2 100 year old homes on Livernois. I live on the corner of Livernois and Aspinwall and myself and most of the neighbors are very upset with this project and feel that this area is the last unique area of Troy that has several 100 year old houses that the owners have spent many years and lots of money preserving these homes!!! This project does not belong in this area which includes 42 condominiums and 3 ranch houses. I plan on attending the Planning Commission Public Hearing on November 28th and hope that we have support in not moving forward with this proposal. Thank you Nannette Gearhart 6197 Livernois for the past 27 years

Sent from my iPhone

From: [Lynn Cronin](#)
To: [Planning](#)
Cc: [Larry Cronin](#)
Subject: Development
Date: Wednesday, October 18, 2023 6:38:02 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission,

This letter is in regards to the potential development north of Square Lake Road and east of Livernois, Parcel ID88-20-03-301-088. We are OPPOSED to the developer wanting to rezone the R1B to a PUD. We are OPPOSED to any multi-level structures such as the ones near the southwest corner of Square Lake Road, the Tisbury Square Townhouses.

We SUPPORT a development that maintains lot sizes consistent with Troy's Master Plan that was approved by a previous Troy Planning Commission and City Council.

Thank you for your consideration.

Larry and Lynn Cronin
130 Telford Dr.
Troy, MI 48085

From: twig.teams-0v@icloud.com
To: [Planning](#)
Subject: "Village of Hastings"
Date: Tuesday, November 28, 2023 10:19:34 AM

[You don't often get email from twig.teams-0v@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear planning commission,

I am opposed to the village of Hastings project near Square Lake and Livernois. We should not be allowing developers to demolish 100+ year old historic structures just like the houses proposed demolished for this project. Historically, these four corners have been a population center; its own community called Troy Corners. I know that's long gone, but these old homes were a part of the original Troy Corners. Although, Troy has a bad reputation for demolishing historic homes and buildings for projects like this one. The community of Big Beaver was wiped off the face of the earth by bad suburban planning policies of previous Troy planning commissions. But all of you on the planning commission have a chance to help save historic houses, and make progress towards a better reputation for the city of Troy. It is my understanding that the developers plan calls for preserving two of four historic homes. That's not good enough. They have plenty of land behind the houses already, why are they being so greedy? The planning commission should not allow this project in its current state. I'd support it without the demolition of two (or more) historically significant homes.

I'd like to add that despite sharing concerns with members of an HOA, I think HOAs are bad and I encourage the dissolution of each and every one.

I cannot make the meeting but want my voice heard. Thank you for your consideration.

Sent from my iPhone

From: [Jeff W](#)
To: [Planning](#)
Subject: Rezone Request Parcel Id: 20-03-301-088, -023, -024, -025, & 20-03-351-004
Date: Wednesday, October 25, 2023 12:42:15 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Board Members....

I spoke last night at the Planning Commission meeting, 10-24-23....Non Agenda. There is a rezone request for the land near Troy Corners (Square Lake rd and Livernois) coming up on November 28th. I mentioned that, as one of the subdivision representatives, I would like to personally invite any and all Board Members to briefly stop by my house on 159 Telford Dr to view the properties in question. This rezone request is one of the largest for this corner in my 24 years living in Telford Ridge. My thoughts are that each of you could view the location from a different perspective. Instead of seeing the upcoming rezone request on paper, aerial shots or driving by, come and get a feel for the neighborhood and the surroundings. See what's here and get an up close visual on what it would be if the rezone request gets approved. Looking forward to meeting everyone....

Thanks for the consideration,
Jeff and Leasa Williams
159 Telford Dr
248 670 2020
kingwilly91@gmail.com

From: Lynn Cronin

To: Planning

Cc: Larry Cronin

Subject: Development

Date: Wednesday, October 18, 2023 6:38:02 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission,

This letter is in regards to the potential development north of Square Lake Road and east of Livernois, Parcel ID88-20-03-301-088. We are **OPPOSED** to the developer wanting to rezone the R1B to a PUD. We are **OPPOSED** to any multi-level structures such as the ones near the southwest corner of Square Lake Road, the Tisbury Square Townhouses.

We **SUPPORT** a development that maintains lot sizes consistent with Troy's Master Plan that was approved by a previous Troy Planning Commission and City Council.

Thank you for your consideration.

Larry and Lynn Cronin

130 Telford Dr.

Troy, MI 48085

ITEM #6

DATE: January 2, 2024
TO: Planning Commission
FROM: R. Brent Savidant, Community Development Director
SUBJECT: ELECTION OF OFFICERS

The Planning Commission By-Laws call for the election of Officers (Chairperson and Vice Chairperson) and recommendation of appointment of Zoning Board of Appeals Representative each January at the Planning Commission Regular meeting.

The Chair shall take nominations from the floor for each position, with the election following immediately thereafter.

The Planning Commission By-Laws are attached for your information. Election provisions are in Article 3.

Attachment:

1. Planning Commission By-Laws

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**BY-LAWS AND RULES OF PROCEDURE OF THE CITY OF TROY
PLANNING COMMISSION**

ARTICLE I – COMPLIANCE AND AUTHORITY

The City of Troy Planning Commission shall comply with all applicable statutes, perform any duties, and exercise the powers granted to the Planning Commission by the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, and the Open Meetings Act, Public Act 267 of 1976, as amended, and the City of Troy Charter and Ordinances. The By-Laws and Rules of Procedure are adopted pursuant to the authority of those statutes and the City Charter.

ARTICLE II – OFFICERS AND THEIR DUTIES

- Section 1. The Planning Commission shall select from its membership a Chairperson and Vice-Chairperson who shall serve for a one (1) year term and who shall be eligible for re-election. The Planning Commission shall make a recommendation to City Council for a Zoning Board of Appeals Representative.
- Section 2. The Chairperson shall preside at all meetings and shall conduct all meetings in accordance with these by-laws and rules and in accordance with the usual duties conferred by parliamentary procedure on the position of Chairperson.
- Section 3. The Vice-Chairperson shall act in the capacity of the Chairperson in the absence of the Chairperson and shall succeed to the office of Chairperson in the event of a vacancy in that office, in which case the Planning Commission shall select a successor to the office of Vice-Chairperson at the earliest practicable time by election procedures as set out in Article III.
- Section 4. In the absence of both the Chairperson and the Vice-Chairperson, the Zoning Board of Appeals representative shall act as Chairperson for that meeting only. The temporary Chairperson shall have the same duties and privileges as the Chairperson.
- Section 5. The Chairperson and Vice-Chairperson may engage in discussion on all matters before the Planning Commission and shall have voting privileges.

ARTICLE III – ELECTION OF OFFICERS AND APPOINTMENT OF ZONING BOARD OF APPEALS (ZBA) REPRESENTATIVES

- Section 1. Each January at the Regular Meeting, the Planning Commission shall:
- A. Conduct elections of Officers (Chairperson and Vice Chairperson); and
 - B. Recommend appointment for a Zoning Board of Appeals Representative.

The Chairperson shall take nominations from the members of Planning Commission who are present with the election immediately thereafter.

- Section 2. Candidates receiving a majority vote of the total number of members shall be declared elected as a Planning Commission Officer or recommended as a Zoning Board of Appeals Representative.

- Section 3. The Planning Commission Officers shall take office at the beginning of the next scheduled meeting following their election. Officers shall hold their office for a term of one (1) year, or until their successors are elected and assume office. The Zoning Board of Appeals Representative shall assume his or her responsibilities following confirmation of the appointment by City Council. The Zoning Board of Appeals Representative shall hold office for a term of one (1) year, or until a successor is appointed by City Council and assumes office.

- Section 4. The Method of Voting on Nominees shall be as follows:

- A. The Chairperson shall ask for nominations from the members of Planning Commission who are present. A second shall not be required in order to nominate a person as an Officer or Zoning Board of Appeals Representative. The Chairperson shall announce each nomination as he or she hears it. If it becomes apparent to the Chairperson that there are no further nominations, the Chairperson shall inquire “are there further nominations?” If there are no further nominations, the Chairperson shall declare the nominations closed.
- B. If there is only one nominee for each position, a single resolution may be used to elect all the officers. The resolution must be approved by a majority of Planning Commission members by a roll call vote.
- C. If there is only one nominee for a particular position, a resolution electing that person to the particular position shall be approved by a roll call vote.

- D. If there is more than one nominee for a position, voting shall take place by calling a rotating roll of the Planning Commission and each member is to indicate the name of the individual he or she wishes to fill the position. If one candidate receives a majority vote, that person shall be deemed elected and the Chairperson shall announce such election. If no candidate receives a majority vote, the candidate with the least number of votes shall be eliminated from the ensuing ballot and the procedure shall be repeated until one candidate receives a majority vote.

ARTICLE IV – MEETINGS

- Section 1. All meetings shall be posted at City Hall according to the Open Meetings Act. The notice shall include the place, date, and time of the meeting.
- Section 2. All meetings shall be conducted in accordance with generally accepted parliamentary procedure. The current version of Robert's Rules of Orders can serve as a guide.
- Section 3. Regular Meetings of the Planning Commission shall be held on the second and fourth Tuesday of each month at 7:00 p.m. at the Troy City Hall, 500 West Big Beaver Road, Troy, Michigan. Site Location Meetings may be scheduled by the Planning Commission at any reasonable time in accordance with the Open Meetings Act. Any changes in the date or time of any meeting shall be posted and noticed in accordance with the Open Meetings Act. When a Regular Meeting date falls on or near a legal holiday, the Planning Commission may schedule a meeting on a suitable alternate date in the same month.
- Section 4. The Chairperson may call Special Meetings. In addition, it shall be the duty of the Chairperson to call a Special Meeting when requested to do so by an affirmative vote of a majority of the Planning Commission members present. The business which the Planning Commission may perform at a Special Meeting may be the same business that the Planning Commission performs at a Regular Meeting. Notice of the time, date, and place of the Special Meeting shall be given in a manner as required by the Open Meetings Act and the Planning Director shall notify all members of the Planning Commission not less than 48 hours in advance of a Special Meeting.
- Section 5. The Chairperson may call Study Meetings. At Study Meetings, the Planning Commission shall not vote on any of the following matters: (1) any matter requiring a public hearing, (2) matters which must be finally approved by the Planning Commission such as Site Plan review applications and Special Use Requests, and (3) matters where the Planning Commission is acting in an advisory capacity, such as, Rezoning

Requests, Ordinance Text Amendments, Subdivision Plats, Street and Alley Vacations, or Planned Unit Development Proposals. It may vote on housekeeping matters such as setting public hearing dates and approving minutes.

Section 6. All meetings of the Planning Commission, including Regular, Special, Study or Site Location meetings shall be open to the public unless exempted from public meeting requirements under the Open Meetings Act. The Planning Commission, with guidance provided by the City Attorney's Office, shall make the determination as to whether the meeting or a portion of the meeting is exempt under the Open Meetings Act, and shall pass an appropriate resolution setting forth its determination.

Section 7. A majority of the membership of the Planning Commission constitutes a quorum and the number of votes necessary to transact business is as follows:

- A. The affirmative vote of six (6) members shall be necessary in order to adopt or amend a Master Plan.
- B. A majority vote of the members is necessary for those matters on which the Planning Commission has final jurisdiction, as per Section 3.10 of the City of Troy Zoning Ordinance.
- C. A majority vote of those members present at a meeting shall be necessary for those matters on which the Planning Commission serves in an advisory capacity.
- D. Voting on items on the Business Agenda shall be by a rotating roll call. A record of the vote shall be kept as a part of the minutes.
- E. When a quorum is not present, no official action shall take place and the meeting shall be adjourned. The Planning Director shall announce to the Commission and anyone in attendance that there is no quorum and that all agenda items will be rescheduled to a specific future date.
- F. The Chairperson may ask members who vote "no" on an item to explain the "no" vote for clarification purposes and to add to the public record.

Section 8. The Planning Director of the City of Troy or his or her designee shall serve as the Secretary of the Planning Commission and keep the minutes and records of the Commission, prepare the agenda of Regular Meetings, Special Meetings and Study Meetings with the Chairperson, provide notice of meetings to Planning Commission members, present agenda items to

the Planning Commission at its meetings, attend to correspondence of the Planning Commission, and perform such other duties as necessary to carry out the business of the Planning Commission.

ARTICLE V – ORDER OF BUSINESS

The order of business at a Regular Meeting and Special Meetings shall be:

- A. Roll Call
- B. Approval of Agenda
- C. Approval of Minutes
- D. Public Comments for items not on the agenda
- E. Reports. Reports may include Zoning Board of Appeals reports, Downtown Development Authority reports, Planning and Zoning reports, and any other report on information that may be of interest to the Planning Commission as determined by the Planning Commission or Planning Department.
- F. Business Agenda. The business agenda may include postponed items, public hearings on zoning ordinance amendments and special use approval requests, preliminary site plan reviews, and any other matter that is before the Planning Commission seeking approval or a recommendation.
- G. Other Business
- H. Public Comments for items on the agenda.
- I. Planning Commissioner's Comments
- J. Adjournment

ARTICLE VI – PLANNING COMMISSION ACTIONS

Following consideration of matters submitted to it in accordance with the provisions of the City Code of Ordinances or other applicable law, or referred to it by the City Council, the Planning Commission shall take one of the following actions:

- A. Approve the proposal or recommend positive action by the City Council.
- B. Deny the proposal or recommend negative action by the City Council.

- C. Approve a proposal modified to meet reasonable conditions or recommend approval of a modified proposal meeting reasonable conditions by the City Council. However, the Planning Commission shall not place conditions on an approval of a recommendation to City Council for rezoning, except for conditional rezoning in accordance with Section 16.04 of the City of Troy Zoning Ordinance.
- D. Postpone action on the proposal to a specific date or upon the occurrence a specific event. The Planning Director or his or her designee shall monitor the matter and determine when such specific event has occurred so that the matter may be rescheduled. The Planning Commission shall indicate in the resolution the reason(s) for such action.

The Planning Commission shall act on all applications within a reasonable time. This shall not be construed to alter other time limits prescribed by the Charter, Code of Ordinances or State statutes.

ARTICLE VII – HEARINGS

- Section 1. In addition to those required by law, the Planning Commission may in its discretion hold public hearings when it decides that such hearing will be in the public interest.
- Section 2. Notice of such hearings shall be published in the official newspaper of the City or in a newspaper of general circulation as required by the City Charter, Code of Ordinances and/or State statutes. The Planning Director or his or her designee shall take the necessary steps to see that notice is published in accordance with the City Charter, Code of Ordinances and/or State statutes.
- Section 3. Any request before the Planning Commission shall be presented in summary by the Planning Director or his or her representative or a designated member of the Planning Commission. The Planning Director may present additional information to the Planning Commission through personnel from other Departments and/or non-City employees, if the Planning Director believes that information would be helpful to the Planning Commission. When text amendments to the Zoning Ordinance are considered, upon request the City Attorney or a designated attorney shall provide a background summary, legal analysis or other requested information. Parties in interest shall have the privilege of the floor.
- Section 4. If the petitioner or petitioner’s representative fails to appear for a scheduled hearing, the Planning Commission may proceed with the hearing in the absence of the petitioner and act on the proposal in accordance with Article VI. Adjournment of any scheduled hearing must be approved by a majority of the Planning Commission members in

attendance. Requests for adjournment shall only be granted upon a demonstration of good cause.

Section 5. Public hearings and other proceedings conducted by the Planning Commission shall be run in an orderly and timely fashion. This shall be accomplished by the following procedure:

- A. If an agenda item does not formally require a public hearing, the Chairperson shall have the discretion to allow members of the public to address the agenda item. Once opened to the public for comment, the hearing shall be conducted in the same manner as a public hearing.
- B. After announcement by the Chairperson that the public hearing portion of the meeting for a specific agenda item is open, persons who wish to address the Planning Commission shall speak when recognized by the Chairperson and provide his/her name and address on the attendance sheet provided at the lectern. All comments shall be addressed to the Chairperson and shall be limited to three minutes.
- C. The Chairperson may order the removal of any member of the public that causes a breach of the peace during the public hearing.
- D. By majority vote of members present at the meeting, the Planning Commission may temporarily waive these rules under appropriate circumstances to permit a speaker additional time.

ARTICLE VIII – COMMITTEES

Section 1. Committees may be appointed as needed by the Chairperson for purposes and terms which the Planning Commission approves.

ARTICLE IX – EMPLOYEES

Section 1. The Planning Commission may recommend employment of such staff and/or experts as it sees fit to aid the Planning Commission in its work.

ARTICLE X – AMENDMENTS

These By-laws may be amended by a two-thirds vote of the entire membership of the Planning Commission.

ARTICLE XI – ETHICS

Planning Commission members shall adhere to the current version of the City of Troy Appointee Code of Ethics.

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