

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 9, 2024, in the Council Chamber of the Troy City Hall. Chair Lambert and Vice Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure of tonight’s meeting.

1. ROLL CALL

Present:

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

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2024-01-001

Moved by: Faison
Support by: Fox

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – December 12, 2023

Resolution # PC-2024-01-002

Moved by: Buechner
Support by: Fox

RESOLVED, To approve the minutes of December 12, 2023 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

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

Mr. Carlisle said he would highlight the changes to The Village of Hastings PUD application since last reviewed at the November 28, 2023 Planning Commission meeting.

Mr. Carlisle noted the following changes proposed by the applicant:

- Construct 32 new residential units and preserve 3 existing older homes on site, for a total of 35 units. The applicant removed 9 units from the development and is preserving an additional existing older home on site.
- Provide 3 internal T-turnarounds on the site to better facilitate traffic movement.
- Erect a privacy fence between the existing older homes and the adjacent new housing units.

Mr. Carlisle pointed out the City Traffic Consultant OHM concluded the traffic impact of this project on the adjacent road network is negligible and would be imperceptible to most road users.

In summary, Mr. Carlisle asked the Planning Commission to consider if the application (1) meets the PUD Standards for Approval (Section 11.03), (2) meets the Site Plan Review Design Standards (Section 8.06), (3) that the architectural styles, building materials and color scheme work together from an architectural and aesthetic standpoint, and (4) if fencing off the existing homes from adjacent new housing units allows for site integration.

Mr. Carlisle said if the Planning Commission recommends to the City Council approval of the PUD and Preliminary Development Plan, the site plan issues identified in his report dated December 22, 2023 should be addressed. He stated the Planning Commission is a recommending body and that the City Council would be making the final determination.

Mr. Carlisle also noted that the Planning Department received thirty-plus written correspondences that were either provided in the Planning Commission digital agenda packet or distributed in hard copy to the Board prior to the beginning of this evening's meeting.

Some of the comments during discussion among the administration related to:

- Proposed fencing between existing older homes and new housing units, as relates to purpose, integration, standard practice.
- Communication received from Jen Peters, Executive Director of Troy Historic Village, as relates to applicant's consideration of the older homes that exist on the site.

Mr. Abitheira presented a brief history of the purchase of parcels with the intent to construct residential homes. He said the Planning Department advised the PUD application would be the most viable development approach to keep the charm, beauty and historical feel of the neighborhood. Mr. Abitheira said reducing the number of units and preserving the third older home offers more walkability and green space. He addressed the proposed solar panel lighting, three T-turnarounds to provide a better traffic flow for both the residents and City emergency and service vehicles, and the Emergency Vehicle Access (EVA). Mr. Abitheira said he does not have control of existing power outages, existing sanitary sewer backup into residential basements, street flooding after a rainstorm and cut-through traffic by residents and emergency vehicles.

Mr. Abitheira addressed how the application relates to the Master Plan and the PUD Intent in Section 11.01 of the Zoning Ordinance.

Several Planning Commission members thanked Mr. Abitheira for addressing the concerns of the Board and residents.

There was discussion, some comments related to:

- Option to own/lease housing units.
- Walkability of site.
- Intent of fence; initially to obscure headlights. The applicant noted there are sufficient trees and vegetation to obscure headlights.
- Preservation / maintenance of older homes.
- Orientation of homes; primary entrance to face street or alternatives such as green space.
- T-turnarounds; compliant with International Fire Code.
- Cohesion of architectural design, color scheme and building materials. The applicant provided samples of building materials.
- Similarity of the Enclave development located on John R and Wattles, as relates to acreage, number of units, orientation of homes, guest parking, amenities.
- Types of mixed housing that might result in lower density.
- Future development expansion to the east.
- Consideration to renovate older homes to commercial business.
- Intent to keep the historical feel of Troy Corners.
- Communication/ information provided by the Troy Historical Society.

Mr. Abitheira said he would take into consideration reducing density and the orientation of housing units, and that he would remove the fence between the older homes and new housing units. Mr. Abitheira said his preference is to develop the site as presented in the PUD application.

Mr. Savidant acknowledged the applicant received several extensions to develop the 14-unit townhome development that received approval in 2018. He said the extensions were offered because of Covid implications and a personal medical condition of the applicant. Mr. Savidant indicated extensions for development were given to other developers because of Covid implications, not just Mr. Abitheira.

Mr. Tagle thanked the applicant for his efforts over the past few years and stated support for the proposed development. He said he disagrees with transitioning the older homes into commercial businesses and with the orientation of the homes to face a street. He shared that the site layout before the Board this evening is the best approach the applicant has presented.

Mr. Faison said he is fairly supportive of the application as relates to density, green space, housing mix, building height and walkability.

Ms. Malalahalli encouraged the applicant to consider reducing the density as an effort to lessen traffic congestion. She voiced concerns with the City Traffic Consultant's analysis of traffic based on the number of schools located in the area.

Mr. Fox said he supports the application. He said the applicant already reduced the density which resulted in more green space and a community gathering space that can be used by residents and their children.

Chair Lambert briefly addressed the public prior to opening the floor for public comment. He asked the public to present concerns that have not already been expressed at the Public Hearing in November and not to applaud. He informed the public their comments are limited to three minutes, and they would have another opportunity to speak at the City Council public hearing.

Chair Lambert opened the floor for public comment.

- David Cole, 211 Ottawa; addressed concerns of traffic congestion.
- Joseph Colby, 5125 Shady Creek; supports development as relates to density, addressed need for housing diversity.
- Sheila Lenz-Shomo, 6464 Fredmoor; addressed concerns with T-turnarounds, lack of green space, traffic congestion, displaced wildlife, not a fit for area.
- Marcia Bossenberger, 369 Ottawa; agrees orientation of homes should face street, addressed missing items from the site plan and road access to the 14 unit townhome development.

- Ann Coleman, 6091 Livernois; addressed the intent of the Master Plan and PUD intent, recent survey of residents as relates to types of housing, infrastructure and drainage.
- Dawn Collins, 317 Lesdale; addressed concerns with drainage, infrastructure, electrical grid.
- Christopher Sobota, 348 Tara; addressed concerns with noise from sports court, specifically pickleball use.
- Melissa Zaluski, 5749 Whitehaven; addressed concerns with density, traffic congestion, safety, traffic review analysis.
- Carol Koch, 6055 Niles; addressed concerns about traffic congestion, PUD not fit for the area.
- Lloyd Melton, 785 Trinway; former owner of “historical” older homes, addressed restoration of older homes, property as relates to meadow, woods and greenery.
- Mary Rettig, 6860 Westaway; addressed need for housing especially ranch homes, desire for bigger lots, questioned snow removal, internal traffic flow, parking, drainage and electrical grid.
- Shane Coleman, 6839 Westaway; addressed unintended consequences as relates to traffic congestion, impact on schools, displaced wildlife.
- Stephanie Heidt, 6644 Montclair; addressed concerns with density, cut-through traffic, future development to east, desire for open space, setting a precedent.
- Dan Lopez-Sota, 2200 Crooks; said project is positive step in right direction, addressed City’s population growth/decline, need for public transportation to lessen traffic congestion.
- Linda Swanson, 6083 Blackwell; addressed need for single family homes, concerns with drainage and lack of green space.
- Jeff Williams, 159 Telford; addressed concerns that the application does not relate to the Master Plan, PUD intent or PUD Standards.
- Deborah Louzecky, 6327 Donaldson; addressed the Master Plan, SEMCOG’s forecast as relates to seniors and children, concerns with drainage, flooding, parking, safety of EVA, historical preservation of older homes.
- John Malott, 72 Telford; addressed impact on surrounding residential, concerns with density, limited green space, safety of children playing.
- Rosemarie Thommes, 335 Ottawa; voiced opposition, addressed better signage for proposed developments, concerns with density, transition to surrounding residential.
- Leasa Williams, 159 Telford; opposes PUD rezoning, addressed concerns with transition to single family residential, asked if there would be a deceleration lane, questioned EVA access for emergency vehicles as relates to width and angle.
- Benjamin Blaszak, 761 Ottawa; provided 2015 FEMA Hazard Study handout to members, addressed concerns with progressively worse drainage in area, backfill covering his windows, traffic congestion, high taxes and need for affordable housing.

Chair Lambert closed the floor for public comment.

Stephen Dearing, Sr. Traffic Engineer with OHM Advisors, City Traffic Consultant, said the proposed development is considered small enough that the City of Troy did not ask for a formal traffic impact study. He gave an in-depth analysis of the methodology used to conclude the number of vehicles generated during peak hours would be negligible. Mr. Dearing said the density of the project as proposed reflects a nominal increase of traffic, acknowledging that existing traffic congestion resulting from local schools could possibly be addressed and minimized should the City and the School District work together.

Ms. Malalahalli said the traffic impact analysis does not reflect reality. She shared individual experiences with the existing traffic congestion.

Mr. Savidant said that should the PUD application be granted by the City Council, the application would go through the final engineering approval process to assure the plan meets stormwater engineering standards. He said theoretically the proposed development might improve existing flooding issues.

Mr. Savidant said the EVA access will be designed to meet compliance standards for emergency vehicles. He noted school children walking to/from school can cross at the intersection with the safety of a traffic control button and possibly a crosswalk could be provided in the future.

Mr. Savidant said the draft PUD Agreement would provide legal protection for the preservation, alteration, and maintenance of the older homes on site. He said the City does not have a provision in its Zoning Ordinance with respect to protection of wildlife.

Mr. Carlisle confirmed the proposed sports court is designated as a generalized sports court. He confirmed there is a right-hand turn deceleration lane that would be required to meet engineering standards if the application is approved. Mr. Carlisle said snow removal is not a site plan requirement. He said in similar developments the snow would typically be plowed to the end of the T-turnarounds and that the developer is responsible to remove the snow by truck if necessary.

Mr. Fox referenced public comments relating to the option of leasing and/or owning the units. He said both owners and renters are welcome in the City.

Resolution # PC-2024-01-

Moved by: Krent

Seconded by: Fox

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 the 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. Remove the fence between the existing “historic” homes and the adjacent new housing units.
2. Confirm trash pickup and provide trash vehicle circulation plan.
3. Provide a photometric plan.
4. That the PUD Agreement includes appropriate language to assure that the three older homes remain historical in nature in perpetuity.

Discussion on the motion on the floor.

Ms. Dufrane said the City raised the bar when this Board granted a PUD development at Long Lake and Crooks. She encouraged the Board to make it clear in its Resolution that the proposed development meets a sufficient number of PUD Standards for Approval set forth in Section 11.03 of the Zoning Ordinance. Ms. Dufrane said the Resolution should be specific to that regard for review and deliberation by the City Council.

There was discussion on:

- What constitutes a sufficient number?
- Must all 18 PUD Standards for Approval, or a preponderance of the 18 Standards, be met?
- Planning Commission to address each of the 18 PUD Standards for Approval.
- Consideration should be given to setting a precedent for future PUD applications.
- Concurrence PUD Standards for Approval should be addressed in the Resolution.

Mr. Fox read and addressed each Standard of the 18 PUD Standards for Approval. He said he believes the application meets all the Standards with the exceptions of 11, 13 and 15(d) because they are not applicable, noting 11 and 13 relate to obsolete buildings and 15(d) relates to commercial use. He did note that the Planning Commission might want to discuss further Standards 7, 8 and 14.

Mr. Savidant said deciding what is a sufficient number of Standards to be met is subjective based on the opinion of each Planning Commission member.

Ms. Malalahalli said she reserves her judgment on the application not meeting Standards 2, 6, 8 and 14. She said she would vote favorably for approval if the applicant would consider lowering the density.

Ms. Perakis said the application does not meet Standards 2, 3, 5, 6, 7, 8, 9, 10, 14, and 15(a) and that she would not vote for approval. She indicated disappointment because the developer is willing to work with the Board and the residents to make a better project. Ms. Perakis said she relates the density to the number of units proposed and not the traffic impact.

Mr. Buechner stated it's a tough decision and one should be careful what is wished for.

Mr. Faison said Standards 6 and 12 are questionable but the plan for consideration this evening is a much better plan than the original plan.

Mr. Fox said the developer was encouraged to pursue a PUD development because it allows the developer the flexibility to lessen any negative effect or concern of the adjacent residential properties.

Mr. Tagle said if the concern is density, then a case should be made to reduce the density by one unit, or by three units, or whatever the number of units desired. He said if the density is in relation to the traffic concerns, he reminded the Board that OHM determined a minimal traffic impact.

Mr. Hutson said the Resolution and the mix of Standards that have been or not have been met in discussion among the Board members will not be helpful to the City Council in its deliberation.

Chair Lambert stated his appreciation for the applicant's willingness to work with the Board and the neighbors. He said based on the comments of the City Assistant Attorney and the public comment, he would vote no on the motion.

Vote on the motion on the floor inclusive of PUD Standards for Approval

Resolution # PC-2024-01-003

Moved by: Krent
 Seconded by: Fox

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; and

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

WHEREAS, The PUD meets the PUD Standards for Approval except Standards 11, 13 and 15(d), which are not applicable.

BE IT RESOLVED, That the Planning Commission recommends to the 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. Remove the fence between the existing “historic” homes and the adjacent new housing units.
2. Confirm trash pickup and provide trash vehicle circulation plan.
3. Provide a photometric plan.
4. That the PUD Agreement includes appropriate language to assure that the three older homes remain historical in nature in perpetuity.

Yes: Faison, Fox, Krent, Tagle

No: Buechner, Hutson, Lambert, Malalahalli, Perakis

MOTION FAILED

OTHER ITEMS

6. **ELECTION OF OFFICERS**

Chair Lambert opened the floor for nominations for Chair.

Chair Lambert nominated Marianna Perakis. Mr. Hutson supported the nomination.

Acknowledging there were no further nominations, Chair Lambert closed the floor to nominations.

Roll Call vote on the nomination for **Marianna Perakis as Chair.**

Yes: All present (9)

Chair Lambert opened the floor for nominations for Vice Chair.

Mr. Tagle nominated Lakshmi Malalahalli. Mr. Krent supported the nomination.

Acknowledging there were no further nominations, Chair Lambert closed the floor to nominations.

Roll Call vote on the nomination for **Lakshmi Malalahalli as Vice Chair.**

Yes: All present (9)

Chair Lambert opened the floor for nominations for Zoning Board of Appeals Representative.

Mr. Buechner nominated Tyler Fox. Mr. Krent supported the nomination.

Acknowledging there were no further nominations, Chair Lambert closed the floor to nominations.

Roll Call vote on the recommendation of appointment for **Tyler Fox as ZBA Representative.**

Yes: All present (9)

7. PUBLIC COMMENT – For Items on the Agenda

The following comments relate to Agenda item #5, The Village of Hastings PUD.

- Sheila Lenz-Shomo, 6464 Fredmoor; addressed the process to granting extensions on a project.
- Jeff Williams, 159 Telford; said he wants to continue to work with Gary Abitheira on the project, that the project is near to what the residents are looking for.
- Marcia Bossenberger, 369 Ottawa; addressed the road access of 14-unit townhome development.
- Dan Lopez-Sota, 2200 Crooks; said he is impressed with the developer's work and his consideration of the community.

- Dave Pampreen, 6408 Canmoor; addressed the proposed development as relates to the Master Plan and transition to single family residential. He thanked the Board for its recommendation of denial to the City Council.
- Leasa Williams, 159 Telford; encouraged to develop the parcels as single family residential homes.
- Deborah Louzecky, 6327 Donaldson; said she does not want to see 3-story townhomes developed; addressed concerns with traffic congestion, infrastructure, safety of school children.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to:

- Public comments associated with other communities.
- Appeal of choosing to live in Troy.
- Opportunity for residents to voice their opinions at the local governmental level.

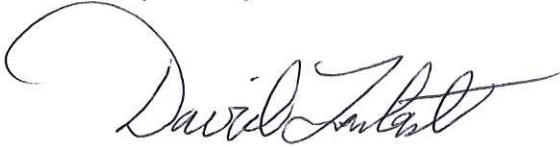
The Board members thanked Chair Lambert for his exceptional skills serving as Chair and welcomed the incoming Board officers.

Mr. Carlisle introduced Shana Kot, the newest community planner to join Carlisle Wortman Associates.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 10:31 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary