

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on February 13, 2024, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure of tonight’s meeting.

1. ROLL CALL

Present:

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

Absent:

- Toby Buechner

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2024-02-007

Moved by: Faison

Support by: Fox

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)

Absent: Buechner

MOTION CARRIED

3. APPROVAL OF MINUTES – January 23, 2024

Resolution # PC-2024-02-008

Moved by: Fox

Support by: Malalahalli

RESOLVED, To approve the minutes of January 23, 2024 Regular meeting as submitted.

Yes: All present (8)
 Absent: Buechner

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN

5. PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0033) – Proposed Premier Academy Troy Daycare Center and Preschool, Northwest Corner of Crooks and Wattles (PIN 88-20-17-476-056, -057 and -061), Section 17, Zoned NN (Neighborhood Node “I”) Zoning District

Mr. Lambert disclosed that his daughter is employed at a competing daycare center located about two miles from the proposed development. Board members agreed there was no reason for Mr. Lambert to recuse himself from discussion or deliberation of the item.

Mr. Savidant announced the petitioner will be presenting a PowerPoint presentation following the Planning Consultant review.

Mr. Carlisle provided background information in his review of the Preliminary Site Plan application for the Academy Troy Daycare Center and Preschool. He addressed natural features as relates to the existing wetland area, floodplain and drain on site. Mr. Carlisle reported the applicant would be required to obtain a Letter of Map Amendment (LOMA) and possibly a wetland permit if EGLE (Environment, Great Lakes, Energy) requires one prior to Final Site Plan approval.

Mr. Carlisle addressed site access, internal circulation and parking. He noted the site is overparked by 61% over the Zoning Ordinance requirements. Mr. Carlisle said the applicant will present parking data to substantiate the proposed number of 44 parking spaces but noted removal of the 11 parking spaces located to the north of the building might lessen impact on the existing floodplain and wetland area. Mr. Carlisle addressed student drop-off/pick-up areas, lighting, landscaping, retaining wall around the playground, elevations and renderings.

Mr. Carlisle asked the Planning Commission in its deliberation (1) to discuss with the applicant consideration to remove the 11 parking spaces on the north side of the building and/or landbank the spaces and (2) to consider if the application meets Section 8.06 Site Plan Review Design Standards.

Mr. Carlisle stated any approval of the site plan application would be subject to conditions identified in his report dated February 8, 2024.

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

- Requirement of LOMA.
- Location of bicycle parking.
- Consideration of pervious parking surface.
- State regulations as relates to mitigation of wetland area.
- City Traffic Consultant (OHM) review of traffic impact and site circulation.
- Traffic generation of daycare use in comparison to office/retail use.

Project Architect Jeff Klatt of Krieger Klatt Architects introduced the project development team: Jennifer Damman of JS Capitol Group, Civil Engineer John Houser of PEA Group and property owner Kamal Shouhayib.

Ms. Damman addressed the following in a PowerPoint presentation.

- Premier Academy locally owned and operated with 15 years of experience.
- Premier Academy campuses; Rochester Hills, Macomb, Northville, Oakland Township.
- Ages of students; 6 weeks through preschool age.
- Degreed and certified teaching staff.
- Ratio of students to teaching staff.
- Typical daily classroom times and routine.
- Hours of operation as relates to staff arrival, student drop-off/pick-up times.
- Traditional and Montessori methods of teaching.
- Parking data as relates to typical 12-hour traffic, 12-hour traffic patterns by campus and number of parking spaces per campus.
- Traffic generation, internal traffic flow and pattern.

Mr. Klatt addressed the following in a PowerPoint presentation.

- Site plan design.
- Site access.
- Parking spaces; determination in the number of spaces.
- Playground area.
- Bicycle parking.
- Floor plan.
- Architectural design, building materials and color scheme.

Mr. Klatt, Ms. Damman and Angela Innaimo, also of JS Capitol Group, addressed concerns expressed by the Board members related to traffic, internal circulation, number of parking spaces, and student drop-off/pick-up hours and procedure.

There was discussion, some comments related to:

- Traffic flow/circulation; concerns relating to stacking of vehicles, impact on already busy intersection, single site access, deceleration lane.
- Procedure to drop-off/pick-up students.
- Reserved parking spaces for parents; number and location in relation to entrance.
- Student drop-off and pick-up times.
- Concerns/mitigation of impact on floodplain and wetland area.
- Lighting of building after school hours.

Several Board members commented favorably on the architectural design of the building and pedestrian sidewalk improvements.

Mr. Houser said FEMA standards would be met. He said there would be no adverse impact on the floodplain and wetland area, noting the infill would most likely improve existing stormwater management. Mr. Houser said the floodplain would still need to be filled even with the elimination of the 11 parking spaces as suggested by the administration.

Chair Perakis opened the floor for public comment.

- Jerry Rauch, 4181 Penrose; addressed concerns with traffic and infill of floodplain and wetland area. He referenced his letter to the Planning Commission dated February 10, 2024, that is attached and *herein a part of the minutes*.
- Mike Lipinski, 4233 Carson, representing Woodlands of Troy subdivision; addressed traffic concerns and impact on stormwater management, asked that a traffic study be completed prior to a determination by the Board.
- Tom Reiss, 1400 Bradbury; addressed concerns with traffic as relates to deceleration lane and stacking of vehicles and concerns with impact on floodplain and wetland area.
- Bob Quigley, 1091 Fountain; addressed concerns with traffic pattern, inefficiency of deceleration lane, impact on floodplain and wetland area, retaining wall.

Chair Perakis closed the floor for public comment.

Discussion continued among Board members and administration.

- Concerns with traffic; OHM review/no comments noted on traffic circulation.
- Impact on floodplain and wetland area; Engineering review at Final Site Plan approval.
- Zoning Ordinance requirement relating to providing dedicated student pick-up/drop-off areas.
- Zoning Ordinance requirement relating to building fronting on a major or minor arterial street.

Jeffery Schmitz, owner of JS Capitol Group and Premier Academy, addressed the Board's concerns on traffic and the development's impact on existing floodplain and wetland area. He said data and experience demonstrates the academies have minimal impact on the overall traffic with a single access and that the internal traffic pattern and number of parking spaces proposed for the Troy location are essential to the academy's success.

Resolution # PC-2024-02-009

Moved by: Krent
Seconded by: Fox

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Premier Academy Troy Daycare Center and Preschool, located on the northwest corner of Crooks and Wattles (PIN 88-20-17-476-056, -057 and -061), Section 17, Zoned NN (Neighborhood Node “I”) Zoning District, be granted, subject to the following:

1. Obtain LOMA prior to Final Engineering approval.
2. Obtain EGLE wetland permit, if necessary, prior to Final Engineering approval.

Discussion on the motion on the floor.

Mr. Lambert said after hearing comments from the project team his initial concerns on the impact on the existing floodplain and wetland area have been addressed. He said the proposed use is of a lesser intensity than what uses are permitted by right in the Neighborhood Node zoning district.

Ms. Malalahalli agreed the application is a lesser intense use and that her traffic concerns have been addressed by the statements made this evening by the project team.

Mr. Faison said he would like to have evidence that the traffic concerns expressed this evening are not a problem. He said if the traffic is a concern with this development, the traffic would most likely be a concern with a higher intense use.

Chair Perakis agreed she would like to see evidence that the parking and traffic patterns are not a concern, but accepts the experience and data provided by the applicant.

Mr. Fox expressed favorable comments on the pedestrian improvement.

Vote on the motion on the floor.

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

MOTION CARRIED

OTHER ITEMS

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

The following comments relate to Agenda item #5.

- Paul Balas, 4087 Parkstone; addressed concerns with traffic, losing green space in the City, responsibility of County/City roads.
- James Guisinger, 1471 Brookdale, President of Somerset North subdivision; questioned if there is potential to widen the Crooks and Wattles intersection.

Mr. Savidant said there is 120 foot right-of-way that would accommodate widening the intersection but noted it has not been budgeted to date or warranted at this time. He said it would be a responsibility of the civil engineer.

7. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to:

- Review and consideration of the Master Plan by City Council; February 19, 2024 agenda.
- Oakland County Planners' Gathering; February 28, 2024, 10 to 11 am, online webinar on Sidewalk System Maintenance Program.
- Citizen Planner presentation by Mr. Lambert.

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:43 p.m.

Respectfully submitted,



Marianna Perakis, Chair



Kathy L. Czarnecki, Recording Secretary

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