

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 9, 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:

- 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
- Julie Quinlan Dufrane, Assistant City Attorney
- Jackie Ferenz, Office Manager
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2024-04-013

Moved by: Faison
Support by: Fox

RESOLVED, To approve the as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – March 12, 2024

Resolution # PC-2024-04-014

Moved by: Fox
Support by: Lambert

RESOLVED, To approve the minutes of March 12, 2024 Regular meeting as submitted.

Yes: All present (9)

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 (JPLN2024-0004) – Proposed Outdoor Bounce House, North of Fourteen Mile and West of John R (PIN 88-20-35-400-017), Section 35, Zoned GB (General Business) Zoning District

Mr. Carlisle provided background information on the Preliminary Site Plan application for Outdoor Bounce House (FunBox), a temporary inflatable park in the Oakland Mall parking lot. He addressed the site location, square footage of the inflatable park, tents and recreational features, washing stations, 6-foot tall chain link fence to screen entire site, capacity and details of days and hours of operation.

Mr. Carlisle reported the applicant responded to questions posed in his report dated March 19, 2024 in a communication dated April 2, 2024. He briefly ran through the questions and responses of the applicant.

In summary, Mr. Carlisle said any approval of the application would be subject to the conditions as identified in his report dated March 19, 2024.

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

- Trash pickup/removal.
- Safety features; handling of accidental and injury incidents.
- Safety of K-rails.
- Decompression of bounce house tents at closing hours.
- Removal of bounce house and fence screening at lease expiration.
- Parking, internal vehicular and pedestrian circulation.

Fouad Hassan, owner of FunBox, said the key focus of the inflatable park is to provide a fun activity in a safe and secure environment. He addressed safety features, various recreational tents, charity proceeds to local foster care, trash removal, and staff training. Mr. Hassan addressed the number of FunBox operations throughout the country and said in the last two years, there have been no severe injuries and only one (1) incident reported to insurance. He said there is only one entrance and one exit to the park, both of which are staffed, and children under the age of 13 must be accompanied by an adult and children ages 13 to 18 must be picked up at the front entrance by a parent.

There was discussion, some comments related to:

- Operations; corporate and/or franchise.
- Operation of park in inclement weather.
- Inflatable tents/bubbles secured by Velcro.
- Months of operation; applicant said intent is to locate FunBox at various locations throughout Michigan.
- Similar temporary parks in Michigan.
- Safety of K-rails from random speed of vehicles.
- Screen fencing; chain link with mesh/fabric to be aesthetically pleasing.
- Staffing; applicant said he or his wife would always be on site; local hiring for other positions.
- Ticket pricing; \$18 daily, children under age 3 free, discounts offered for military, veterans and pregnant mothers.

Mario Kiezi, owner of Oakland Mall, expressed pleasure to bring family friendly entertainment to the mall. He said the concept of an inflatable park is very attractive to him because he has children under six years of age. Mr. Kiezi said since the purchase of the mall, it has been his intent to hold family friendly events at the mall and he believes the inflatable park will attract Troy residents and its neighbors.

Chair Perakis opened the floor for public comment. Acknowledging there was no one present who wished to speak, Chair Perakis closed the floor for public comment.

Resolution # PC-2024-04-015

Moved by: Lambert
 Seconded by: Krent

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed temporary Outdoor Bounce House, located North of Fourteen Mile and West of John R (PIN 88-20-35-400-017), Section 35, Zoned GB (General Business) Zoning District, be granted, subject to the following:

1. The application is approved for the year 2024 only.
2. The applicant shall provide security details and confirm vehicular and pedestrian safety plans with the Troy Police Department.
3. The applicant shall provide additional information as requested by the Fire and Engineering Departments.
4. The security plan to be approved by the Troy Police Department.
5. That the fenced screening will include meshing material.

Yes: All present (9)

MOTION CARRIED

CITY OF TROY MASTER PLAN

6. PUBLIC HEARING – CITY OF TROY DRAFT MASTER PLAN

Mr. Carlisle reviewed the draft Master Plan discussion at the March 12, 2024 meeting and presented language to reflect the comments from the public and the Planning Commission on Neighborhood Nodes F (Crooks and Wattles) and Node L (Livernois and Square Lake).

Chair Perakis addressed language she suggests that was not incorporated in the language as presented and redlined in the Planning Consultant report. She asked for the Board's comments on striking the verbiage *low-scale multiple family residential* and adding the word *intensity* before the wording of "scale and orientation of the neighborhood" in the first paragraph of Node F. In Node L, Chair Perakis asked for the Board's comments on whether the area and homes should be defined as *historic*.

Mr. Carlisle provided definitions of multiple family residential and single family attached residential, as relates to massing, transition, and density. He cited examples of single family attached residential as ranches, townhomes, duplexes and triplexes.

A lengthy discussion followed on:

- Whether language relating to multiple family residential in Node F should be stricken.
- Whether the area and homes in Node L should be defined as historical, historical in nature or eliminate any historical designation(s).

PUBLIC HEARING OPENED

- Jerry Rauch, 4187 Penrose; present also to represent Woodland Homeowners Association, addressed transition to existing neighborhoods, encouraged striking multiple family residential, cited number of units as relates to acreage.
- Carey Martyniuk, 95 W Square Lake; owner of Noble Heating and Cooling, addressed the hardship of his business should their property be removed from the Neighborhood Node classification.
- Nannette Gearhart, 6197 Livernois; shared favorable comments she receives on her home and addressed renovation/maintenance of her home to preserve historic feel.
- John Casadi (spelling/address not legible); addressed aesthetic sense and value of existing homes, commitment of homeowners to improve and maintain neighborhood, encouraged striking multiple family residential.
- Ann Coleman, 6091 Livernois; addressed density, traffic, property loss and existing mishmash development, site is not historical nor walkable.
- Larry Cronin, 130 Telford; addressed existing hodgepodge development of area, asked for consideration of existing residents, definition of low-scale multiple family.
- James Parrott, 6209 Livernois; addressed historic nature of his home, keeping original character of homes and preservation of single family neighborhoods, family enjoys open space and wildlife.

- Fabrice Smieliauskas, 4607 LeHigh; encouraged denser residential development, approval of the PUD application on tonight's agenda, addressed comments of the new City Manager as relates to City housing market.
- Thomas Syazbelk, 1707 Devonwood, Rochester Hills; said he would like to move to Troy but the housing is not affordable, encouraged multiple family residential, support diverse housing to attract younger adults and families, celebrate walkability. Support PUD application on tonight's agenda.
- Daryl Dickhudt, 4143 Glencastle; addressed comments of Troy Mayor and Planning Commission Chair in Troy Times regarding density, transition and multiple family residential.
- Dilip Khanal, 4180 Carson; support striking language of multiple family residential in Node F.
- Sheila Lenz-Shomo, 6464 Fredmoor; addressed Node L, preference for single family attached and not multiple family, existing mishmash of development, process of rezoning parcels after adoption of Master Plan.
- Dave Pampreen, 6408 Canmoor; addressed vague definitions of Master Plan wording, encouraged single family housing to fit in with existing family neighborhoods, opportunity for affordable housing in different locations.
- Madeline Szymanski, 287 E Square Lake; asked for clarification of reference to Node E, addressed concerns with density and traffic.
- Jerry Lootens, 287 E Square Lake; stated preference for single family residential.
- Ralph Schick, 4117 Penrose; addressed concerns with infrastructure and drainage, turn lane at Wattles and Crooks intersection.
- Marsha Bossenberger, 369 Ottawa; addressed Facebook posting of City data relating to preliminary site plan applications approved in 2019-2023, preference is for more single family residential, R1-B zoning classification.
- Deborah Louzecky, 6327 Donaldson; addressed mishmash development, asked for more conformity in development, definition of low-scale as discussed in study session, requested no adult stores.
- Kamal Shouhayib, no address given; addressed future development of single family homes that will complement Stonehaven Woods subdivision.
- Shelley Stenger, 437 Hurst; addressed concerns with density, traffic and stormwater management.
- Karen Wilson, no address given; realtor who has worked with Mr. Shouhayib for years. addressed his existing residential developments in the City and a future development at Wattles and Crooks.

PUBLIC HEARING CLOSED

Mr. Carlisle clarified the reference of Neighborhood Node E in the Master Plan is the neighborhood node zoning district located at John R and Wattles.

Discussion continued among Board members on proposed wording for Node F and Node L in the Master Plan and the process of a recommendation to the City Council.

Resolution # PC-2024-04-016

Moved by: Krent
 Seconded by: Buechner

RESOLVED, To adopt the following language in the Intent Statement of Neighborhood Node F, Crooks and Wattles:

The southeast corner of this node satisfies the commercial, service and multi-family residential uses to serve the immediate neighborhoods. Any development or redevelopment of the northwest corner shall be of a scale and massing to complement the existing low-scale nature of the area and protect the existing natural resources including Lane Drain. Additional commercial development is not desirable for this corner. Low-scale single family attached residential is encouraged if it models the intensity scale and orientation of the single family attached neighborhood at the northeast corner of the Node E (Wattles and John R). Development in the northwest corner shall also ensure appropriate transition to adjacent properties via increased setbacks, reduced heights, and enhanced landscape buffers.

Due to the existing traffic patterns along both Crooks and Wattles, incorporation of a park use, or low intensity and scale residential, including the expansion of the Stonehaven subdivision into the southwest corner of this node, utilizing the already existing entrances from Crooks and Wattles would be appropriate. If a continuation of Stonehaven is not possible, any future development of this corner shall limit access to Crooks and Wattles, to not increase existing traffic conflicts. The City may consider rezoning the southwest corner to a one-family attached or single-family zoned designation. The City also recognizes that expansion of the White Chapel Cemetery or the continuation of single-residential uses in the northeast corner of this node would be appropriate. The City may consider rezoning the northeast corner to a single-family zoned designation.

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

MOTION CARRIED

Resolution # PC-2024-04-017

Moved by: Fox
 Seconded by: Krent

RESOLVED, To adopt the following language in the Intent Statement of Neighborhood Node L, Livernois Road and Square Lake Road:

Development in this area historically known as Troy Corners should be especially considerate of the historic past of the area. Any new development should integrate various types of community gathering spaces, such as parks, public art, historical elements, plazas, community centers, and recreational facilities into the design. Adaptive reuse of existing historic structures should be considered before demolition or relocation of these resources. This node will have low intensity uses of a non-automotive oriented nature that creates a central neighborhood village, that is walkable and accessible. Any automotive oriented use shall not be considered in this node. Low-scale single family attached residential may be permissible if it models the scale and orientation of the single

family attached family neighborhood at the northeast corner of Node E (Wattles and John R).

Discussion on the motion on the floor.

Mr. Carlisle assured the owners of Noble Heating and Cooling that the Neighborhood Node zoning classification of their property does not change with this motion. He assured the owners they would be notified if in the future particular parcels of the node are proposed to be rezoned, and in which case the owners would have the opportunity to state their case.

Vote on the motion on the floor.

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

MOTION CARRIED

PLANNED UNIT DEVELOPMENT

- 7. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT (File Number PUD 020 JPLN2023-0021) - CONCEPT DEVELOPMENT PLAN (CDP) AND PRELIMINARY DEVELOPMENT PLAN (PDP) 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 provided a brief background of The Village of Hastings PUD application. He stated the applicant removed the privacy fence between the existing older homes and the adjacent new housing units and reduced the number of duplex units to two (2). Mr. Carlisle said the applicant has not provided building materials or an architectural color scheme. He asked the Planning Commission to hold a public hearing and consider public testimony. He said as part of the deliberations, the Planning Commission should consider if the project is consistent with the Master Plan, whether it meets the Site Plan Review Design Standards and whether it meets the PUD Standards.

In summary, Mr. Carlisle said any approval of the PUD application should be subject to the conditions as identified in his report dated March 15, 2024.

Applicant Gary Abitheira gave a PowerPoint presentation. He addressed the reduction of units, reorientation of entrance doors on units 9 through 12, the City Traffic Consultant report, traffic volume data from the RCO (Road Commission of Oakland County) website, internal vehicular circulation, comparisons of density with previously approved PUD developments and the missing middle ranch style homes he is proposing. Mr. Abitheira walked through the PUD Standards one by one to substantiate how he feels the application meets the PUD Standards.

There was discussion, some comments related to:

- Applicant to keep the historic nature of the older homes, place them on the market for sale and incorporate such terms in the PUD Agreement.
- Walkability of the site.
- EVA (Emergency Vehicle Access); access and signage.
- Extension of sidewalk along Square Lake.
- Potential to provide a pedestrian crosswalk on Square Lake.
- Potential for additional green space in detention area.
- Circulation improvements requested by the City Traffic Consultant OHM; applicant has met.
- Trash pickup arrangement.
- Public amenities.
- Sustainability features.
- Design of ranch units as relates to the Site Plan Review Design Standards.
- Building materials and color scheme.
- Patios and/or decks on units.
- Inconsistency of building and lot dimension designations on the site plan.

It was the consensus of the Board members that the application does not meet the PUD Standard that references *innovative and creative site and building designs, solutions and materials*, and that the applicant could focus more on the Site Plan Review Design Standards.

It was clarified that the Long Lake and Crooks PUD development is the development that Ms. Dufrane referenced in a previous meeting stating it set a high bar for approval of a PUD development.

PUBLIC HEARING OPENED

- Michael Johnson, 450 E Square Lake; expressed support for the development, that any additional traffic that might be generated is negligible, concerns expressed by community and Board members have been addressed by applicant.
- Mary Rettig, 6860 Westaway; addressed definitions applied to different styles of housing units, square footage of units, concerns with parking and traffic.
- Allyson Wyckhuys, 56 Telford; addressed orientation of her home as relates to the development and proposed public amenities.
- Sheila Lenz-Shomo, 6464 Fredmoor; addressed concerns with traffic, acceleration and deceleration lanes, density, internal vehicular circulation, and application meeting PUD Standards.
- Nanette Gearhart, 6197 Livernois; voiced opposition to the development, addressed concerns with parking and transition to existing neighborhood, would prefer the by-right proposal of single family residential.
- Leasa Williams, 159 Telford; voiced opposition to the PUD application, would prefer the by-right proposal of single family residential.
- Jeff Williams, 159 Telford; addressed PUD Standards that he feels application has not met.

- Ann Coleman, 6091 Livernois; addressed PUD Standards that she feels application has not met, support by-right proposal of single family residential.
- Dave Pampreen, 6408 Canmoor; addressed density of application in comparison to surrounding residential, concerns with artesian well allegedly on site.
- John Malott, 72 Telford; addressed comments of residents he surveyed within differential distances of the proposed PUD development, in support of the by-right proposal of single family residential.
- Debora Louzecky, 6327 Donaldson; voiced opposition of the PUD development, prefer by-right proposal of single family residential, addressed PUD Standards that she feels are not met, concerns with residents west of Square Lake losing property.

PUBLIC HEARING CLOSED

Mr. Carlisle stated an application to develop single family residential at this site has not been submitted nor has it been through the site plan approval process. He said at this point it is not clear how many units might be allowed under the R-1B zoning classification.

Several board members shared comments as relates to a single family residential by-right development in comparison to the proposed PUD development.

Mr. Abitheira stepped forward to ask the Board’s consideration in postponing the item because of the lateness of the meeting and that it would allow him the opportunity to improve the architectural design of the ranch style homes.

Resolution # PC-2024-04-018

Moved by: Fox
 Seconded by: Buechner

RESOLVED, To postpone The Village of Hastings PUD, East side of Livernois, North of Square Lake, to allow the applicant to make improvements and provide updated elevations for the ranch style homes as specified in the Site Plan Review Design Standards, Section 8.06 of the Zoning Ordinance, as well as provide signage for the EVA, and address any outstanding items as identified in the Planning Consultant report dated March 15, 2024.

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

MOTION CARRIED

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

The following residents addressed the PUD application on tonight’s agenda.

- Sheila Lenz-Shomo, 6464 Fredmoor; said she thinks postponement of the PUD application missed the boat because major concerns are density and traffic congestion.
- Leasa Williams, 159 Telford; addressed the number of units as relates to lot size in a single family residential by-right development.

9. PLANNING COMMISSION COMMENT

Mr. Carlisle said the Assistant City Manager Robert Bruner was appointed as the new City Manager. He extended an apology from Mr. Savidant to miss this evening's meeting due to illness.

Ms. Dufrane announced a complaint was filed by Safet and Arban Stafa (Tollbrook) against the City claiming violation of their first amendment rights and equal protection.

Mr. Tagle addressed the reason he voted no on the Resolution to adopt Master Plan language for Node F (Crooks and Wattles). He said he was not opposed to striking the verbiage of multiple family residential but thought consideration should be given to using another vehicle or avenue that would offer flexibility or opportunity for development.

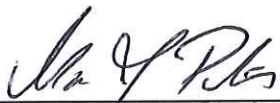
Chair Perakis said she is somewhat confused with the public comment in support of a single family residential by-right development because she thought the proposed PUD development was going in the right direction.

Mr. Fox addressed the reason he voted yes on the Resolution to adopt Master Plan language for Node F (Crooks and Wattles). He said as discussion progressed on the item, he was satisfied with single family attached residential as a compromise.

10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 12:10 a.m.

Respectfully submitted,



Marianna Perakis, Chair



Kathy L. Czarnecki, Recording Secretary

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