

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:08 (7:06) p.m. on May 28, 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

Absent:

- John J. Tagle

Also Present:

- R. Brent Savidant, Community Development Director
- Salim Huerta Jr., Commercial Project Collaborator
- Allan Motzny, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2024-05-027

Moved by: Faison

Support by: Fox

RESOLVED, To approve the agenda as prepared.

Yes: All present (8)

Absent: Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES – May 14, 2024

Resolution # PC-2024-05-028

Moved by: Fox

Support by: Faison

RESOLVED, To approve the minutes of May 14, 2024 Regular meeting as amended.

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

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

Walt Storrs, 5675 Martell; addressed concerns with existing flooding issues in the Sylvan Glen III subdivision.

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. Savidant presented a brief background of the Village of Hastings PUD application and addressed the revisions to the application since last reviewed by the Planning Commission at their April 9, 2024 meeting. He said the revised plan addresses concerns relating to the building design and architecture, EVA (Emergency Vehicle Access) access and signage, extension of sidewalks and inclusion of crosswalks and trash pickup arrangement.

In summary, Mr. Savidant asked the Planning Commission to discuss whether the current proposal is consistent with the Master Plan and whether it meets the Site Plan Review Design Standards and the PUD Standards.

Gary Abitheira was present and said he had nothing more to add to the presentation given by the administration.

There was discussion, some comments related to:

- Trash removal arrangement among different housing units.
- Potential to provide right and left hand turning lanes on Livernois.
- Favorable comments on the revised elevations, preservation of historic homes and the applicant’s dedication to work with the Planning Commission.

Mr. Savidant explained the review and approval process of a PUD application. He said the Planning Commission is a recommending body only and that the City Council has the final decision on the application. Mr. Savidant stated a PUD Agreement would be prepared prior to the City Council consideration of the application, noting it is a legal contract between the City and the developer.

Mr. Savidant said numerous email messages received from the public since the April 9 meeting date were provided to the Planning Commission either in the agenda packet or at their seat prior to the beginning of tonight's meeting.

A count was taken to determine the number of persons in the audience who were in support or in opposition of the proposed PUD application. There were 57 residents in opposition; one in support.

Mr. Fox cited data he researched on a U.S. Census survey relating to property values and home sales in communities with a mix of single family and multi-family homes in comparison to communities with only single family homes. The data signifies communities with a mix of single family and multi-family homes have higher property values and higher home sales. Mr. Fox said he is in support of the PUD application.

Resolution # PC-2024-05-029

Moved by: Fox
Seconded by: Malalahalli

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 4 single family duplex homes, for a total of 33 residential units; and

WHEREAS, The proposed development accomplishes a significant number of the Standards of Approval as per Section 11.03.B.

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.

Discussion on the motion on the floor.

There was discussion on whether to include a design consideration to have the Engineering Department look into providing left and right hand turning lanes.

Mr. Lambert said he would vote no on the motion to approve because he thinks the application does not meet enough of the PUD Standards.

Vote on the motion on the floor.

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

MOTION CARRIED

PRELIMINARY SITE PLAN APPROVAL

6. PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0031) – Proposed Wattles Square Apartments, South side of Wattles and East of John R (PIN 88-20-24-100-039), Section 24, Zoned NN (Neighborhood Node “F”) Zoning District

Mr. Savidant presented a brief background on the Wattles Square Apartments application and addressed the revisions to the site plan since last considered by the Planning Commission at their April 23, 2024 meeting. He said the applicant has provided transparency calculations that meet the requirements, reconfigured the first level balconies and lower level egress windows to address concerns of safety and aesthetics, and added a bicycle rack on the southwest corner of the north building.

Mr. Savidant asked the Planning Commission to consider in its deliberations the following:

- Compliance with Site Plan Review Design Standards set forth in Section 8.06.
- Evaluation of the revised balcony and egress window design.
- How well the proposed project meets the overall site and building design standards of the Neighborhood Node district.

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

- Egress window, compliance with Building Code, facilitation of exit in emergencies.
- Dimensions of the lower level walkout area and egress window.
- Stormwater management on site; engineering review during final site plan approval.
- Elevations as relates to ground level and basement.

Present were Richard Atto and Landscape Architect Stacey Hadeed.

Mr. Atto addressed dimensions of the egress window and walkout area, compliance with building codes, and the use of a concrete step and fence gate to facilitate an exit should there be an emergency. He said he is quite comfortable with the safety features provided in case of emergencies. Mr. Atto explained there is drain tile around the whole building and stone and/or pea gravel to facilitate the management of stormwater to the underground parking lot.

There was discussion, some comments related to:

- Number of apartment units required to be compliant with American Disabilities Act (ADA).
- Building Code requirements for bedrooms located in basement/lower level of home.
- Dimensions of walkout area, egress window, step, and fencing.
- Landscape screening/buffering in relation to adjacent single family homes.

A count was taken to determine the number of persons in the audience who were in support or in opposition of the proposed site plan application. There were 61 in opposition; none in support.

Chair Perakis opened the floor for public comment.

The following residents spoke in opposition to the proposed site plan application. The majority of concerns expressed related to: not a fit for the neighborhood; safety, particularly school children; intent of the Zoning Ordinance; traffic congestion; noise and light pollution; loss of privacy; mail delivery; trash removal; walkability and lack of sidewalks; tree preservation; connection to adjacent residential homes; desire for single family homes; transiency of apartment residents; safety of emergency exits; lack of green space.

- Peter Wilkins, 3905 Wayfarer; submitted signed petition.
- Susan Kuhn, 2172 E. Wattles.
- Colleen Helmick, 4151 Washington Crescent.
- Fred Przybysz, 3842 Wayfarer.
- Paul Leitheiser, 3897 Wayfarer.
- Padmanabhan Karatha, 2042 Applewood.
- Thiago Podolsky, 3885 Sandpiper.
- Anuratha Battula, 3930 Macaw Drive.
- Sonny Quan, 3922 Macaw Drive.
- Karen Beard, 2034 Applewood.
- Mahesh Patil, 3931 Macaw Drive.
- Katharine Mitropoulos, 3912 Anvil.
- Raja Durairajan, 3911 Macaw Drive.
- Ravi Bhamidipati, 3886 Sandpiper; submitted signed petition.
- Jeff Zaleski, 3791 Wayfarer.
- Theresa Drauch, 4097 Colonial.
- Sushma Guduguntla, 3914 Macaw Drive.
- Jason Zhang, 3953 Wayfarer.
- James Sharland, 3921 Wayfarer.

Chair Perakis closed the floor for public comment.

Mr. Savidant stated the proposed development is permitted by right. He said neither State nor local law requires notification to the public of a proposed by-right development.

Mr. Fox again shared the data of the U.S. Census survey relating to property values and home sales in communities with a mix of single family and multi-family homes. He said it is a false perception that multi-family developments attract crime and unsafe conditions.

Discussion continued on:

- Stormwater management.
- Traffic concerns, consideration to provide a traffic study.
- Connectivity to adjacent single family homes.
- Compliance with Site Plan Review Design Standards; Section 8.06.
- Concerns with transiency of apartment residents.
- Public amenities.
- Intent of Neighborhood Node zoning district.
- By-right development.
- Compliance with photometric plan.

Resolution # PC-2024-05-030

Moved by: Fox

Seconded by: Faison

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Wattles Square Apartments, located on the South side of Wattles, East of John R, Section 24, Zoned NN (Neighborhood Node “F”) Zoning District, be granted, subject to the following:

1. The applicant providing a six (6) foot high privacy fence along the south and east property lines.

Discussion on the motion on the floor.

Section 8.06, 1, b. of the Site Plan Review Design Standards, *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony*, was discussed.

Vote on the motion on the floor.

Yes: Faison, Fox, Lambert, Perakis

No: Buechner, Hutson, Krent, Malalahalli

Absent: Tagle

MOTION FAILED

Resolution # PC-2024-05-031

Moved by: Fox

Seconded by: Malalahalli

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Wattles Square Apartments, located on the South side of Wattles, East of John R, Section 24, Zoned NN (Neighborhood Node “F”) Zoning District, be postponed, for a full board in attendance.

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

MOTION CARRIED

The Board members encouraged the applicant to provide a privacy fence on the south and east property lines, a general traffic study, a variety of architectural expression for the units that front Wattles, and a colored rendering.

Chair Perakis called for a recess at 9:45 p.m. The meeting reconvened at 9:58 p.m.

SPECIAL USE APPROVAL

- 7. PUBLIC HEARING - SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0006) – Proposed Jax Kar Wash, South side of Long Lake, East of Livernois (102 East Long Lake Road), Section 15, Currently Zoned NN (Neighborhood Node “M”) Zoning District

Mr. Lambert disclosed that his daughter is employed at the day care center east of the subject site. The Board members agreed there is no conflict of interest.

Mr. Savidant reviewed the Special Use Approval and Preliminary Site Plan application for a Jax Kar Wash. He addressed the number of vacuum spaces and stacking spaces, the proliferation of car washes in the City and the use of a water reclamation/recycling system.

Mr. Savidant referenced the applicant’s responses on the proposed number of vacuum stations, the use of a water reclamation/recycling system, and the proliferation of car washes in the City. He read into the record the applicant’s responses as cited on pages 5, 7 and 9 of the Planning Consultant Report dated May 21, 2024.

Mr. Savidant stated that while the subject property is still in the Neighborhood Node (NN) zoning district, the future land use for this site was removed from the Neighborhood Nodes in the newly adopted version of the Master Plan, and underlying zoning of those Neighborhood Nodes are to be determined.

Mr. Savidant asked the Planning Commission to consider in its deliberations the proposed use, consumer demand, and to consider any testimony heard at the public hearing. In summary, Mr. Savidant asked the Planning Commission to consider if the application is compliant with the Special Use and Site Plan Review Design Standards and to ask the applicant’s consideration to use a water reclamation/recycling system.

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

- Impact of car wash water on stormwater management.
- Administration encourages a water reclamation/recycling system as a condition to Special Use approval.
- Potential of noise pollution, specifically quality of sound.
- Future study by the Planning Commission to discuss underlying zoning for those Neighborhood Node districts eliminated from the Master Plan.

Present to represent Jax Kar Wash were Todd Gesund, Vice President and Director of Expansion; Jon Zimmerman, CEO; and Bruce Milen, second generation owner and Chairman of the Board. Also present was Civil Engineer Jim Butler of PEA.

In their presentation, the gentlemen collectively addressed:

- A brief history of the Jax Kar Wash.
- Unlimited club membership.
- Number of locations.
- Mitigation of noise pollution.
- Site circulation, stacking spaces and vacuum stations.
- Landscaping/buffer for residential.
- Operational hours and peak times.
- Projected number of cars washed daily.
- Traffic; not creating new traffic but complementary traffic.
- Detailed description of a water reclamation/recycling system.
- Bypass of water reclamation/recycling system, at peak times.
- Not one location closed to date in over 70 years of business.
- Stormwater management.

Ms. Malalahalli voiced concern that the proposed use is not compatible with neighboring residential, commercial, and retail uses. She said the car wash would cause traffic congestion and vehicular traffic could be compromised when pulling into the car wash because of the excessive speed of vehicular traffic on Long Lake. Ms. Malalahalli asked if the applicant has been in contact with the neighboring community.

Mr. Gesund replied they have not reached out to the neighboring community.

PUBLIC HEARING OPENED

- Shirley Evoe, 180 Belhaven, Treasurer of Belzair Homeowners Association; addressed concerns with stormwater run-off from car wash in relation to their neighborhood sewer system, asked for clarification of the height of proposed screening trees, asked if the vacuum storage room is soundproof.
- Jim Stevens, 175 Hampshire; voiced opposition, said the use is not compatible with the neighborhood, nor is it aesthetically pleasing, addressed safety concerns with the amount of traffic, freezing of water onto pavement in the winter.

- Esther Dusenberry, 175 Hampshire; addressed concerns with busy intersection, traffic congestion, and said she’s quite happy to drive 4 to 6 miles to the Rochester car wash location.
- Joan Porter, 396 Belhaven; expressed concerns that the use is not compatible with the neighborhood, suggested a use that would add charm to the neighborhood.
- Therese Dahmer, 5105 Somerton; said it is not a good fit for the neighborhood nor the vision of the neighborhood, would prefer a use more dedicated to the community.
- Mary Ann Tracey, 451 Beldale; addressed concerns with water runoff, would prefer a use that would be an attraction for the community.

PUBLIC HEARING CLOSED

Mr. Butler gave a detailed description of the stormwater management on site. He stated the proposed stormwater system is independent of the residential system. Mr. Butler said the residential buffer exists of a five-foot high concrete screen wall with 8-foot high evergreen trees planted on top of a 4-foot high berm.

Mr. Gesund said the room containing the vacuums is soundproof.

Several members shared their thoughts on the proposed use, as relates to autocentric use, traffic volume, potential noise pollution, screening/buffer from residential and commercial environment on Long Lake.

Resolution # PC-2024-05-032

Moved by: Faison
 Seconded by: Krent

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Jax Kar Wash, South side of Long Lake, East of Livernois (102 East Long Lake), Section 15, Currently Zoned NN (Neighborhood Node “M”) District, be granted, subject to the following condition:

1. The applicant adding a water reclamation system.

Discussion on the motion on the floor.

Mr. Lambert said although he has mixed feelings on the proposed development, he will vote favorably because Jax Kar Wash has proven to be a good citizen, and he noted the subject property has been vacant for a very long time.

Chair Perakis said she also has mixed feelings. She said the applicant gave an impressive presentation, and it appears the homeowners’ association is okay with the use as long as their neighborhood stormwater system is not compromised.

Vote on the motion on the floor.

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

MOTION CARRIED

OTHER ITEMS

8. PUBLIC COMMENT – For Items on the Agenda

Deborah Louzecky, 6327 Donaldson, spoke on Agenda Item #5, The Village of Hastings PUD. She addressed a desire that the proposed development created more of a village-like or downtown environment.

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some comments related to:

- Planning Commission access to public comment.
- Progress on hotel development at I-75 and Rochester Road.
- Compaction of trash in multi-family residential development.
- Proposed development at former K-Mart Headquarters property; informal presentation by applicant in June.

Mr. Savidant announced that the City Council adopted the Master Plan at their May 20, 2024 meeting. He shared information on a Michigan Association of Planners (MAP) meetup site visit at Palmer Park and a nearby LGBTQ community in Detroit.

10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 11:26 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Ozarnecki, Recording Secretary