

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 11, 2024, in the Council Chamber of the Troy City Hall. 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 (arrived 7:03 p.m.)
- Tom Krent
- David Lambert
- Marianna Perakis
- John J. Tagle

Absent:

- Lakshmi Malalahalli

Also Present:

- Shana Kot, Community Planner, 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-2024-06-033

- Moved by: Fox
- Support by: Faison

RESOLVED, To approve the agenda as prepared.

- Yes: All present (7)
- Absent: Malalahalli, Hutson (arrived 7:03 p.m.)

MOTION CARRIED

3. APPROVAL OF MINUTES – May 28, 2024

Resolution # PC-2024-06-034

- Moved by: Lambert
- Support by: Buechner

RESOLVED, To approve the minutes of May 28, 2024 Regular meeting as submitted.

Yes: Buechner, Faison, Fox, Krent, Lambert, Perakis
 Abstain: Tagle
 Absent: Malalahalli, Hutson (arrived 7:03 p.m.)

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN APPROVAL

5. PRELIMINARY SITE PLAN APPROVAL JPLN2024-0009) – Proposed Town Haven Site Condominium, 19 units, South of Wattles, West of Rochester (Parcels 88-20-22-226-023 and 88-20-22-226-024), Section 22, Currently Zoned R-1C (One Family Residential) District

Ms. Kot reviewed the Preliminary Site Plan application for Town Haven Site Condominium. She reported the application is compliant with all requirements of the Zoning Ordinance. Ms. Kot said the Planning Department received a communication from the property owner at 3837 Edenderry expressing safety and nuisance concerns relating to the new road and lack of natural buffer along the south/rear lot line. She stated potential solutions might be increased landscaping, bollards and/or a guard rail. Ms. Kot addressed in detail the elevations, floor plans and building materials.

In summary, Ms. Kot asked the Planning Commission to consider whether the proposed project meets the Site Plan Review Design Standards, Section 8.06 E of the Zoning Ordinance, and to take into consideration if additional landscape screening and/or safety measures should be implemented to alleviate concerns of the adjacent property owner.

Mr. Savidant provided an explanation of the Michigan Condominium Act of 1978.

Joseph Maniaci of Tableau by Mondrian was present. He said he is amenable to providing a fence and/or additional landscaping to accommodate the concerns of the resident at 3837 Edenderry.

There was discussion on:

- Connectivity with neighboring residential properties.
- Management of and access to the detention basin.
- Engineering requirement for three connections to existing water main/sanitary sewer system.
- Elevations; architectural features and design.
- Style of housing options; market driven.
- Setback of property line at 3837 Edenderry.
- Potential to provide additional arborvitae and landscaping on the south side.
- Tree survey findings.

Chair Perakis opened the floor for public comment.

- Neil Silver, 3837 Edenderry; acknowledged that the Planning Commission received his written communication dated June 10. He addressed concerns with the adverse impact on his property relating to side yard setback to a cul-de-sac, lack of natural buffer, vehicular headlights shining into his house, safety of vehicular traffic on the cul-de-sac and tree preservation. He asked the applicant to provide a larger setback from the cul-de-sac to his side yard, to provide a 6 to 8 foot high fence prior to final grading, and to preserve the existing cherry tree (tree #1642 on the tree survey).
- John Stankrauff, 3836 Gatwick; He said the neighbors would like a natural buffer and a vested interest to address the tree survey findings as relates to identified trees to remain on site.

Chair Perakis closed the floor for public comment.

Discussion continued:

- Connectivity with neighboring residential properties.
- Tree survey/inventory.
- City Tree Protection Ordinance.
- Setback to the 3837 Edenderry property line.
- Consideration to provide landscape boulders.
- Consideration by Engineering Department to waive the requirement for three connections to existing water main/sanitary sewer system as an effort to preserve existing cherry tree.
- Height on residential fences is limited to 6 feet high.

Mr. Fox expressed his support for connectivity with neighboring residential properties and said site plan approval is the appropriate time to make the request.

Ms. Dufrane reminded the Board that the application is a by-right development that meets all the Zoning Ordinance requirements and expressed concern should the Planning Commission condition approval on connectivity with neighboring residential properties.

Resolution # PC-2024-06-035

Moved by: Lambert

Seconded by: Hutson

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for the proposed Town Haven Site Condominium, 19 units/lots, South of Wattles, West of Rochester (Parcels 88-20-22-226-023 and 88-20-22-226-024), Section 22, approximately 8 acres in size, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following conditions:

1. That a fence be installed at the end of the cul-de-sac, to extend the entire width of the cul-de-sac, a six (6) foot high plastic or resin fence to be installed during final grading and the color to be determined in consultation with adjacent neighbors.
2. Dead and dying trees be removed from the site.

- 3. To provide an additional three (3) arborvitae and possibly landscape boulders if they fit in the site.

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

MOTION CARRIED

OTHER ITEMS

- 6. PUBLIC COMMENT – For Items on the Agenda

Neil Silver, 3837 Edenderry, spoke on Agenda item #5, as relates to fire safety standards for turning radius on cul-de-sacs and dead-end streets. He expressed disappointment that the Planning Commission did not condition its approval on saving the existing cherry tree (tree #1642).

- 7. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

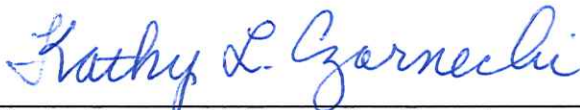
- 8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:06 p.m.

Respectfully submitted,



 Marianna J. Perakis, Chair



 Kathy L. Czarnecki, Recording Secretary