

Vice Chair Malalahalli called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 13, 2024, in the Council Chamber of the Troy City Hall. 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
Tom Krent
David Lambert
Lakshmi Malalahalli
John J. Tagle

Absent:

Michael W. Hutson
Marianna Perakis

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-2024-08-048

Moved by: Krent
Support by: Faison

RESOLVED, To approve the agenda as prepared.

Yes: All present (7)
Absent: Hutson, Perakis

MOTION CARRIED

3. APPROVAL OF MINUTES – July 23, 2024

Resolution # PC-2024-08-049

Moved by: Fox
Support by: Buechner

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

Yes: All present (7)
 Absent: Hutson, Perakis

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 (JPLN2023-0020) – Proposed The Rookery of Troy Mixed Use Development, West of Dequindre, South of Long Lake (Parcels 88-20-13-228-003 and 88-20-13-228-015), Section 13, Currently Zoned NN (Neighborhood Node “J”) District

Mr. Carlisle reviewed the revisions to The Rookery of Troy Mixed Use Development application since last considered by the Planning Commission at its July 9, 2024 Regular meeting. He addressed the following changes:

- Wall details on the southern end of the property.
- Building height calculations on both residential and commercial elevations.
- Additional landscaping in identified locations.
- Additional recreational amenities.
- EIFS building material on the commercial building.
- Patio layout design.
- Photometric plan amended as relates to pole heights.
- Relocation of crosswalks and an additional crosswalk.

Mr. Carlisle said the only exception to the concerns addressed by the Planning Commission is the EIFS building material on the commercial building. He said the applicant has sufficiently met or exceeded expectations to address other concerns.

In summary, Mr. Carlisle asked the Planning Commission to discuss with the applicant the EIFS building material and to consider in its deliberation if the application meets the Site Plan Design Review Standards, Section 8.06 of the Zoning Ordinance.

Present were Project Architect Mark Abanatha, Project Engineer John Thompson of PEA Group and the applicant Joseph Maniaci.

Mr. Abanatha circulated a sample of the EIFS building material. He addressed in detail the architectural design elements of the commercial building.

There was discussion on:

- Durability and longevity of EIFS.
- Architectural design aspect in relation to a monolithic appearance.
- Percentage of EIFS as relates to the requirements of the Zoning Ordinance.

Mr. Tagle asked the applicant to minimize the EIFS material and increase other building materials so that the commercial building would meet the requirements of the Zoning Ordinance.

Mr. Abanatha respectfully asked that the Planning Commission consider granting approval of the application this evening. He said the applicant would accommodate the wishes of the Planning Commission with respect to the amount of EIFS building material used on the commercial building.

Mr. Savidant said he is comfortable should the Planning Commission grant approval with a condition of administrative approval on the revised site plan to show calculations and percentage of EIFS building material used on the commercial building.

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

Resolution # PC-2024-08-050

Moved by: Fox
 Seconded by: Tagle

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 and Article 5 of the Zoning Ordinance, as requested for the proposed The Rookery of Troy Mixed Use Development, comprised of 23 residential units and approximately 7,000 square feet of retail, West of Dequindre and South of Long Lake (Parcels 88-20-13-228-003 and 88-20-13-228-015), Section 13, approximately 5.94 acres in size, Currently Zoned NN (Neighborhood Node “J”) District, be **granted**, subject to the following condition:

1. That the applicant work to the satisfaction of the Planning Department to reduce the EIFS building material on the overall frontage façade of the entire building as a whole.

Yes: All present (7)
 Absent: Hutson, Perakis

MOTION CARRIED

OTHER ITEMS

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

There was no one present who wished to speak.

7. **PLANNING COMMISSION COMMENT**

Mr. Savidant reported the City Council unanimously denied the proposed Village of Hastings Planned Unit Development application at their August 12, 2024 meeting.

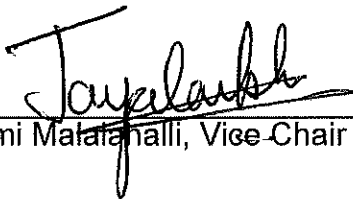
There were general Planning Commission comments on:

- Affordability of housing.
- Middle missing housing.
- Options in the Zoning Ordinance that promote middle housing.
- Oakland County Planners Gathering webinar, August 20, 10-11 a.m., on *Tiny Homes in a Big City*.

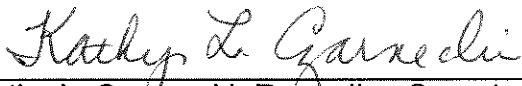
8. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 7:50 p.m.

Respectfully submitted,



Lakshmi Malanalli, Vice-Chair



Kathy L. Czarniecki, Recording Secretary