

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on November 12, 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 for 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
R. Brent Savidant, Community Development Director
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2024-11-065

Moved by: Faison
Support by: Lambert

RESOLVED, To approve the agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – October 22, 2024

Resolution # PC-2024-11-066

Moved by: Buechner
Support by: Fox

RESOLVED, To approve the minutes of October 22, 2024 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT

Rhonda Hendrickson, 3833 Estates, Troy; encouraged developers of the former Kmart Headquarters to incorporate a plaza or square similar to the public piazzas throughout Europe. She referenced written articles that addressed how plazas draw community engagement.

SPECIAL USE APPROVALS

5. SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-025) – Proposed Adult Foster Care Small Group Home (Up to 10 Residents), West side of John R, South side of Abbotsford (5589 John R; PIN 88-20-12-152-003), Section 12, Currently Zoned R-1C (One Family Residential) Zoning District

Mr. Fox, liaison member of the Zoning Board of Appeals (ZBA), said discussion with the Assistant City Attorney determined he is not required to recuse himself from consideration of the Planning Commission action on this item. He said he is comfortable recusing himself should that be the Board’s desire.

The Board members agreed there is no reason for Mr. Fox to recuse himself from acting on the item.

Mr. Savidant gave a brief review of the applicant’s request to accommodate up to 10 residents for the Adult Foster Care Small Group Home at 5589 John R. He addressed the ZBA action taken at their October 15, 2024 meeting to grant relief from Section 6.02.B as relates to the required square footage of the site.

Teresita Sandoval was present. She referenced articles that address the need for communities and the support of the government to provide loving care of adults in their final years.

There was discussion on:

- No objections spoken at the Public Hearing on August 27, 2024.
- Number of communications received in support of the request.
- Board members expressed their support for the request.

Resolution # PC-2024-11-067

Moved by: Fox
 Seconded by: Malalahalli

WHEREAS, The applicant received a variance from the Zoning Board of Appeals on October 15, 2024, granting relief from the minimum site area requirements of Section 6.02.B of Chapter 39 Zoning Ordinance; and,

WHEREAS, The variance permits the Adult Foster Care Small Group Home to accommodate up to 10 residents.

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Small Group Home (Up to 10 Residents), West side of John R, South of Abbotsford (5589 John R; PIN 88-20-12-152-003), Section 12, Currently Zoned R-1C (One Family Residential) District, be **granted**.

Yes: All present (9)

MOTION CARRIED

6. SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0007) – Proposed EI Car Wash, Northwest corner of Long Lake and Dequindre (2955 and 2995 E Long Lake), Section 12, Currently Zoned NN (Neighborhood Node “J”) Zoning District

Mr. Carlisle briefly reviewed the proposed EI Car Wash application. He reminded the Board that a Public Hearing was held at their October 22, 2024 Planning Commission Regular meeting and the item was postponed at the request of the applicant for the presence of a full board. Mr. Carlisle referenced the October 22nd discussion and addressed the following changes to the application since last reviewed.

- Reallocation of the second floor car parking adjacent to the building. Office users do not have to cross vacuum spaces to enter the building.
- Reduction of the curb line adjacent to the stacking area to allow for easier turns into the stacking area off E Long Lake.
- Additional design features at the hard corner of Dequindre and E Long Lake:
 - Extended/enlarged the paved area along both Dequindre and E Long Lake.
 - Benches.
 - Bike repair station.
 - Seasonal outdoor kitchen/bar.
- Applicant’s narrative notes a replacement of EIFS (exterior insulation finishing systems) with brick. Mr. Carlisle noted the elevations still appear to have a significant amount of EIFS.

Mr. Carlisle asked the Planning Commission in their deliberation to take into consideration if the application complies with Section 9.02.D Special Use Standards and Section 8.06 Site Plan Review Design Standards and to discuss with the applicant the rationale for 30 parking/vacuum spaces and the use of EIFS building material.

Present were Gabriel Schuchman and Alejandro Fernandez of EI Car Wash, Eric Meyers of Krieger Klatt Architects and Jacob Swanson of Fleis & VandenBrink.

Mr. Meyers addressed the reduced percentage of EIFS from 12% to 8%. Mr. Schuchman agreed to all masonry building material should that be the desire of the Planning Commission.

Some comments during discussion related to the following:

- EIFS; percentage reduced to 8%. Mr. Carlisle said the reduced percentage could be considered as accent building material.
- Transparency calculations.
- Outdoor kitchen/bar area; partner with local businesses to offer variety of food and drink, oversight by on-site car wash manager, all season use weather permitting, parking.
- Proposed signage review and approval process by Code Enforcement department.
- Traffic study/assessment, as relates to 50 daily car count.
- Tenant/office use; nonprofit organizations, no use would be affiliated to car wash operation.
- Number of vacuum parking spaces. The applicant agreed to 25 spaces.
- Compatibility with NN (Neighborhood Node) Zoning District, adjacent uses, gateway to City.
- Compatibility with Site Plan Review Design Standards.
- Compatibility with Special Use Standards.
- Economic feasibility of a car wash.
- Internal vehicular circulation.
- Membership base operation, fees, and hours of operation.
- Mitigation of noise; vacuum producers located at aisle ends, fully enclosed in concrete.

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.

Mr. Tagle said the project might well serve the neighborhood and community with its mix of uses and it is an opportunity to improve a poor visual corner.

Mr. Schuchman said the \$12 million project offers three different uses that would serve the community. He addressed how they believe the project meets criteria of the Special Use Standards and Neighborhood Node zoning district.

Resolution # PC-2024-11-068

Moved by: Buechner
 Seconded by: Krent

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed El Car Wash, Northwest corner of Long Lake and Dequindre (2955 and 2995 E Long Lake), Section 12, Currently Zoned NN (Neighborhood Node “J”) District, be **granted**, subject to the following conditions:

1. Replace EIFS material to brick.
2. Reduce the vacuum parking spaces from 30 to 25.

Discussion on the motion on the floor.

Mr. Lambert said he supports the development. He addressed existing uses at that location, the opportunity for nonprofit operations to utilize office use, community engagement with the outdoor kitchen, sustainability features offered by the applicant and the applicant’s willingness to work with the Planning Commission.

Vote on the motion on the floor.

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

MOTION FAILED

PRELIMINARY SITE PLAN APPROVAL

7. PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0016) – Proposed Elevate Troy Mixed Use Development, South of Big Beaver, East of Todd (1787 and 1985 W Big Beaver; PIN 88-20-29-226-003, -002 and -020), Section 29, Currently Zoned BB (Big Beaver) Zoning District

Mr. Carlisle reviewed the proposed Elevate Troy Mixed Use Development, noting it is the most complicated infill site he has reviewed. He addressed the five parcels owned by the applicant, site and building layouts, traffic study, pedestrian circulation, location of trash enclosure and parking lot trees. Mr. Carlisle addressed parking related to the number of spaces, a shared parking agreement and parking on Todd Drive.

Mr. Carlisle expressed support for the Troy Elevate development because it adds a vertical mixed-use element to the Big Beaver corridor. He asked the Planning Commission in its deliberation to consider the items as identified in his report dated November 4, 2024. He said any approval of the proposed development should be subject to: 1) confirming the angle of the parking spaces where the 11-foot wide drive aisle is proposed (west side of the site); 2) relocating the dumpster to a space that will not impede traffic; 3) providing trash enclosure screening compliant with Section 13.03; and 4) providing a shared parking agreement.

Present were Jason Hamama of Encore Development, Sal Lorenzano of Designhaus Architecture and James Butler of PEA Group.

Some comments during discussion related to the following:

- Deficiency in required parking; shared parking, off-street parking on Todd Drive.
- Parking related to apartment residents, retail, restaurant, employees.
- Transparency requirements; nominal 5% deficiency, relief can be granted by Planning Commission through architectural features.
- Wall design alternative(s) on west elevation.
- Internal circulation; vehicular and pedestrian.
- Trash removal; location of dumpster for retail use, internal system for apartment residents.

- Residential use; floor plans; units for lease, lease charges, amenities.
- Retail uses, potentially coffee/sandwich shop, pilates/yoga, fast casual restaurant.
- Improvement of the northeast corner of the building to visual from Big Beaver.
- Southern plot of land; incorporate decorative elements, seating area, landscaping, etc.
- Shared parking agreement, as relates to same ownership of parcels. Future change in retail uses is overseen by administration to confirm the justification of required parking spaces.
- Compatibility with Site Plan Review Design Standards.
- Compatibility with Big Beaver Design Standards.

Resolution # PC-2024-11-069

Moved by: Fox
Seconded by: Malalahalli

RESOLVED, That the proposed Elevate Troy Mixed Use Development, South of Big Beaver, East of Todd (1787 and 1985 W Big Beaver; PIN 88-20-29-226-003, -002 and -020), Section 29, Currently Zoned BB (Big Beaver) Zoning District, be **approved**, subject to the following:

1. The wall on the south side of the property will be appropriately decorated to the satisfaction of the Planning Department.
2. The northeast corner will be reevaluated to meet the Big Beaver Design Standards to the satisfaction of the City staff.
3. The southern parking lot and southern plot of land will be landscaped appropriately to create a pleasant view for adjacent properties to the satisfaction of the City staff.
4. Trash enclosure screening be provided and approved by City staff to be compliant with our Zoning Ordinance.
5. Contingent on a Shared Parking Agreement that is evaluated and approved by the City Attorney.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

8. **GENERAL BUSINESS – 2025 MEETING SCHEDULE**

There was discussion on the proposed 2025 meeting dates.

Resolution # PC-2024-11-070

Moved by: Lambert
Seconded by: Fox

RESOLVED, To **approve** the Regular meeting dates for the Planning Commission for 2025 with one amendment to delete the March 25th date.

Yes: All present (9)

MOTION CARRIED

9. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

Ms. Dufrane addressed items on the November 19, 2024 Zoning Board of Appeals agenda.

- Consideration of appeals by two residents of the Planning Commission's July 23, 2024 Preliminary Site Plan approval of the proposed Wattles Square Apartments.
- Consideration of a variance request to add an addition to the home at 801 Hannah.

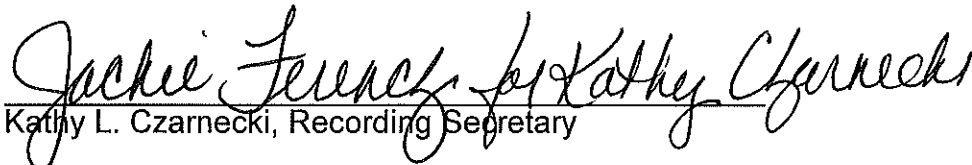
11. ADJOURN

The Regular meeting of the Planning Commission adjourned at 10:05 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair


Kathy L. Czarniecki, Recording Secretary