

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:02 p.m. on January 14, 2025, 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

Absent:

- 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

Mr. Lambert moved to revise the agenda to include *Election of Officers* as agenda item #8 and the remaining agenda items to follow subsequently.

Resolution # PC-2025-01-001

- Moved by: Lambert
- Support by: Buechner

RESOLVED, To approve the agenda as revised.

- Yes: All present (8)
- Absent: Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES – November 26, 2024

Resolution # PC-2025-01-002

- Moved by: Fox
- Support by: Faison

RESOLVED, To approve the minutes of November 26, 2024 Regular meeting as submitted.

Yes: All present (8)
 Absent: Tagle

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

SPECIAL USE APPROVAL

5. SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0021) – Proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 and 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) Zoning District

Mr. Carlisle addressed significant revisions to the Special Use Approval and Preliminary Site Plan application for the Residence Inn Hotel since last reviewed by the Planning Commission at their November 26, 2024 meeting.

Mr. Carlisle asked the Planning Commission to consider in its deliberations if the application meets the Special Use Standards (Section 9.03), Site Plan Review Design Standards (Section 8.06) and Big Beaver Design Standards (Section 5.04E). He asked the Board to consider a waiver of the 30-foot front setback requirement to accommodate outdoor seating along Butterfield. Mr. Carlisle said any approval should be subject to review and approval of a Shared Parking Agreement by the City Attorney.

Present were Jason Hamama of Encore Development and Project Architect Scott Bowers.

Ms. Dufrane acknowledged she personally is not in receipt of the Shared Parking Agreement but she has been informed the agreement was provided in the November agenda packet.

Some comments during discussion related to the following:

- Outdoor patio café; features, entrance aesthetics, use by hotel guests and public, signage, hours of operation, staffing.
- Shielding of loading/unloading space from hotel entrance.
- Shared parking; breakdown of parking spaces.
- East elevation; add windows to break up solid wall.
- Shared Parking Agreement; language relating to potential successor ownership.

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-2025-01-003

Moved by: Krent
Seconded by: Buechner

WHEREAS, In accordance with Article 9.02 of the Zoning Ordinance, the Planning Commission held a public hearing on this matter on October 22, 2024, and public comments were received and considered; and

WHEREAS, The Planning Commission reviewed the Special Use Standards set forth in Section 9.03 and found that those standards have been met; and

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 and 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) District, be granted, subject to the following conditions:

1. A Shared Parking Agreement to be reviewed and approved by the City Attorney prior to Final Site Plan Approval.
2. Provide a canopy entrance on Butterfield.
3. Grant request to waive 30-foot setback requirement for placement of building and patio.
4. Provide windows on the east side of the building where there is a solid masonry wall.
5. Provide more modern design of the patio lights to reflect modern building façade.

Yes: All present (8)
Absent: Tagle

MOTION CARRIED

PRELIMINARY SITE PLAN APPROVAL

6. PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0030) – Proposed Oak Meadows Site Condominium, 10 units, South of Ottawa, North of Square Lake, West of Rochester (400 and 500 Ottawa), Section 3, Currently Zoned R-1B (One-Family Residential) District

Mr. Carlisle reviewed the Oak Meadows Site Condominium application. He addressed a previous application submitted by the applicant for a 16-unit cluster development in August of 2018 that was withdrawn by the applicant prior to City Council consideration. Mr. Carlisle said the application before the Board this evening is a by-right development. He addressed existing wetlands, stormwater management, tree mitigation, landscaping, pedestrian improvements, traffic and elevations.

Mr. Carlisle asked the Board to consider in its deliberations if the application meets Site Plan Review Design Standards (Section 8.06). He said any approval of the application should be subject to the three conditions as cited in his report dated January 7, 2025.

There was a brief question and answer session among Board members and the administration.

Gary Abitheira addressed density, wetlands, stormwater management, setback requirements, and square footage, price range and style of homes to be constructed. Mr. Abitheira presented a display of building materials and color scheme.

Mr. Abitheira expressed disappointment in an email sent to the Planning Department in which the sender implies he receives preferential treatment from City departments and Boards. He denied the implication.

Some comments during discussion related to the following:

- Wetlands; EGLE approval process.
- Requirement for rear yard setback.
- Existing home to remain resulting from internal road access.
- Perception of creating a neighborhood within a neighborhood.
- Elevations; variation of architectural features and colors.
- Sidewalk improvements; extension to adjacent subdivision.

Chair Perakis opened the floor for public comment.

- Richard Linnell, 2804 Orchard Lake Road, Keego Harbor; Attorney Linnell spoke on behalf of a group of homeowners who oppose the proposed development. He addressed density, lot sizes, scale of homes, characteristics of the neighborhood, traffic and pedestrian safety, potential legal issues relating to the Michigan Land Division Act, deed restrictions and subdivision plats.

The following individuals spoke in opposition to the proposed development. Concerns addressed related to changing the characteristics of the existing neighborhood, stormwater management, existing flooding issues, loss of wildlife and natural beauty of neighborhood, traffic and pedestrian safety, notice of meeting.

- Tom DeCarlo, 382 Ottawa
- Mitch Mountney, 374 Ottawa
- Douglas Avery, 440 Ottawa
- Ben Blaszak, 761 Ottawa (provided photographs of flooding on site)
- Marcia Bossenberger, 369 Ottawa (provided data related to wetlands, floodplains, water quality)
- Dave Sicheneder, 335 Ottawa
- Rosemarie Thommes Sicheneder, 335 Ottawa
- David Cole, 211 Ottawa
- Frank Schaller, 362 Ottawa

Chair Perakis asked for a show of hands from the audience of those who oppose the development and those who support the development; 29 oppose, zero support.

Chair Perakis closed the floor for public comment.

It was acknowledged the Planning Department received nine emails; five of which came from the same resident and two from residents who spoke during public comment.

Mr. Savidant said site condominium applications require no public hearings and there is no requirement to notify residents by mail. He disclosed that he reached out to inform a resident who he knows is actively following this application to advise that person that the item was on tonight's agenda. Mr. Savidant addressed the final engineering site plan review process assuring residents it is City policy that new construction cannot negatively impact surrounding properties. He said it is common that new developments result in an improvement to stormwater management issues.

Ms. Dufrane said the applicant is not amending an existing plat. She stated the City does not enforce deed restrictions and enforcement of any deed restrictions would come from the Court. Ms. Dufrane encouraged the Planning Commission to not base any denial solely on deed restrictions.

There was discussion on the distance from the edge of the internal road to the property line of the remaining existing home and how best to address the concerns of lack of privacy expressed by the homeowner during public comment.

Resolution # PC-2025-01-004

Moved by: Fox
Seconded by: Faison

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for the proposed Oak Meadows Site Condominium, 10 units/lots, South of Ottawa, North of Square Lake, West of Rochester (400 and 500 Ottawa), Section 3, approximately 8 acres in size, Currently Zoned R-1B (One Family Residential) District, be granted, subject to the following conditions:

1. Revise the plans to reflect accurate parcel numbers, as discussed with applicant.
2. Continue sidewalk along west side of the internal road, as discussed with applicant.
3. Applicant provide enhanced plant-based screening along the internal drive to the satisfaction of the Planning Department.
4. Applicant clarify colors and architectural variations used, as described in Section 4.06.4 of the Zoning Ordinance.

Discussion on the motion on the floor.

Mr. Lambert addressed his concern that the proposed sidewalk is not a good fit with the adjoining subdivision and would add to the impervious surface in the subdivision. He would rather see a bioswale instead of a sidewalk.

Mr. Krent said a sidewalk would provide safety for the school children.

Mr. Savidant stated sidewalks are a requirement for site plan approval. He agreed the sidewalk would provide a safe route for school children.

Chair Perakis said she understands the concerns expressed by the residents. She acknowledged the application meets all the Zoning Ordinance requirements, traffic impact would be negligible, and existing flooding issues might be resolved with the new development.

Mr. Hutson stated the City shows no bias to any applicants, and that he personally voted no on at least two applications submitted by the applicant.

Vote on the motion on the floor.

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

MOTION CARRIED

OTHER ITEMS

7. PUBLIC COMMENT – For Items on the Agenda

- Marcia Bossenberger, 369 Ottawa; addressed FEMA regulations, wetlands, and estimated distance quoted from the internal road to the remaining existing home.
- Chris Michael, 72 Booth; addressed the over development of the City.
- Erick Harrison, 875 Ottawa; addressed existing flooding.
- Frank Schaller, 362 Ottawa; addressed potential traffic impact.
- Allison Mounthey, 374 Ottawa; said the new development will be very disruptive to the neighborhood.

Mr. Savidant said the distance estimated from the edge of the street to the property line of the remaining existing home was accurately reflected during discussion.

8. ELECTION OF OFFICERS

Chair Perakis opened the floor for nominations for Chair.

Mr. Lambert nominated Ms. Perakis as Chair. Mr. Fox supported the nomination.

Acknowledging there were no further nominations, Chair Perakis closed the floor for nominations.

Chair *Perakis* accepted the office of **Chair**.

Chair Perakis opened the floor for nominations for Vice Chair.

Mr. Fox nominated Ms. Malalahalli as Vice Chair. Chair Perakis supported the nomination.

Acknowledging there were no further nominations, Chair Perakis closed the floor for nominations.

Vice Chair *Malalahalli* accepted the office of **Vice Chair**.

Chair Perakis opened the floor for nominations for Zoning Board of Appeals Representative (ZBA).

Mr. Buechner nominated Mr. Fox for ZBA representative. Mr. Lambert supported the nomination.

Acknowledging there were no further nominations, Chair Perakis closed the floor for nominations.

ZBA Representative *Fox* accepted the office of **ZBA Representative**.

Resolution # PC-2025-01-005

Moved by: Lambert
Seconded by: Buechner

RESOLVED, To adopt the slate of officers as nominated and accepted.

Yes: All present (8)
Absent: Tagle

MOTION CARRIED

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some related to:

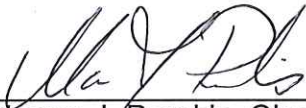
- Review of Bylaws to address various aspects of public speakers.
- Joint meeting with the City Council.

Ms. Dufrane addressed two litigation cases.

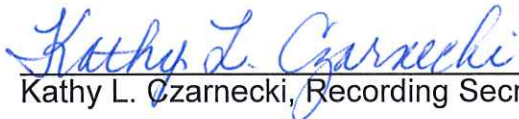
10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 10:06 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czarnecki, Recording Secretary

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