

**A. CALL TO ORDER:**

A Special Joint Meeting of the Troy City Council and Planning Commission was held on Tuesday, February 4, 2020, at the Troy Community Center, 3179 Livernois Rd., Troy, MI 48083. Mayor Baker called the meeting to order at 7:00 PM.

**B. ROLL CALL:**

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|----|------------------------------|----------------------------|
| a) | <u>City Council Members</u>  | <u>Planning Commission</u> |
|    | Mayor Ethan Baker            | Tom Krent, Chair           |
|    | Edna Abraham                 | Ollie Apahidean            |
|    | Theresa Brooks               | Karen Crusse               |
|    | Ann Erickson Gault           | Carlton M. Faison          |
|    | Mayor Pro Tem David Hamilton | Michael W. Hutson          |
|    | Ellen Hodorek                | Dave Lambert, Vice Chair   |
|    |                              | Marianna Perakis           |
|    |                              | Sadek Rahman               |
|    |                              | John J. Tagle              |

**Motion to Waive City Council Rule #17 Members of the Public and Visitors to Move Public Comment to After the Discussion Items**

Resolution #2020-02-032  
Moved by Baker  
Seconded by Abraham

RESOLVED, That Troy City Council hereby **WAIVES** City Council Rule #17, *Members of the Public and Visitors*, to move Public Comment to after the discussion items.

Yes: All-7  
No: None

**MOTION CARRIED**

**D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:**

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**D-1 Master Plan and Zoning Ordinance, Neighborhood Node Zoning Districts, Other Planning Related Topics**

Mayor Baker opened the meeting and welcomed everyone to this joint meeting of the Planning Commission and the City Council.

City Manager Miller introduced the topics to be discussed at the meeting tonight. He introduced Mr. Ben Carlisle of Carlisle Wortman Associates.

Mr. Carlisle discussed the Master Plan.

Mr. Dick Carlisle of Carlisle Wortman continued the discussion of the history of the Master Plan.

Mr. Brent Savidant, Planning Director, discussed neighborhood nodes.

Mr. Ben Carlisle and Mr. Dick Carlisle facilitated a discussion with questions to the members of City Council and the Planning Question.

Mrs. Crusse, Mayor Baker, and Mr. Faison commented on the issues with dense housing in the neighborhood nodes, and that neighbors prefer services that can be utilized by residents.

Mr. Tagle commented the Planning Commission hears complaints from developers regarding their financial benefit from certain projects.

Mr. Rahman commented there are issues with social interaction between new developments and the surrounding neighborhoods, as required in the Master Plan.

Council Member Abraham commented that traffic is a major concern with neighborhood nodes when it comes to dense housing in those nodes.

Mr. Lambert commented that perhaps a benefit to the neighbors would make development projects more appealing to surrounding neighbors.

Mrs. Perakis commented on the issue of roads near dense residential areas in the nodes.

Council Member Hamilton commented that there is an issue with the intention to make nodes walkable when some of the surrounding neighborhoods aren't walkable yet.

Council Member Hodorek commented that the descriptions of the nodes sometimes doesn't match what actually is built in those nodes.

Chairman Krent commented that compatibility and transition are two of the most important aspects of developments. He said that the newer developments don't have the distance and transition that they should have.

Mr. Dick Carlisle commented that there is an older population that is transitioning to empty-nesting and older, and the City needs to decide if we want to make developing decisions that will appeal to that population so they'll stay in Troy. Mr. Miller commented that delivering projects to the community that will help older residents remain independent, yet not be isolated. Mayor Baker commented that three-story condos will not address that, but some higher density developments could, but how does the City encourage developers to want to build housing that will appeal to older residents. Mr. Dick Carlisle commented that he hears from developers that building vertically is less expensive than horizontally. Mrs. Crusse commented that developers need to be incentivized to build certain types of developments, such as with tax incentives. Mayor Baker commented that he hears residents say that they don't care if developers are losing money. He said that the cluster ordinance has helped with incentivizing developers, but how much more does the City want to do.

Mr. Rahman commented that he would expect that based on the descriptions in the Master Plan of the village environment, there would be small shops and service providers in the nodes.

Council Member Hamilton commented that the first priority should be that the developments in the nodes should include things the residents could use.

Mayor Baker commented that the idea with the storage unit on Long Lake Road was that it was sold as good for the neighbors, and that there would be retail on the first floor. He said that after that project, it seemed like the projects that were coming to Council were all condo developments.

Council Member Abraham commented that what we really want to get to is the small coffee shop and book store with an outdoor seating area that residents can walk to, not a large condo development. She said that crafting the language to get there is a challenge.

Mr. Faison commented that since the Master Plan is due to be updated, we should look at the entire Master Plan, especially Big Beaver District. He said that the plan from 2008 encouraged development since there was a recession. He said that future plans should not consider the existing economic climate.

Mr. Hutson commented that neighborhood nodes should get attention first, then the Big Beaver District.

Council Member Abraham commented that it's worthwhile to look at the 20-year outlook, with primary attention given to the neighborhood nodes.

Mr. Dick Carlisle said that while looking at things with a long-term view, reviewing at 5-year intervals allows for focus on certain areas that need a more strategic view.

Council Member Erickson Gault commented that more emphasis needs to be on public engagement. She said that these plans get created, and the public is either not invited or does not attend the engagement sessions, then a development comes up and it's a surprise to the neighbors. She said that the key engagement for the neighborhood nodes has to be with the surrounding neighbors of that node.

Council Member Hodorek commented that the nodes need to be a priority. She said that there is a legitimate concern voiced about safety with being able to walk and ride bikes to a neighborhood node retail or service provider. She said there is a sense of urgency to not create safety issues with future nodes.

Council Member Hamilton commented that he read the Master Plan and it should be reviewed every year. He said that he would like to add the process for City Council to review the Master Plan every year.

Mayor Baker commented that the City as a whole is trying to find ways to get the public to engage before there are developments that are controversial. He said that the current Master Plan is beautifully done, but Troy is having some growing pains, so it's time to address them. He said that we need to address what it means to be consistent and predictable.

Mr. Miller commented that the City has done more than required in regards to public engagement for the Master Plan. He said that more can be done, but it requires more time and money to go to the residents to discuss their specific areas.

Mr. Miller said that the next steps are to continue having these joint meetings, work on amendments to the Zoning Ordinance, and work on the updating of the Master Plan next year.

Mr. Rahman commented that there is too much gray area between the Master Plan and the Zoning Ordinance. He said that perhaps there needs to be specifics written into the Zoning Ordinance about what needs to be in specific areas, including the nodes.

Vice Chairman Lambert commented that with the law change regarding who adopts the Master Plan, we should think about how we will handle it. Mr. Savidant commented that in 2016, City Council decided that the Planning Commission would adopt the Master Plan.

Mr. Savidant thanked Dick Carlisle and Ben Carlisle and Carlisle Wortman for their hard work and dedication to the City of Troy, and for facilitating the discussion this evening.

Mr. Savidant reviewed the next steps. He said that City Council, City staff and the Planning Commission have all heard the residents’ concerns about neighborhood nodes.

**E. OTHER BUSINESS:**

**C. PUBLIC COMMENT:**

Doug Gerard	Commented on concerns with safety, property values, and traffic in relation to neighborhood nodes.
Marcia Bossenberger	Thanked Mayor Baker and Council Members for listening to her concerns. She said that developers create blight and nuisances, and there needs to be accountability for them. She would like to see more green space on smaller developments.
Jerry Rauch	Thanked the Council, Planning Commission, and Planning Department for listening and working on these issues. He said that he would like the Planning Commission to focus on the village idea.
Paul Balas	Commented that he is comfortable that his concerns are being heard and understood by the City.
Debra Louzecky	Commented that she is very excited for the new Council and the new Planning Commission. She said that it is great to be able to hear the members voice their concerns, and that they are the same concerns as the residents.
Bruce Bloomingdale	Commented that he is happy to see community involvement again. He said that developers maximize their profits, and then the community has to live with the results. He thanked the City Council and Planning Commission for holding this and future meetings like it.
Sunil Sivaraman	Commented that the Master Plan should be divided into smaller pieces to be examined, then after each piece is revised, the results should be announced to the public.
Brian Wattles	Commented that he is glad to hear the members voice his same concerns. He said that public engagement needs to be done earlier to give the residents an opportunity to voice their concerns.

Mahendra Gindra	Commented that he enjoyed this session, especially the history of the Master Plan. He commented that high density housing doesn't fit with the vision of a village atmosphere from the Master Plan.
Ann Bruttell	Commented that she is concerned with the number of restaurants closing and opening, and the number of hotels being built, and if we have enough support for these businesses.
Omar Shouhayib	Commented that he is part of a family development company and owns properties, but they strive for responsible developments. He said that development is market-driven.
Russell Reynolds	Thanked the Council and Planning Commission for this joint meeting. He said that the same housing that interests older residents is what appeals to first-time homebuyers. He said that we need to focus on and promote that type of housing, along with small businesses along the Big Beaver Corridor.

**F. ADJOURNMENT:**

The Meeting **ADJOURNED** at 9:27 PM.

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Mayor Ethan Baker

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M. Aileen Dickson, MMC  
City Clerk