

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on February 22, 2022, in the Council Chamber of the Troy City Hall. Chair Lambert presented opening remarks relative to the role of the Planning Commission and procedure of tonight’s meeting.

1. ROLL CALL

Present:

Carlton M. Faison  
 Michael W. Hutson  
 Tom Krent  
 David Lambert  
 Lakshmi Malalahalli  
 Sadek Rahman  
 John J. Tagle

Absent:

Marianna Perakis

Also Present:

R. Brent Savidant, Community Development Director  
 Ben Carlisle, Carlisle Wortman Associates  
 Julie Quinlan Dufrane, Assistant City Attorney  
 Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2022-02-011**

Moved by: Krent  
 Support by: Faison

**RESOLVED**, To approve the Agenda as prepared.

Yes: All present (7)  
 Absent: Perakis

**MOTION CARRIED**

3. APPROVAL OF MINUTES – February 8, 2022

**Resolution # PC-2022-02-012**

Moved by: Rahman  
 Support by: Malalahalli

**RESOLVED**, To approve the minutes of the February 8, 2022 Regular meeting as submitted.

Yes: All present (7)  
 Absent: Perakis

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**SPECIAL USE AND SITE PLAN APPROVAL**

5. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN APPROVAL (File Number SP JPLN2021-0027) – Proposed 780 West Maple (North) Industrial Building, East side of Barrett, North of Maple (PIN 88-20-28-304-029), Section 28, Currently Zoned MR (Maple Road) District

Mr. Carlisle gave a review on the Special Use and Preliminary Site Plan application for 780 West Maple (North) Industrial Building. He said the proposed use is for a one-story light industrial and office building with four tenant suites. Mr. Carlisle noted the office use would be in the front and the light industrial use would be in the rear of the building. Mr. Carlisle said a light industrial use requires a Special Use Approval and Public Hearing.

Mr. Carlisle addressed parking and the loading space. He reported the applicant is deficient one (1) parking space and two (2) bicycle spaces. Mr. Carlisle asked the applicant to address the maneuverability of delivery trucks in the loading space located in the rear, noting the space is tight and trucks would block access to the rear doors.

Mr. Carlisle addressed access and circulation. He said the access to the site would be off Barrett Drive and a cross access to the property to the south. Mr. Carlisle stated the owner of the site under consideration this evening is also the owner of the property to the south and a cross access easement would be part of the Final Site Plan approval. Mr. Carlisle asked the applicant to confirm the southern site meets parking requirements after the removal of three (3) parking spaces to accommodate the cross access.

Mr. Carlisle addressed the street tree landscaping requirement. He reported the applicant is not able to plant the required six (6) street trees along Barrett Drive due to overhead wires. The applicant is requesting consideration by the Planning Commission to plant the street trees along the northern property line.

Mr. Carlisle said the application complies with the transparency requirement on the front and side elevations but not on the rear elevation. He asked the applicant to address the required transparency along the rear elevation.

Mr. Carlisle stated the application meets the Special Use Standards per Section 9.03 of the Zoning Ordinance. He asked the Planning Commission to consider the location of the proposed loading space, one (1) parking space deviation, alternative location of the street trees and obtain confirmation from the applicant that the remaining parking spaces on the south building site meet parking requirements.

Mr. Carlisle expressed overall support of the application and recommended approval of the Special Use and Preliminary Site Plan with conditions as identified in the Planning Consultant report dated February 15, 2022.

Present were Ben Tiseo of Tiseo Architects Inc, Civil Engineer James Butler of Professional Engineers Associates, and a representative for property owner Kevin Denha of Big Tom Properties LLC.

Mr. Tiseo addressed the methodology he used to compute the number of parking spaces in relation to the building tenancy. He prepared and distributed a calculation sheet to each member. Mr. Tiseo assured the Board that parking for the building to the south is sufficient and noted an excess of 15 spaces. He said a cross access easement agreement and a shared parking agreement will be provided by the applicant.

Mr. Savidant advised the applicant and the Board there would be no parking concerns with a shared parking agreement.

Mr. Tiseo said transparency calculations were provided to the Planning Department prior to this evening's meeting but they were not included in the agenda packet. He said to meet the transparency requirement for the rear elevation, the applicant would remove two panels (2 feet high) from the overhead doors and replace the panels with glass.

There was discussion on:

- CMU (concrete masonry unit) building material.
- Loading space maneuverability for deliveries; use of panel trucks, not semi-trucks, for small deliveries to tenants.
- Cross access easement and shared parking agreement.
- Building setback requirement in MR (Maple Road) zoning district.
- Market for smaller industrial/office uses.
- Potential tenants; small user such as a contractor with office/shop/storage space.

#### PUBLIC HEARING OPENED

There was no one present who wished to speak.

#### PUBLIC HEARING CLOSED

**Resolution # PC-2022-02-013**

Moved by: Rahman

Support by: Tagle

**RESOLVED**, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the proposed 780 West Maple (North) Industrial Building to 19 when a total of 20 spaces are required on the site based on the off-street parking space requirements for industrial and office. This one (1) space reduction is sufficient to meet parking demands based on shared ownership with the property to the south; and,

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed 780 West Maple (North) Industrial Building, East side of Barrett, north of Maple, Section 28, Currently Zoned MR (Maple Road) District, be granted, subject to the following conditions:

1. Provide bicycle rack for two bicycles.
2. Provide cross access easement.
3. Provide shared parking agreement.
4. Provide transparency along rear elevation by replacing two panels of each overhead door with transparent glass.
5. Requirement of six (6) street trees to be alternatively located along the northern property line.

Yes: All present (7)

Absent: 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 announced that City Council granted approval of Adler Cove, the one-family residential cluster development located on the south side of Long Lake, east of John R, at their February 14, 2022 meeting.

Mr. Savidant and Mr. Carlisle announced a bus tour will be conducted for City Council’s engagement in the Neighborhood Node Walks and Talks. To be determined are which three neighborhood nodes to be toured and confirmation on a March 12 date.

Ms. Dufrane stated the bus tour will meet all requirements of the Open Meeting Act.

The next steps for Master Plan update:

- Create a Planning Commission sub-committee to discuss Neighborhood Node districts.
- Schedule a Joint Meeting with City Council and Planning Commission.
- Establish a timetable for completion.

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:40 p.m.

Respectfully submitted,



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David Lambert, Chair



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Kathy L. Czarnecki, Recording Secretary