Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 24, 2022, in the Council Chamber of the Troy City Hall. Chair Lambert and Vice Chair Perakis 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
Michael W. Hutson
Tom Krent
David Lambert
Marianna Perakis
Sadek Rahman
John J. Tagle

Absent:
Lakshmi Malalahalli

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-2022-05-030
Moved by: Rahman
Support by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Malalahalli

MOTION CARRIED

3. APPROVAL OF MINUTES – May 10, 2022

Resolution # PC-2022-05-031
Moved by: Perakis
Support by: Buechner

RESOLVED, To approve the minutes of the May 10, 2022 Regular meeting as submitted.

Yes: All present (8)
Absent: Malalahalli

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PUBLIC HEARING

5. PUBLIC HEARING - SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SP JPLN2022-0016) – Proposed Automark Collision Center, North side of Maplelawn, West of Crooks (1744 Maplelawn), Section 29, Currently Zoned IB (Integrated Industrial & Business) District

Mr. Carlisle reviewed the Special Use and Preliminary Site Plan application for Automark Collision Center as relates to the reinvestment in the property and site improvements. Mr. Carlisle explained the application is being reviewed as a Special Use because the property is located within 300 feet of residentially zoned property.

Mr. Carlisle addressed the Auto Repair Standards and Special Use Standards set forth in Section 6.26 and Section 9.03 of the Zoning Ordinance, respectively. Mr. Carlisle expressed support of the reinvestment in the site and recommended Preliminary Site Plan and Special Use Approval with the conditions as identified in the Planning Consultant report dated May 12, 2022.

A discussion among Board members and the administration followed, some comments relating to:

- Screening of outdoor storage; maximum eight (8) feet high.
- Distance of property to residentially zoned property.
- Compliance with lighting and landscaping requirements, as relates to the re-use of an existing site.

Present were applicant Andrew Lekosiotis, Manager of Automark, and Glenn DesRosiers, real estate broker, friend and client.

Mr. Lekosiotis said the Troy collision shop would be a support shop for his two larger collision shops located in Farmington Hills and Rochester Hills. He said the shops provide certified repair services for premium vehicles (BMW’s, Mercedes, Land Rovers). Mr. Lekosiotis said the Troy site would avoid tow-in’s and provide quick repair services. He noted he would be a tenant of the building.

Mr. DesRosiers said he's known Mr. Lekosiotis for 34 years and wanted to express support for the proposed site reinvestment. He validated the reputable service that Mr. Lekosiotis provides to his clients from all over the country and briefly addressed a recent purchase/acquisition of a shop formerly operated by Mr. Lekosiotis.

There was discussion on:
- Location of overhead doors.
- Screening of outdoor storage, as relates to existing fence.
- Type, condition and estimated number of vehicles that would be stored.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2022-05-032

Moved by: Krent
Support by: Rahman

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Automark Collision Center, North side of Maplelawn, West of Crooks (1744 Maplelawn), Section 29, Currently Zoned IB (Integrated Industrial & Business) District, be ***granted***, subject to the following conditions:

1. Repair and restripe parking lot and provide thirty-five (35) automobile spaces including two (2) barrier free spaces.
2. Provide bicycle parking.
3. Install two (2) street trees.
4. Screen outdoor storage area.
5. All equipment including hydraulic hoists, pits, lubrication and repair facilities shall be entirely enclosed within building.
6. All repair and maintenance activities shall be performed entirely within enclosed building.

Yes: All present (8)
Absent: Malalahalli

MOTION CARRIED

CONCEPTUAL SITE PLAN

6. TROY CIVIC CENTER PAVILION – Conceptual Design

Public Works Director Kurt Bovensiep presented a conceptual design of the Troy Civic Center Pavilion. He said the conceptual design was recently presented to City Council who in turn approved a proposal from OHM to complete the design of the public space pavilion and ice-skating facility. Mr. Bovensiep addressed its location in proximity to the Jeanne M. Stine Community Park, OHM goals and objectives, funding, conceptual views of a four-season facility and lighting attraction.

There was discussion on:

- Parking.
- Accessibility to Jeanne M. Stine Community Park.
- Entry free facility, concessions, hours of operation, skating rink management, capability to offer all-season activities.
- Zamboni amenity, function, sustainability of ice-skating rink.
- Opportunity to host future attractions and programs.
- Landscaping.
- Public seating near activities.
- Best practices, ideas, obtained from visits to similar local facilities.
- Aggressive timeline; October 2023.

PRELIMINARY SITE PLAN REVIEW

7. PRELIMINARY SITE PLAN APPROVAL (File Number SP2019-0041) – Proposed Lange View Estates, Southeast corner of Livernois and Leetonia (4080 Livernois), Section 15, Currently Zoned NN Neighborhood Node (Node “H”) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Lange View Estates as relates to location, permitted use, access, existing on-site buildings, surrounding zoning and the undeveloped parcel to the south. He addressed the height and massing of the proposed development, excess of parking spaces on site, and deficiencies relating to trash enclosure details, parking lot trees and location of parking lot light. Mr. Carlisle addressed the Design Standards, Site Plan Review Standards and Transitional Features set forth in the Zoning Ordinance.

Mr. Carlisle stated the townhome development could be an appropriate use of the site but recommended the Planning Commission discuss transitional features, height and massing of the development, particularly the impact it might have on homes located on Leetonia. He reported that should the Planning Commission grant approval of the application, approval should be conditioned on items identified in his report dated May 17, 2022 and confirmation that the plan meets transparency requirements.

Property owner and commercial developer Vince Pangle addressed design elements, building height, historic post office and existing on-site buildings. Mr. Pangle said his business partner Gary Abitheira reduced the building height as much as possible and maintain viability of the project. He addressed existing styles of homes on Leetonia, the need for this type of housing development and shared that he has received positive comments from neighbors with whom he has reached out to. Mr. Pangle cited key elements are the green space adjacent to the home to the rear, upgrading both intersections and adding properties to existing stormwater management.

Ms. Perakis, referencing a rendering, asked if there was consideration given to eliminating the parking under the townhomes, lowering the building height by an entire story and providing detached covered parking.

Mr. Pangle apologized clarifying the rendering is inaccurate. He indicated property dimensions would not accommodate detached covered parking and still accommodate the parking needs for existing on-site buildings.

Mr. Carlisle explained the site is overparked by Zoning Ordinance requirements; 24 spaces are required for office, 16 spaces required for residential, totaling 40 spaces. The application provides 59 parking spaces.

There was discussion on:
- Lowering building height by one story; provide detached parking.
- Excess of parking spaces per Zoning Ordinance requirements.
- Transitional features in relation to adjacent residential.
- Setback of building to east to avoid overshadowing.
- Potential development of southern-most parcel.
- No public comment received by the Planning Department.

Chair Lambert opened the floor for public comment; Acknowledging there was no one present who wished to speak, Chair Lambert closed the floor for public comment.

Members Faison, Hutson, Krent and Perakis expressed concerns with respect to building height, massing, transitional features and architectural elements.

Mr. Carlisle stated the application was submitted prior to a recent adoption of a Zoning Ordinance Text Amendment stipulating a maximum building height of two (2) stories in Neighborhood Node zoning districts. He said this application is considered as a grandfathered use and is permitted to construct up to three (3) stories. He noted though that the application must still meet the transitional features and design features of the Zoning Ordinance.

Resolution # PC-2021-05-033
Moved by: Krent
Seconded by: Tagle

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Lange View Estates, 8 units, located on the Southeast corner of Livernois and Leetonia (4080 Livernois), Section 15, Zoned NN (Neighborhood Node "H") District, be ***denied,*** for the following reason:

1. The application does not meet the ordinance requirements for transition.

Yes: All present (8)
Absent: Malalahalli

MOTION CARRIED

OTHER ITEMS

8. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

There were general comments, some relating to:
- Status of Neighborhood Node Subcommittee meetings.
- Map of updated trail system.
- National Association of Planning May 15 event at Hammer & Nail in Detroit.

10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:14 p.m.

Respectfully submitted,

David Lambert, Chair

Kathy L. Czarnecki, Recording Secretary

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