

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on December 13, 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:

- Toby Buechner
- Carlton M. Faison
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Sadek Rahman
- John J. Tagle

Absent:

- Michael W. Hutson
- Marianna Perakis

Also Present:

- Ben Carlisle, Carlisle Wortman Associates
- Julie Quinlan Dufrane, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Chair Lambert opened discussion on revising the agenda, as follows:

- Add 2023 Planning Commission Regular Meeting Dates.
- Applicant’s request to postpone Agenda item #5, Special Use Approval and Preliminary Site Plan Review for 2690 Crooks Road Apartments. Chair Lambert noted the Board is required to open the Public Hearing this evening.
- Consideration to address all and/or a limited number of items, and/or set a time limit on the meeting, and/or change the order of business items.

**Resolution # PC-2022-12-059**

Moved by: Malalahalli

Support by: Rahman

**RESOLVED**, To revise the agenda as follows: 1) postpone Agenda item #5 to the January 10, 2023 meeting with exception to open the Public Hearing; 2) postpone Agenda item #9 to the January 10, 2023 meeting; and 3) add the 2023 Planning Commission Regular Meeting Dates at the end of the Agenda.

Yes: All present (7)

Absent: Hutson, Perakis

**MOTION CARRIED**

3. APPROVAL OF MINUTES – October 25, 2022 and November 1, 2022

**Resolution # PC-2022-12-060**

Moved by: Krent  
Support by: Tagle

**RESOLVED**, To approve the minutes of the October 25, 2022 Regular meeting as submitted.

Yes: All present (7)  
Absent: Hutson, Perakis

**MOTION CARRIED**

**Resolution # PC-2022-12-061**

Moved by: Faison  
Support by: Malalahalli

**RESOLVED**, To approve the minutes of the November 1, 2022 Special meeting as submitted.

Yes: All present (7)  
Absent: Hutson, Perakis

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW**

5. SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2022-0004) – Proposed 2690 Crooks Road Apartments, East side of Crooks, South of Big Beaver (2690 Crooks), Section 28, Currently Zoned BB (Big Beaver) District

*(Item postponed, refer to Resolution # PC-2022-12-059)*

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

## PRELIMINARY SITE PLAN REVIEWS

6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2022-0023) – Proposed 5920 Livernois Office Building, East side of Livernois, South of Square Lake (PIN 88-20-10-101-018), Section 10, Currently Zoned O (Office) District

Mr. Carlisle reviewed the Preliminary Site Plan application for 5920 Livernois Office Building. He addressed the proposed uses of the first and second stories, the required 50-foot residential setback, parking as relates to the first and second floor uses, applicant's request to waive the loading space requirement and consideration to allow required parking lot trees to be located outside of the parking lot.

In summary, Mr. Carlisle asked the Board to take into consideration in its discussion and deliberation:

- Condition approval that the second story shall remain storage for the first-floor use.
- Allowance of loading space waiver.
- Allowance for parking lot trees outside of parking lot.
- Architectural and material details.
- Compliance with Site Plan Standards set forth in Section 8.06.

Discussion among administration and Planning Commission:

- Parking calculations.
- Dedication of second story storage space as relates to first story office space.
- Building height and placement as relates to surrounding office and residential uses.
- Building entrance off Cutting; no requirement that entrance must front primary street.

Erion Nikolla addressed the flexible office arrangement as relates to small business owners, dedicated offices and assigned storage space. He indicated the maximum number of people on site at any given time is eight (8). He said at times off-site visitors for conference meetings might bring a total of (12) to fifteen (15) people. Mr. Nikolla addressed the building height in relation to the roof slope and placement of the building in relation to the required setback to residential.

There was discussion, some comments related to:

- Communication with adjacent residential.
- Setback requirements as relates to office and neighborhood node zoning classifications.
- Storage space sectioned off to accommodate file cabinets, shelving, paperwork, small equipment, etc.
- Management of office and storage space by an administrative scheduler.
- Twelve (12) offices and four (4) conference rooms on first floor.
- Screening of residential with six-foot arborvitaes.
- Confirmation of fourteen (14) parking spaces provided.
- Perspective of building placement with existing buildings/residential.
- Building entrances.

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.

**Resolution # PC-2022-12-062**

Moved by: Krent  
 Seconded by: Rahman

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed office building located on the east side of Livernois, south of Square Lake (5920 Livernois), Section 10, within the O (Office) District, be granted, subject to the following:

1. The second story shall remain storage for the first-floor use and shall not be used for purposes that require parking.
2. The loading space is not required due to the proposed office use.
3. Allowance for parking lot trees outside of the parking lot.

Discussion on the motion on the floor.

In reply to questions on the parking lot, Mr. Carlisle clarified the layout of striped parking spaces and noted a section of pavement would not be striped for parking but used for turnarounds.

Vote on the motion on the floor.

Yes: All present (7)  
 Absent: Hutson, Perakis

**MOTION CARRIED**

7. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2022-0025) – Proposed Lange View Townhouses, Southeast corner of Livernois and Leetonia (4080 Livernois), Section 15, Currently Zoned NN Neighborhood Node (Node “H”) District

Mr. Carlisle said the proposed Lange View Townhomes application was last reviewed by the Planning Commission on May 24, 2022. He reviewed the discussion points at the May meeting and reported that the Planning Commission denied the application because it found the development did not meet the Zoning Ordinance requirements for transition.

Mr. Carlisle reviewed the revisions to the application since last reviewed and displayed comparisons between the May 2022 site plan and the Site Plan before the Board this evening. Mr. Carlisle addressed the changes to the application as identified on page 6 of his report dated November 22, 2022. He addressed concerns with the office site being overparked.

Mr. Carlisle asked the Planning Commission to take into consideration Section 5.06E Design Standards, Section 5.06E (3) Transitional Features and Section 8.06 Site Plan Review Standards, and the following items in its discussion and deliberation:

- Proposed transitional features as it relates to reducing height to two stories but adding an additional unit thus creating one singular massing along Leetonia.
- Proposed changes to architectural style.
- Relief of overall site parking.
- Relocation of parking lot light.

Discussion among administration and Planning Commission:

- Approval process of potential future development of southern parcel.
- No requirement in the Zoning Ordinance to break up massing of a building.
- Resolution of approval should address the required number of barrier-free and bicycle parking spaces.

Vince Pangle, owner of all three parcels, addressed the revisions to the Site Plan application, noticeably the reduction of building height to facilitate Planning Commission concerns.

There was discussion on:

- Architectural style of townhomes, building materials, massing of building.
- Screening of residential property to the east.
- Vision of potential future development of southern parcel.
- Relocation of parking lot light.
- Setback requirements.
- Alternatives to break up massing of building.

Chair Lambert opened the floor for public comment.

- Feiling Li, 58 Leetonia, addressed concerns with architectural style fitting in with the neighborhood, existing drainage and building placement so near Leetonia. She expressed her preference for a six-foot screening wall. Ms. Li thanked the applicant for being open and transparent about the development.
- Yijun Deng, 58 Leetonia, thanked the applicant for being open and communicating with them. He addressed concerns with the existing drainage and expressed his preference for a screening wall.

Chair Lambert closed the floor for public comment.

Mr. Carlisle addressed various setback zoning requirements as relates to different zoning districts.

**Resolution # PC-2022-12-063**

Moved by: Tagle

Seconded by: Krent

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Lange View Townhouses, 9 units, located on the Southeast corner of Livernois and Leetonia (4080 Livernois), Section 15, Zoned

Neighborhood Node (Node “H”) District, be postponed, so that the applicant can return with the following:

1. A three-dimensional (3D) modeling to show the context of the building with the surrounding buildings.
2. Appropriate building materials showing what the applicant is proposing to use.
3. A revised design that would take away the flatness of the face, the long elevation of the building.
4. Show the screen wall that would be between the residential property to the east and the property in question.

Yes: All present (7)  
 Absent: Hutson, Perakis

**MOTION CARRIED**

**PLANNED UNIT DEVELOPMENTS**

8. PLANNED UNIT DEVELOPMENT (File Number PUD 019 JPLN2022-0013) – Proposed Village of Troy PUD, South side of Long Lake, West of Rochester (Parcels 88-20-15-201-046 and 88-20-15-201-033), Section 15, Currently Zoned RT (One Family Attached Residential), R-1C (One Family Residential) and CB (Community Business) District

Mr. Tagle disclosed his firm is currently working with Robertson Brothers Homes on a project that has no association with the project before the Board this evening. He assured Board members that he can act upon the project in an unbiased way.

Board members agreed there is no reason for Mr. Tagle to recuse himself.

Mr. Carlisle said the Village of Troy Planned Unit Development (PUD) application has been before the Board multiple times for review. Mr. Carlisle reviewed discussion points during the September 13, 2022 meeting and changes to the application since last reviewed by the Planning Commission. Mr. Carlisle displayed comparisons between the September 2022 site plan and the Site Plan before the Board this evening.

In summary, Mr. Carlisle said as part of the deliberation the Planning Commission should consider:

- Has the applicant sufficiently redesigned/improved plan to address comments from the Planning Commission and public?
- Has the applicant met the site plan standards?
- Has the applicant met the PUD standards?
- Has the applicant presented a project where the benefits are commensurate with requested deviations?

Tim Loughrin and Darian Neubecker of Robertson Brothers Homes were present.

Some items Mr. Loughrin addressed in a PowerPoint presentation were:

- Various revisions to the plan.
- Project renderings/drawings from different perspectives.
- Village concept, project summary, highlights, product design, housing options and pedestrian conveyance.

There was discussion, some comments related to:

- Redesign of southwest corner to offer a year-round amenity.
- Development phases/ stages.
- Establishment of Master Homeowners Association (HOA).
- Homebuyers' preferences would determine number of ranch style homes.
- Architecture, exterior building materials; consideration to adding elements to flat area.
- Energy efficiency resources; electric vehicle charging stations.
- Long Lake and Rochester Road entrances.

Mr. Neubecker of Robertson Brothers addressed energy efficiency resources proposed for the development.

Mr. Neubecker stated that development phases have not yet clearly been defined. He indicated single family homes, amenities and the regional detention pond would be most likely the first phase and the townhomes would be the second phase.

Ms. Dufrane addressed the draft PUD Agreement. She asked the applicant to flush out the development phases prior to the City Council presentation and indicated there would be forthcoming changes relating to the regional detention pond.

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.

City Traffic Consultant Stephen Dearing of OHM addressed:

- Rochester Road entrance in relation to imminent road widening and expansion.
- Long Lake entrance as relates to vehicular turning lanes.
- Neighborhood safety issues associated with the plan layout.
- Fire Department approval for no T-turnarounds in multi-family townhome aisles.
- Dimensions of proposed curb radii.

**Resolution # PC-2022-12-064**

Moved by: Faison

Seconded by: Krent

**WHEREAS**, The applicant Robertson Brothers Homes seeks Conceptual Development Plan (CDP) and Preliminary Development Plan (PDP) approval for the Village of Troy Planned Unit Development (PUD), located on the south side of Long Lake, west of Rochester, in Section 15, approximately 20.48 acres in area; and

**WHEREAS**, The Village of Troy PUD features 20 detached single-family homes, 56 attached single-family homes (2 stories) and 70 attached townhomes (3 stories); and

**WHEREAS**, The PUD provides a walkable urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces; and

**WHEREAS**, The PUD provides a compatible mix of open space, landscaped areas and pedestrian amenities, including incorporation of a regional railway system; and

**WHEREAS**, The PUD proposes appropriate land use transitions between the PUD and surrounding properties, and

**WHEREAS**, The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities; and

**WHEREAS**, The PUD provides a complementary variety of housing types; and

**BE IT RESOLVED**, That the Planning Commission recommends to City Council that Concept Development Plan Approval and Preliminary Development Plan Approval for the proposed Village of Troy, be granted.

Discussion on the motion on the floor.

Comments related to whether the Resolution should reference development phases and Fire Department approval for no T-turnarounds in multi-family aisles.

Chair Lambert thanked the applicant for working with the Planning Commission and City staff.

Vote on the motion on the floor.

Yes: All present (7)  
 Absent: Hutson, Perakis

**MOTION CARRIED**

- 9. POTENTIAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION – Concept Plan Discussion, East of Livernois, North of Square Lake (PIN 88-20-03-301-088, 88-20-03-301-025, -024, -023), Section 35, Currently Zoned Neighborhood Node (Node “Q”) and R-1B (One Family Residential) Districts

*(Item postponed, refer to Resolution # PC-2022-12-059)*

**OTHER ITEMS**

- 10. 2023 CALENDAR DATES

**Resolution # PC-2022-12-065**

Moved by: Buechner  
 Seconded by: Faison



**RESOLVED**, To approve the 2023 calendar dates as submitted.

Yes: All present (7)  
Absent: Hutson, Perakis

**MOTION CARRIED**

11. PUBLIC COMMENT – For Items on the Agenda

Tyler Fox, 1623 Milverton, recently appointed by the City Council to the Planning Commission, said he was looking forward to working with the Planning Commission.

12. PLANNING COMMISSION COMMENT

Board members graciously thanked Mr. Rahman for his service to the Board and wished him well.

Mr. Rahman thanked the entire staff for their support.

Board members welcomed Mr. Fox to the Planning Commission.

Happy holidays were wished by one and to all.

13. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:23 p.m.

Respectfully submitted,



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David Lambert, Chair



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Kathy L. Czarnecki, Recording Secretary