

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on February 28, 2023, 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:

- Carlton M. Faison
- Tyler Fox
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- John J. Tagle

Absent:

- Toby Buechner

Also Present:

- R. Brent Savidant, Community Development Director
- Julie Quinlan Dufrane, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2023-02-015

- Moved by: Krent
- Support by: Fox

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES – February 14, 2023

Resolution # PC-2023-02-016

- Moved by: Faison
- Support by: Hutson

RESOLVED, To approve the minutes of the February 14, 2023 Regular meeting as submitted.

Yes: Faison, Fox, Hutson, Krent, Lambert, Perakis, Tagle
 Abstain: Malalahalli
 Absent: Buechner

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN APPROVAL

5. 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. Savidant reviewed the Preliminary Site Plan application for Lange View Townhouses. He said the Planning Commission considered and postponed the item at their December 13, 2022 meeting so that the applicant could return with a three-dimensional (3D) modeling, provide appropriate building materials, redesign the building to take away the flatness of the face and show the screen wall between the residential property to the east and the property in question.

Mr. Savidant reported the applicant revised the architectural style of the homes and added front elevation details to reduce the massing of the building. He noted the application does not appear to address the screen wall along the east property line. Mr. Savidant showed the comparison of the architectural details from the 2022 application to the application under consideration this evening and said the features are more of a traditional design.

Mr. Savidant said the Planning Commission should consider in its deliberation the elevations, screen wall along the east property line, and if the application meets the Design Standards (Section 5.06.E) and the Site Plan Review Standards (Section 8.06).

Discussion among administration and Planning Commission:

- Curb cuts on Livernois.
 - Vehicular direction.
 - New cuts to meet Oakland County standards.
 - Potential widening of Livernois.
- Confirmation of proposed number of units (9).

Applicant Gary Abitheira addressed the traditional architectural features and dimensional offset of units. Mr. Abitheira said they have discussed with the neighbors to the east alternative methods for screening residential and it is the neighbor’s wish to install a concrete wall.

There was discussion, some comments related to:

- Alternative methods to screen residential.
- Home ownership; lease-to-own option.

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-2023-02-017

Moved by: Malalahalli
 Seconded by: Tagle

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 NN (Neighborhood Node “H”) District, be granted, subject to the following:

1. The applicant provides a screen wall per the Zoning Ordinance requirements.

Yes: All present (8)
 Absent: Buechner

MOTION CARRIED

OTHER ITEMS

6. 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 NN (Neighborhood Node “Q”), and R-1B (One Family Residential) Districts

Mr. Savidant said the applicant is back in front of the Planning Commission this evening for feedback on a potential Planned Unit Development application. He reported no action on the item would be taken this evening.

Mr. Savidant provided a brief background on the application. He addressed the proposed mix of housing types, preservation of two homes historic in nature and a previously approved 14 unit attached townhome project on the southern portion of the site. He compared the revisions to the application since last presented to the Planning Commission at its July 26, 2022 meeting. Mr. Savidant said the applicant reduced both the building height and proposed number of units, added a duplex type of housing, and added an internal park.

Mr. Savidant asked the Planning Commission to consider in its discussion:

1. Has the revised plan addressed the concerns of the Planning Commission?
2. Is the proposed plan consistent with the Master Plan?
3. Does the Planning Commission support the proposed mix of housing types? Are there additional housing types that the Planning Commission thinks should be considered?
4. Is the proposed plan consistent with the PUD Standards?

5. Are there site plan changes that the applicant should consider?
6. Are there other considerations that should be discussed with the applicant?

Mr. Savidant addressed the Square Lake and Livernois Neighborhood Node revised Master Plan statement.

Discussion among administration and Planning Commission:

- EVA (emergency vehicular access) on site.
- Potential to add another access to site.
- Fire Department review; EVA, emergency vehicular turnaround, fire protection for all units.
- Preservation of two historic homes in nature on site.
 - Homes not listed on the historic home registry.
 - Preservation/maintenance per PUD Agreement.
- Vacant PNC Bank building, as relates to future use in NN zoning district.

Applicant Gary Abitheira addressed access points, reduction in building height and number of units and the addition of green space. Mr. Abitheira said the two historic homes proposed to be preserved were built in 1910 and are beautiful and in great condition. He said the development offers a mix of housing types, open space, and substantial guest parking. He said they plan to lease-to-own the units and preserve the historic nature of the two homes.

There was discussion, some comments related to:

- Walkability of site.
- Potential traffic congestion at intersection(s), especially during school hours.
- Architectural features of historic homes in relation to new units.
- Environmental sustainability.
- Preservation/maintenance of historic homes as relates to PUD Agreement.
- Guest parking, as relates to front entrances of duplexes.
- Two car garages will be provided for all units.
- Application as relates to the PUD Standards.

Chair Lambert acknowledged there was no one present in the audience to speak on the item.

The applicant was encouraged to identify how the application meets the PUD Standards and to take into consideration sustainable resources.

7. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

There were general comments, some relating to:

- Consideration/flexibility in requiring sustainable resources in application review process.
- Status of Master Plan in approval process.
- Review of Bylaws.
- Oakland County park plan near Turtle Woods development.
- The Planning Commission discussed the possibility of having a joint meeting with the City Council to discuss potential application ordinance amendments that relate to environmental sustainability. No official motion was made.

Mr. Savidant announced that:

- The City Council approved the Planned Unit Development application for the Village of Troy PUD located on the south side of Long Lake and west of Rochester by a 6- 0 vote at their February 27, 2023 meeting.
- The proposed Concept Development Plan for Long Lake and Crooks Masterplan Development will be on a future City Council agenda.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:20 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary