

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 23, 2024, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli 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
- Tyler Fox
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- John J. Tagle

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2024-01-004

Moved by: Faison
Support by: Buechner

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – January 9, 2024

Resolution # PC-2024-01-005

Moved by: Lambert
Support by: Faison

RESOLVED, To approve the minutes of January 9, 2024 Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN

5. PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0028) – Proposed John R Commons Townhome Development, West side of John R, North of Big Beaver (PIN 88-20-23-476-017), Section 23, Zoned MF (Multi-Family Residential) Zoning District

Mr. Savidant announced three dimensional (3-D) color renderings requested of the applicant are displayed in the visual presentation this evening.

Mr. Carlisle gave a brief history of a previous 2019 application of the John R Commons Townhome Development in which the applicant requested a rezoning of the parcels and was denied by the City Council. Mr. Carlisle stated the application before the Board this evening is a by-right development and not for a rezoning change. He identified the significant changes to the application as relates to a reduction in the number of units, alignment of five apartment buildings along the south property line, reconfiguration of the detention pond, a reduction of size/massing of the buildings abutting the northern property line, elimination of recreational area and clubhouse, reduction of building height to 25 feet and adding outdoor amenity spaces.

Mr. Carlisle addressed site arrangement, setbacks, building height, buffers along both the north and south property lines, access and circulation, mitigation of trees, trash removal, elevations, landscaping, and parking. He asked the applicant to consider some type of physical screening and/or additional landscaping to improve the buffer adjacent to the commercial uses. Mr. Carlisle asked the applicant to provide color renderings and to address building materials, specifically the type of siding.

Mr. Carlisle announced that the City Traffic Consultant Stephen Dearing of OHM Advisors is present this evening to address any traffic concerns.

In summary, Mr. Carlisle asked the Planning Commission to consider in its deliberations if the application meets Site Plan Review Design Standards (Section 8.06) and that the applicant consider additional screening options including a screen wall with additional landscaping as part of the Final Site Plan submittal.

Some of the comments during discussion among the administration related to:

- Ingress and egress.
- Width of typical residential streets and private roads.
- Public stub street off John R.
- Bicycle parking.
- Green space.
- Recreational amenities.

Property owner/applicant Dennis Bostick, Civil Engineer Greg Bono of PEA and Project Architect Brian Neeper were present.

Mr. Bostick addressed the proposed rezoning that the City Council denied in 2019. He said the 2019 townhome project offered more amenities than the proposed development for Planning Commission consideration this evening. He identified properties he owns, including five acres behind the San Marino Club zoned for single family residential.

There was discussion, some comments related to:

- Ingress and egress.
 - Nancy Bostick Drive
 - Commercial center to the south.
- Buffer/screening on both the north side adjacent to residential and the south side adjacent to the commercial uses.
 - Solid screening (brick wall) to buffer residential to north.
 - Additional landscaping.
 - Difference of north and south density of buffering.
 - Applicant prefers landscaping.
- Potential for light spillage and noise pollution from commercial uses.
- Pedestrian circulation within development; pattern of sidewalks.
- Pedestrian access to commercial uses.
- Commercial entrances; both front and rear.
- Retention pond, as relates to aesthetics.
- Green space, amenities offered; i.e., outdoor seating, dog park, internal sidewalk loops, optional recreational uses.
- Concerns with traffic circulation, traffic pattern.
 - Internal circulation.
 - Access points.
 - Safety of children and pedestrians (nearby soccer fields and commercial parking).
 - Traffic calming devices.
 - Emergency vehicular access (EVA).
- Bicycle parking, location of bicycle spaces.
- Marketing of townhomes; option to rent or own.
- Building materials and color scheme.
- Site arrangement; soften with green space, vertical landscaping.
- Tree survey; removal of landmark tree.
- Architectural features as relates to Site Plan Design Standards.

Mr. Bostick indicated he is amenable to the Planning Commission comments.

City Traffic Consultant Stephen Dearing addressed the ingress and egress accesses off Nancy Bostick Drive and the commercial center to the south. He said the traffic impact study completed for the previously proposed development in 2019 determined that access off Nancy Bostick Drive should be signalized. Mr. Dearing said the reduced density of the proposed development before the Board this evening would generate less traffic. He indicated a rudimentary analysis of generated traffic during peak hours would go either way; to signalize Nancy Bostwick Drive or install an EVA. He addressed traffic calming techniques that might ease concerns for safety.

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

Resolution # PC-2024-01-006

Moved by: Lambert
 Seconded by: Fox

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed John R Commons Townhome Development, located on the West side of John R, North of Big Beaver, Section 23, Zoned MF (Multi-Family Residential) District, be postponed for the following reasons to address the Planning Commission comments:

1. Landscape buffer on the south side of the development.
2. Landscape enhancements.
3. Pedestrian amenities.
4. Vehicular access at the southwest entrance.
5. Recreational amenities.
6. Consideration of saving additional trees.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

6. **PLANNING COMMISSION 2023 ANNUAL REPORT**

Mr. Savidant acknowledged Mr. Lambert and Mr. Krent brought to his attention a few corrections to the 2023 Annual Report. He said he would submit a corrected version of the report to the City Council.

7. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to:

- Upcoming Oakland County online webinar on stormwater standards.
- Administrative review of tree surveys submitted by applicants.
- Review/consideration of the Master Plan is scheduled on the City Council January 29, 2024 meeting.
- Setback requirements in relation to the number of variance requests going before the Zoning Board of Appeals (ZBA).

Ms. Dufrane clarified the procedure that the Board is required to follow for Resolutions that recommend approval and/or denial of an application for action by the City Council.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:34 p.m.

Respectfully submitted,



Marianna Perakis, Chair



Kathy L. Czarnecki, Recording Secretary