

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on March 12, 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

Mr. Savidant explained why Agenda item #6, Public Hearing for Street Vacation Request (SV JPLN2024-0002) is being pulled from tonight’s agenda.

Resolution # PC-2024-03-010

- Moved by: Lambert
- Support by: Fox

RESOLVED, To approve the written Agenda with the removal of Agenda item #6.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – February 13, 2024

Resolution # PC-2024-03-011

- Moved by: Malalahalli
- Support by: Fox

RESOLVED, To approve the minutes of February 13, 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 (JPLN2024-0001) – Proposed Livernois/Elmwood Business Park, Northeast corner of Livernois and Elmwood (PIN 88-20-34-153-041, -042 and -043), Section 34, Zoned IB (Integrated Industrial and Business) Zoning District

Mr. Carlisle provided background information on the proposed Preliminary Site Plan application for Livernois/Elmwood Business Park. He addressed a wide range of permitted uses within the IB zoning district, building arrangement, parking based on light industrial zoning use, site access and circulation, required landscaping of parking lot islands, elevations and building materials and the applicant's intent to erect a *City of Troy Welcomes You* monument sign.

In summary, Mr. Carlisle said the type of flex space proposed is a desirable use. He asked the Planning Commission to discuss with the applicant proposed uses of the suites in light of parking supply, to consider if any additional architectural details are needed and to consider if the Site Plan Review Design Standards (Section 8.06) are met.

Mr. Carlisle stated any approval of the site plan application would be subject to the following conditions:

- Increase the sidewalk along Livernois to 8 feet and add a sidewalk along Elmwood.
- Provide six (6) additional trees within the parking lot.
- Provide mechanical equipment screenings.
- Incorporate sustainable design features.
- Reduce lighting levels along the eastern and northern property lines to less than one (1) foot candle.

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

- Parking requirements in light industrial zoning district.
- City procedure to verify sufficient parking in multi-tenant buildings/uses prior to issuing certificate of occupancy.
- Parking lot/island trees, as relates to Zoning Ordinance requirement, location of trees, clumping of trees.

Present were Roger Sherr and Mitchel Sherr of Sherr Development and Project Architect Richard Konik of Siegal/Tuomaala Associates Architects & Planners Inc.

Roger Sherr shared a brief background of their real estate company located in Farmington Hills and his experience in the family nursery business. He said the proposed moderately-sized industrial development offers flexible space for smaller industrial tenants. Mr. Sherr said the leased suites would provide tenants with their own space with no common area at a lower cost and result in lower tenant turnover. He addressed how the parking would be shared among the tenants, explaining the rationale of the cross-hatched parking spaces.

Mitchel Sherr said their demographic focus is industrial/manufacturing tenants and confirmed there would be no retail tenants. He said studies of similar facilities validate the proposed parking design is truly perfect for the proposed use. Mr. Sherr said they would expand the sidewalk along Livernois, and they would be happy to extend the sidewalk along Elmwood in the future because at this time the sidewalk would not lead anywhere. Mr. Sherr addressed the tree count in the parking lot and the enhanced landscaping within the development and its perimeter. It was their opinion that the required number of parking lot trees was met. Mr. Sherr said the heavy clay on site would not be conducive to a bioswale or rain garden.

Mr. Konik addressed architectural design features, building materials and color scheme. He cited sustainability features, such as highly insulated walls and roof that exceeds energy code requirements, lighter color roof to reflect heat, and low-flow bathroom features. He said the dumpster screening would match building materials and color scheme. Mr. Konik said they would meet the requirements of screening the transformers on site and shielding the lights. Mr. Konik displayed samples of the building materials.

There was discussion, some comments related to:

- Industrial use only; no studio, no retail.
- Potential entrepreneur users; retail and/or wholesale.
- Parking, as relates to zoning verification for certificate of occupancy, cross-hatched parking spaces, spacing and length.
- Suites would have no air conditioning; no rooftop mechanical equipment.
- Architectural features; consideration to provide more articulation, detail.
- Natural light encouraged inside building; windows along the ceiling.
- Required trees in parking lot; number, location, spacing, clumping.
- Enhanced landscaping throughout the development.
- Signage; 1) coordination of monument *Welcome to City of Troy* sign with City administration; 2) additional signage to identify tenants.
- Consideration of bioswale and/or rain garden.
- Orientation of buildings discussed in pre-application meeting(s).
- Snow removal treatment.
- Potential noise and/or light pollution during evening hours; hours of operation.

Chair Perakis opened the floor for public comment.

- Dale Murrish, 1813 Dorchester, Apt 103; addressed sustainability, height of multi-family residential homes, increase in density, forestation and preserving green space.

Chair Perakis closed the floor for public comment.

Resolution # PC-2024-03-

Moved by: Fox
 Seconded by: Krent

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Livernois/Elmwood Business Park, located on the northeast corner of Livernois and Elmwood (PIN 88-20-34-153-041, -042 and -043), Section 34, Zoned IB (Integrated Industrial & Business) Zoning District, be granted, subject to the applicant providing the following:

1. Increase the sidewalk along Livernois to eight (8) feet and add a sidewalk along Elmwood.
2. Provide six (6) additional trees within the parking lot to the satisfaction of the Planning Department.
3. Provide details for mechanical equipment screenings.
4. Incorporate sustainable design features.
5. Reduce lighting levels along the eastern and northern property lines to less than one (1) foot-candle.
6. Coordinate the City monument sign design with City staff, to the Planning Department discretion.

Discussion on the motion on the floor.

The following revisions to the conditions were discussed, agreed to and supported by the motion makers.

- Increase the sidewalk along Livernois to eight (8) feet wide and add a five (5) feet wide sidewalk along Elmwood.
- Provide details for mechanical and electrical equipment screenings.
- Provide six (6) additional trees within the parking lot to comply with the Zoning Ordinance.
- Connect the sidewalks across the Livernois access aisle and provide a striped pedestrian crosswalk for safety.

Vote on the motion as revised and to read as follows:

Resolution # PC-2024-03-012

Moved by: Fox
 Seconded by: Krent

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Livernois/Elmwood Business Park, located on

the northeast corner of Livernois and Elmwood (PIN 88-20-34-153-041, -042 and -043), Section 34, Zoned IB (Integrated Industrial & Business) Zoning District, be granted, subject to the applicant providing the following:

1. Increase the sidewalk along Livernois to eight (8) feet wide and add a five (5) feet wide sidewalk along Elmwood.
2. Provide six (6) additional trees within the parking lot to comply with the Zoning Ordinance.
3. Provide details for mechanical and electrical equipment screenings.
4. Incorporate sustainable design features.
5. Reduce lighting levels along the eastern and northern property lines to less than one (1) foot-candle.
6. Coordinate the City monument sign design with City staff, to the Planning Department discretion.
7. Connect the sidewalks across the Livernois access aisle and provide a striped pedestrian crosswalk for safety.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

6. PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2024-0002) – Request to vacate an unconstructed alley, approximately 20-feet wide by 285-feet long, North of Elmwood and east of Livernois, Abutting PIN 88-20-34-153-042 and -043 to the west and PIN 88-20-34-153-041 to the east, Platted as part of Davis Park Replat of a portion of Northford Park Subdivision, in Section 34

(Item removed, refer to Resolution # PC-2024-03-010)

7. CITY OF TROY DRAFT MASTER PLAN – Discussion on Proposed Neighborhood Node Classifications

Mr. Carlisle initiated a group discussion on the proposed Draft Master Plan that City Council sent back to the Planning Commission for further study, specifically to review two Neighborhood Nodes; Node F (Wattles and Crooks) and Node L (Square Lake and Livernois).

Input points and updated language from the Master Plan Steering Committee comprised of Planning Commissioners Perakis, Krent, Lambert and Faison, and redlined in the Planning Consultant report dated March 7, 2024, were discussed.

Node F: Crooks and Wattles

(formerly Node I before elimination of some Neighborhood Nodes)

There was discussion among the Board members and administration.

Chair Perakis opened the floor for public comment.

- Barb Yagley, 860 Huntsford; addressed single family on southwest and northwest corners; encouraged stability of single home ownership vs transient apartment living.
- Daryl Dickhudt, 4143 Glencastle; addressed definition of low density multi family, transition of residential density.
- Fabrice Smieliauskas, 4607 Lehigh; addressed need for affordable housing, density as relates to tax dollars, encouraged multi-family residential on southwest corner of Node.
- Jeff Silagy, 1110 Whispering Way; addressed preservation of green space and wildlife, affordable housing.
- Jim Musial, 4160 Glencastle; addressed any development that would decrease density and be a good fit for neighborhood, encouraged the suggestion of a park.
- Sheila Lenz-Shomo, 6464 Fredmoor; addressed concerns with traffic, encouraged walkability, sidewalks, safe pedestrian areas.
- John Shallcross, 1059 Fountain; addressed northwest corner of Node, parking, traffic.

Chair Perakis closed the floor for public comment.

Consensus:

- Accept redline changes as printed in Intent Statement, with designating term “multiple family residential” as “low-scale multiple family residential”.
- Future Land Use designation for both Northwest corner and Southwest corner as either R-1B or RT or park.

Node L: Livernois Road and Square Lake Road

(formerly Node Q before elimination of some Neighborhood Nodes)

There was discussion among the Board members and administration.

Chair Perakis opened the floor to public comment.

- Deborah Louzecky, 6327 Donaldson; addressed definition of low-scale multiple family residential, consideration of duplex and triplex residential uses, asked to not allow adult-type businesses, stronger architectural design to recognize history of corner, property values of condominiums, more aesthetic architectural control.
- Sheila Lenz-Shomo, 6464 Fredmoor; addressed charm/historical nature of neighborhood, traffic concerns, preservation, improvement or creation of greenspace, setback requirements.
- Shelley Stenger, 437 Hurst; addressed traffic as relates to schools, building setbacks and heights, questioned if City park would stay in the neighborhood node.

- Ann Coleman, 6091 Livernois; addressed density limitations, future widening of Livernois, affordable housing, preserving green space.

Chair Perakis closed the floor for public comment.

Consensus:

- Accept redline changes as printed in Intent Statement, with keeping historic feel, architectural features; eliminate non-automotive oriented nature.
- Further discussion on consideration in removing two or three parcels within Node when revisiting zoning district(s).
- More softening, tweaking, tightening up Zoning Ordinance to encourage buffer and address setbacks and building façade to capture historic feel.
- Consideration to incorporate public art, benches, water features.

Mr. Carlisle said the revised language would come back to the Planning Commission for further discussion and a Public Hearing scheduled for the April 9 meeting.

8. MICHIGAN CITIZEN PLANNER CAPSTONE PRESENTATION – Presentation by Planning Commission Member David Lambert

Mr. Lambert presented a PowerPoint presentation on the Michigan Land Division Act.

Highlights captured were:

- What is the Michigan Land Division Act?
- Why is the Land Division Act relevant now?
- Current State Law.
- The Land Division Act (formerly known as the Subdivision Control Act) regulates the separation of land into two or more small parcels, as well sets standards for creating subdivision lots.
- City of Troy Chapter 41, Subdivision Control Act.
- Site Condominium development approach.
- Senate Bill 480.
 - Passed by Senate, currently in the House for consideration.
 - If passed, Bill would be effective March 1, 2025.
- Arguments in Favor of the Bill.
- Negatives about the Bill.
- Information resources.
- Question and Answer.

Mr. Lambert received applause for an excellent presentation.

9. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

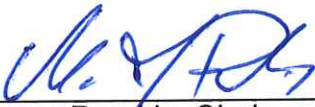
Mr. Krent announced an upcoming Michigan Planners Gathering online seminar on March 27 relating to building a transit-friendly community.

Chair Perakis thanked everyone -- the City Council, Planning Department, Planning Consultant, Master Plan Sub-Committee and the public – for their role in the Master Plan process.

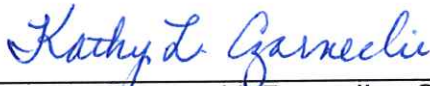
11. ADJOURN

The Regular meeting of the Planning Commission adjourned at 10:35 p.m.

Respectfully submitted,



Marianna Perakis, Chair



Kathy L. Ozarnecki, Recording Secretary