

A regular meeting of the Troy Planning Commission was held remotely on Wednesday, February 10, 2021, with Chairman, Mr. Kappers presiding. The following also attended: Members – Kappers, Titterington, Wolke, Oda, McGarry, Westmeyer, and Ehrlich; Staff attending: Development Director Davis, and Zoning Inspectors Robert Watson and Austin Eidemiller

**MINUTES OF JANUARY 27, 2021 MEETING.** Minutes were approved upon motion of Mr. McGarry, second by Mr. Westmeyer.

**HISTORIC DISTRICT APPLICATION – DEMOLITION OF 112-118 W. MAIN STREET, OWNER/APPLICANT 116 W MAIN LLC – RANDY KIMMEL.** At the request of the applicant, this item remained on the table. Mr. Titterington advised that at the next meeting this application will be an action item or there will be a status update.

**DEDICATION OF 1.1644 ACRES OF PUBLIC RIGHT-OF-WAY OF THE CUL-DE-SAC KNOWN AS GREEN COURT AND ALONG THE NORTH SIDE OF WEST STANFIELD ROAD (BETWEEN WEST STANFIELD ROAD AND WASHINGTON ROAD); OWNER/APPLICATION: E&B DEVELOPMENT LLC.** The staff report noted that this is part of replat for a minor subdivision, which replat can be approved by the City Engineer; however, Council action is required for acceptance of right-of-way; the replat will encompass four parcels along the north side of W Stanfield Road totaling 40.2210 acres; and staff recommends the Commission recommends that City Council accepts the right-of-way, which is a total of 1.1644 acres.

Mr. Wolke commented that it appears Kings Chapel Drive was intended to be a through street to West Stanfield Road, but this is now shown as a cul-de-sac (Green Court). Staff commented that not having a cul-de-sac will alleviate some traffic on Stanfield Road.

A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, that the Troy Planning Commission recommends to Troy City Council the acceptance of 1.1644 acres of right-of-way including the cul-de-sac known as Green Court and along the north side of West Stanfield Road (between West Stanfield Road and Washington Road) and along Green Court as shown on the replat of E&B Development LLC.

MOTION APPROVED, UNANIMOUS VOTE

**REDWOOD TROY PLANNED DEVELOPMENT – RESIDENTIAL, LOCATED ON MCKAIG ROAD (BETWEEN SR 718 AND MCKAIG ROAD: OWNER/APPLICANT: REDWOOD USA, LLC.**

**A. MINOR CHANGES TO THE GENERAL PLAN.** The staff reported noted that Council approved the General Plan of the Redwood Troy Planned Development – Residential in August, 2020; the developer has requested three minor revisions to the General Plan:

- The removal of two buildings, reducing the overall number of units from the previous plan of 138 units to 130 units in this revised plan.
- The enlargement of the main detention pond and the addition of a second retention pond on the property.
- The dedication of right-of-way to the City along McKaig Road of 0.514 acres, and along S.R. 718 of 0.518 acres.

The staff report noted that the requested Minor Changes were made to meet the requirements of storm water control for the site and to provide sufficient public right-of-way along the public roads that border the property for utility and street improvements; and that the Minor Changes can be approved by the Planning Commission. Staff recommended approval of the Minor Changes to the General Plan.

A motion was made by Mr. McGarry, seconded by Mayor Oda, to approve the Minor Changes to the General Plan of the Redwood Troy Planned Development – Residential as submitted.

MOTION PASSED, UNANIMOUS VOTE

**B. FINAL DEVELOPMENT PLAN FOR THE REDWOOD TROY PLANNED DEVELOPMENT – RESIDENTIAL.** Staff reported: “The Planned Development process requires three steps for approval. The first step is the General Plan, which was previously approved by Planning Commission and City Council. The second step is the Final Development Plan and the third is the Record Plan. The Final Development Plan submitted for the Redwood Troy Planned Development – Residential is in accordance with the approved General Plan. The specifics of the Final Development Plan are:

**PROPOSAL:**

**Uses & Layout:** The proposed development will be completed in one phase. The development is only residential use with multiple principle structures with four to six units per structure in the development. This development consists of 130 total units that will be of a single-story design. The ratio of units per acre is six dwelling units per acre with the total parcel being 22.515 acres in size. The proposed development will be providing six acres of landscaped green space, including a walking path and a covered shelter next to the primary retention pond.

**Roadways:** Access to this development will be provided by two connections. The first connection will be the primary entrance from State Route 718, and the secondary entrance will be onto McKaig Road. The entrances to the development will be aligned to existing driveways on the respective right of ways as required by the Engineering Department. The internal roadway system consists of two primary streets and three connecting streets as shown in the attached General Plan. This development is proposed as a private development, the streets will not meet the city standards for a public street. They will provide curb and gutter, sidewalks, and additional parking stalls for guest parking. Right-of-way along S.R. 718 and McKaig Road will be dedicated through the record plat. The City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal. Maintenance of the private streets will be the responsibility of the property owner.

**Utilities:** This development will be served by city water and sewer lines with appropriate easements as indicated on the proposed record plat. The plan seeks to mitigate storm water control by utilizing two retention ponds for the development. Maintenance of the private utilities and storm water control facilities will be the responsibility of the property owner.

**Parks & Recreation Facilities:** The developer is not proposing to provide any parkland within the subdivision. The Park Board previously accepted Fees-in-Lieu of, with the walking path going around the main retention pond and connecting to the parking areas. Maintenance of the private property and pond will be the responsibility of the property owner.

**Protective Covenants:** The applicant doesn’t propose a set of protective covenants as this is a private development, with on-site property management and company oversight of the property.

**Housing Values:** The applicant and developer are proposing an apartment neighborhood, and the units will not be for sale but an estimated lease price has been given at \$1,200- \$1,800 a month.”

Staff recommends approval of the Final Development Plan as conforming to the revised General Plan.

The developer commented that there is a typo in the margin of one document that shows 129 units, as there actually 130 rental units plus one leasing office at the end of one building.

A motion was made by Mr. McGarry, seconded by Mrs. Ehrlich, to approve the Final Development Plan of the Redwood Troy Planned Development – Residential as submitted, which conforms to the Revised General Plan.

MOTION PASSED, UNANIMOUS VOTE

**C. FINAL RECORD PLAN FOR THE REDWOOD TROY PLANNED DEVELOPMENT – RESIDENTIAL.** Staff commented that consideration of the Final Record Plan is the third and final step for the Planned Development Process. Staff further noted that the proposed Final Record Plan is in accordance with the revised General Plan and the Final Development Plan, which have been approved, and staff recommends that the Commission recommend to City Council approval of the Final Record Plan.

Mr. Wolke commented that he had expressed concern about the impact approving a number of residential developments could have on the school; however, at a recent presentation, the Superintendent of Troy Schools commented that there has been very little impact on school enrollment.

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, that Troy City Council recommends that Troy City Council approve the Final Record Plan of the Redwood Troy Planned Development – Residential.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:42 p.m. upon motion of Mr. Titterington, seconded by Mr. Westmeyer.

Respectfully submitted,

\_\_\_\_\_Chairman

\_\_\_\_\_Secretary