



500 West Big Beaver
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PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

Tom Krent, Chairman, David Lambert, Vice Chairman
Carlton Faison, Michael W. Hutson, Lakshmi Malalahalli,
Marianna Perakis, Sadek Rahman, Jerry Rauch and John J. Tagle

April 13, 2021

7:00 P.M.

City of Troy

Planning Commission will meet in Council Chambers at the Troy City Hall located at 500 W. Big Beaver Road. Based on the MDHHS Emergency Order dated March 19, 2021 and amended March 31, 2021, concerning "Gatherings and Face Masks," the maximum capacity of Council Chambers is limited to 60 persons, including members of the commission, staff, applicants, and the general public.

The entirety of the meeting will be broadcast in real time on the City's YouTube Channel and also on the cable channels: WOW channel 10, Comcast channel 17 or AT&T channel 99.

Public Comments may be communicated to the Planning Commission in advance of the meeting by calling 248.524.1305 and leaving a voice mail or by sending an email to planning@troymi.gov. All comments received will be provided to the Planning Commission and made part of the official record.

Members of the public who wish to present comments on an item designated on the agenda as a public hearing may attend the meeting in person to present comments. Persons attending in person must adhere to social distancing mandates and must wear a face mask which covers mouth and nose at all times in compliance with MDHHS Orders. If members of the public are uncomfortable appearing in person, comments will be accepted by phone and email as indicated above. Accommodations may also be made to assist with in person public comment if maximum capacity is reached.

1. ROLL CALL
2. SUSPENSION OF PLANNING COMMISSION BYLAWS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – February 23, 2021
5. PUBLIC COMMENT – For Items Submitted via Email or Telephone Message

PRELIMINARY SITE PLAN REVIEW

6. PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP2020-0013) – Proposed The Meadows of Troy (One Family Residential Cluster), East of John R, North of Square Lake Road (Parcel 88-20-01-300-016), Section 1, Currently Zoned R-1D (One Family Residential) District.

SPECIAL USE APPROVAL

7. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0014) – Proposed St. Marks Coptic Church gymnasium and classroom addition, West side of Livernois, South of Wattles (Parcel 88-20-21-277-036), Section 21, Currently Zoned R-1B (One Family Residential) District.

STREET VACATION

8. PUBLIC HEARING - STREET VACATION REQUEST (File Number SV2020-001) – Public walkway East of John R and North of Big Beaver, Abutting 3512 Euclid on the North and 3506 Euclid on the South, Section 24, Currently Zoned R-1C (One Family Residential) District (abutting properties).

OTHER ITEMS

9. PROPOSED TEXT AMENDMENT – Submitted by Planning Commissioner Gerald Rauch
10. PLANNING COMMISSION COMMENT
11. ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.