

4. APPROVAL OF MINUTES

**Resolution # PC-2021-07-053**

Moved by: Faison  
Support by: Tagle

**RESOLVED**, To approve the minutes of the July 13, 2021, Regular meeting as submitted.

Yes: All present (8)  
Absent: Perakis

**MOTION CARRIED**

5. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN APPROVAL**

6. PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0003) – Proposed The Alcove Site Improvements, East side of Livernois, South of Big Beaver (2600 Livernois), Section 27, Currently Zoned MF (Multiple-Family Residential) Zoning District

Mr. Savidant said the Preliminary Site Plan application was presented for review at the May 25, 2021, Planning Commission meeting. The Board took no action to allow the applicant to seek two required variances from the Zoning Board of Appeals (ZBA). Mr. Savidant reported the ZBA granted the variances at their July 20, 2021 meeting.

Mr. Savidant acknowledged the applicant was contacted but is not present this evening, either in person or via the Zoom platform.

A brief discussion followed on to how to proceed with the application.

**Resolution # PC-2021-07-054**

Moved by: Hutson  
Support by: Rahman

**RESOLVED**, To postpone The Alcove Site Improvements application to a future date so the applicant can appear before the Planning Commission.

Yes: All present (8)  
Absent: Perakis

**MOTION CARRIED**

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 27, 2021, in the Council Chamber of the Troy City Hall. Chair Krent presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:

Carlton M. Faison  
Michael W. Hutson  
Tom Krent  
David Lambert  
Lakshmi Malalahalli  
Sadek Rahman  
Jerry Rauch  
John J. Tagle

Absent:

Marianna Perakis

Also Present:

R. Brent Savidant, Community Development Director  
Ben Carlisle, Carlisle Wortman Associates  
Julie Quinlan Dufrane, Assistant City Attorney  
Bob Laux, IT Help Desk  
Kathy L. Czarnecki, Recording Secretary

2. EXTENSION OF PLANNING COMMISSION BYLAWS

Following a brief discussion, it was the consensus of the Board to eliminate receiving public comment via email, voicemail and the Zoom platform.

3. APPROVAL OF AGENDA

**Resolution # PC-2021-07-052**

Moved by: Lambert  
Support by: Rahman

**RESOLVED**, To approve the Agenda as prepared.

Yes: All present (8)  
Absent: Perakis

**MOTION CARRIED**

OTHER ITEMS

7. PUBLIC COMMENTS – 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:

- July 24, 2021, City Council and Planning Commission Joint Meeting, Planning and Zoning presentation by Rod Arroyo of Giffels Webster.
- Master Plan update; reassessment of scope and target areas for future discussion.
- Square footage of one bedroom apartment units; consideration of potential amendment to Zoning Ordinance.
- Bicycle lanes.

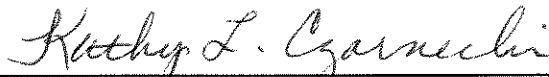
9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:29 p.m.

Respectfully submitted,



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Tom Krent, Chair



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Kathy L. Czarnecki, Recording Secretary