

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 14, 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  
 Marianna Perakis  
 Sadek Rahman  
 John J. Tagle

Absent:

Jerry Rauch

Also Present:

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

2. APPROVAL OF AGENDA

**Resolution # PC-2021-09-066**

Moved by: Faison  
 Support by: Perakis

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

Yes: All present (8)  
 Absent: Rauch

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2021-09-067**

Moved by: Hutson  
 Support by: Malalahalli

**RESOLVED**, To correct the August 24, 2021 minutes to reflect the content of the email we all received from Mr. Rauch concerning the minutes. I would move that the minutes be reflective of that email.

Discussion on the motion on the floor.

Ms. Dufrane reminded Board members to not send email messages addressed to the Board as a whole. She said it is more appropriate to address messages and/or comments to either the Chair or Vice Chair and copy the Planning Director and herself.

Vote on the motion on the floor.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Perakis, Rahman  
 Abstain: Tagle  
 Absent: Rauch

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**MASTER PLAN UPDATE**

5. MASTER PLAN – Master Plan Scope

Mr. Carlisle reviewed the Master Plan Scope approved by City Council on November 23, 2020, identifying the eight points of focus, the bulk of which is Neighborhood Nodes. He addressed the following elements relating to the Master Plan update.

Revised Timeline:

- May 27 - June 18 – Survey open
- June 22 – Preliminary survey results shared with Planning Commission
- July 24 – Joint Planning Commission and City Council Master Plan / Zoning primer
- October / November - Focus Groups
- TBD – Joint Planning Commission and City Council Master Plan Kickoff Meeting
- November – Walking Tours of Neighborhood Nodes

Neighborhood Nodes concerns identified:

- Land use / future use of vacant parcels
- Density
- Traffic
- Redevelopment / infill
- Height and transition
- Building placement
- Housing type
- Gateways into City

Six Neighborhood Nodes identified for walking tours:

- Crooks and Wattles
- Long Lake and Livernois
- Wattles and John R
- Long Lake and Rochester
- Livernois and Square Lake
- John R and South

Mr. Savidant said the focus on identified Neighborhood Nodes would apply to all the Neighborhood Nodes in the City.

There was discussion on:

- Determination in identifying which nodes to conduct walking tours.
- Assess findings and apply principles across the board to all Neighborhood Nodes.
- Vision of Neighborhoods Nodes.
- Walking Tours.
  - Structured, organized public meetings.
  - Agenda and packet of material with target questions to identify issues.
  - Engage public attendance; homeowner associations, business owners, related entities.
  - Gather initial comments and discuss in follow-up meetings; days/times to be determined.

It was the consensus of the Board to go forward with the scope as approved by City Council.

### **OTHER ITEMS**

6. **ZONING ORDINANCE TEXT AMENDMENT (ZOTA 256)** – Residential Uses in BB Zoning District

Mr. Savidant addressed a recent email message from a developer for consideration to provide flexibility for developers when renovating existing multistory buildings and constructing new multistory buildings in the Big Beaver zoning district. The intent of the amendment would permit some residential use in appropriate locations on the first floor for sites located on Big Beaver Road and arterials.

There was discussion on:

- Transparency requirements; administrative role.
- Permit residential on building/parking lot side only, not on right of way.
- Opportunity to utilize/repurpose public buildings, vacancy, underutilized parking lots.
- Special Use approval versus permit by right; function of Special Use approval.
- Consideration of more definitive role by Planning Commission in approval process.
- Residential use less intense than commercial.
- Apply amendment to existing and/or new buildings.
- Investment / marketing strategy determination of developer.

- Residential would attract walkability in Big Beaver area.
- Maintain integrity of Master Plan and Zoning Ordinance.
- Opportunity for unique housing types.

The administration will take into consideration Board comments and bring the proposed amendment back for discussion at a future meeting.

7. PUBLIC COMMENTS – For Items on the Agenda

There was no one present who wished to speak.

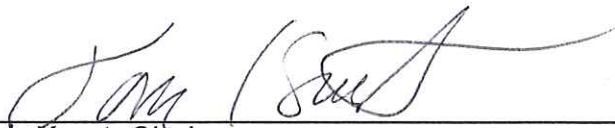
8. PLANNING COMMISSION COMMENT

There were no Planning Commission comments.

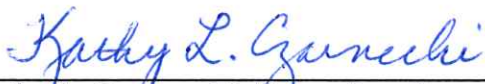
9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:26 p.m.

Respectfully submitted,



Tom Krent, Chair



Kathy L. Czarniecki, Recording Secretary