



500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

**PLANNING COMMISSION
MEETING AGENDA
REGULAR MEETING**

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

AUGUST 23, 2022

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – August 9, 2022
4. PUBLIC COMMENT – For Items Not on the Agenda

OTHER ITEMS

5. STUDY ITEM – POTENTIAL REZONING AND PRELIMINARY SITE PLAN – Elevate Mixed Use Development, Southeast corner of Big Beaver and Todd (1985 W. Big Beaver, 1936 Butterfield 1787 W. Big Beaver and PIN 88-20-29-226-020), Section 29, Currently Zoned BB (Big Beaver), P (Parking) and R-1C (One Family Residential) Zoning Districts
6. PLANNING COMMISSION SCHEDULE - Resolution to cancel October 11, 2022 Regular meeting
7. PUBLIC COMMENT – For Items on the Agenda
8. 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

Televised Live, Government Channel WTRY (10 WideOpenWest and 17 Comcast) Replayed Wednesdays 3:00 pm, 6:00 pm and 11:00 pm

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 9, 2022, in the Council Chamber of the Troy City Hall. Chair Lambert 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
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- Sadek Rahman
- John J. Tagle

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-2022-08-043

Moved by: Krent
 Support by: Rahman

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – July 26, 2022

Resolution # PC-2022-08-044

Moved by: Buechner
 Support by: Faison

RESOLVED, To approve the minutes of the July 26, 2022 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PLANNED UNIT DEVELOPMENT

5. PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (File Number PUD 2020-0018)
 – Proposed Concept Development Plan for Long Lake and Crooks Masterplan Development, Northwest Corner of Long Lake and Crooks, Section 8, Currently Zoned O (Office) Zoning District

Mr. Carlisle said the Planned Unit Development (PUD) application before the Board this evening is a formal submittal. He said the Planning Commission discussed two draft concept plans presented by the applicant at their January 12, 2021 and February 8, 2022 meetings.

Mr. Carlisle explained the three-step PUD application process and addressed the intent of a PUD application. He addressed highlights of the concept plan, proposed mix of uses, the changes since last reviewed, the four separate development areas proposed and associated amenities within those areas. Mr. Carlisle reviewed the applicant’s proposed development parameters, relating to maximum square footage, minimum and maximum number of floors, minimum and maximum building height, and dimensional setbacks.

Mr. Carlisle said the applicant seeks flexibility to build any development area in any sequence, with one restriction that development area 4 (hotel/residential) and retail/restaurant pads can be built as part of any phase except they cannot be the first development built on site. He said the applicant seeks flexibility of all permitted and special uses in Office Mixed (OM), Office (O), or General Business (GB) zoning districts.

In summary, Mr. Carlisle asked the Board to consider public comments at the Public Hearing, and as part of their deliberation, to consider 1) the proposed development guidelines relating to building height and setbacks; 2) the proposed permitted and special uses; 3) if the PUD Standards in Section 11.03 of the Zoning Ordinance are met; and 4) if the proposed benefits are commensurate with the requested relief/development flexibility.

Mr. Savidant clarified a modification/correction to the development guidelines proposed by the applicant. Development area 1 (hotel/residential) should read 350,000 square feet, not 105,000 square feet.

Discussion among administration and Planning Commission:

- Flexibility in terms of what gets built, timing and location as proposed by applicant.
- Significance in determining appropriate uses and building heights.
- Gateway to North Troy and wayfinding signage.
- PUD Development Agreement.
 - Ms. Dufrane stated agreement is essentially standard agreement language except for unique aspects relating to development phases and development areas.
- Urban Residential (UR) zoning district; high density residential district in line with Master Plan.
- Preservation of State-regulated wetlands.
- Tree survey and mitigation; determined at each development phase, must meet site plan requirements.
- Green space/open space must be generally consistent with approved concept plan; what, where, size, whether for public use determined at each development phase and must meet site plan requirements.
- Housing types must be generally consistent with approved concept plan and must meet site plan requirements.

Anthony Antone of Kojoian introduced the project team present in the audience; Project Architect Chris Beck of Gensler, Attorney Tyler Tennent of Dawda Mann PLC, Environmental Engineer Leslie Accardo of PEA, and CEO of Hunter Pasteur Homes Randy Wertheimer.

Mr. Antone stated the residential component (development area 1) would be the first phase of development. He said the proposed uses for the overall project are residential, office and retail and are defined in the PUD Development Agreement. Mr. Antone said the development configuration is based on the market and potential clients. He noted configuration might change during the development process. Mr. Antone said the State-regulated wetlands (1.9 acres) will remain as is. He addressed proposed development areas, phases and amenities. He indicated adjacent businesses were notified of the proposed project.

Mr. Rahman asked if the center building could be moved to the street and the parking structure moved to an internal location. At the request of Mr. Rahman, an image was displayed on the wall monitor depicting a large green courtyard surrounded by building(s).

Mr. Antone stated moving the center building to the street would not be sensible from an architectural or marketing standpoint.

Mr. Wertheimer said placing residential the furthest point from a heavily trafficked and noisy street is essential for success. He noted the sequence of development phases would be residential, amenities, office, restaurant and hotel. Mr. Wertheimer said development area 3 would be flexible on what the market determines.

Ms. Perakis expressed dissatisfaction in what she views as no changes in the concept plan since last presented to the Board even though the Board offered specific suggestions. She said there is nothing unique about the proposed *Gateway to North Troy* development. Ms. Perakis recommended suggestions for the creation of a destination for residents to live, work and play: 1) phase 1 should be a pedestrian boulevard along with paths and natural features; 2) the parking structure with retail on the first floor should be the anchor building in the center of the PUD; 3) the pedestrian boulevard should run parallel to Long Lake with retail along Long Lake that fronts the pedestrian boulevard; 4) access to the pedestrian boulevard should be off Crooks and Corporate Drive. At the request of Ms. Perakis, images were displayed on the wall monitor that depicted existing parking structures located in Ann Arbor, East Lansing and Detroit. Ms. Perakis referenced page 192 of the Master Plan, “Strategy: Create a community gathering space” and addressed the application’s relationship to the PUD Standards.

Mr. Wertheimer stated details of the concept plan would come forth with each phase and at site plan submittal. He said the team’s focus is on the first step of approval of a concept plan and they look forward to providing specific details with individual site plan submittals. Mr. Wertheimer said the project team is asking for a consensus on the uses, building sizes and building heights at this time. He stated that 25% of the site is open green space. Mr. Wertheimer apologized if he is misinterpreting the PUD process and addressed the importance of landscape and architectural designs that would be presented at site plan review and approval.

Ms. Malalahalli said the concept plan appears industrial, like four rectangular Lego blocks with too much parking. She encouraged a concept plan that would *wow* the Board, to incorporate a promenade or plaza area, a connected pathway and a community stage to engage a public destination.

Mr. Tagle said it appears the development team has not *sold* the Planning Commission on its concept plan and encouraged the team to share a presentation inclusive of ideas, graphics and words that would get the Board excited about the project. He asked the applicant to address the product the team envisions for development area 1.

Mr. Wertheimer said the product would be a five to seven story luxury residential building similar to what one sees in Birmingham, West Bloomfield and Corktown. He identified some amenities as a rooftop pool, an expansive workout facility, a work-from-home office setting, state-of-the-art technology and concierge services.

Mr. Krent referenced a proposed development project at the former K-Mart Headquarters that *wowed* the Planning Commission with its pavilion style development.

Chair Lambert suggested a connected hub for public transportation.

Mr. Antone addressed the change in the configuration of office buildings since the pandemic. He said offices are becoming highly amenitized to bring employees back to what was the standard office building. Mr. Antone noted proposed parking is less than two acres of the overall project.

PUBLIC HEARING OPENED

- Laury Shah, 1448 Brentwood Drive, Troy; addressed personal visions of developing property; native grasses, lush vegetation, botanical garden, minimum height of buildings, noise buffer.
- Wei Cao, 6816 Vernmoor, Troy; shared concurrence with Planning Commission comments on the parking structure and amenities, encouraged a gathering destination and pedestrian boulevard.

PUBLIC HEARING CLOSED

Chair Lambert announced the Planning Department received 10 to 15 email messages, copies of which were placed in front of Board members prior to tonight’s meeting. Chair Lambert shared the messages expressed concerns with the destruction of green space and building heights.

Mr. Hutson said he would like to see the PUD Development Agreement be modified to include: 1) reduce the three buildings to a maximum height of eight (8) stories; 2) that no development phase should commence until the first development phase is complete; and 3) that the permitted and special uses are specifically identified. Mr. Hutson said he agrees with comments expressed by Ms. Perakis.

Ms. Dufrane stated the Planning Commission as a recommending body to City Council is responsible to forward either an affirmative or negative recommendation to City Council. In response to the Board’s query if it is appropriate to postpone the item, she responded it would be reasonable to postpone the application one time should the Board desire.

Resolution # PC-2022-08-045

Moved by: Lambert
 Support by: Buechner

RESOLVED, To postpone action on the PUD application to give the applicant an opportunity to consider input from the Commissioners on the overall concept plan and to give the Board a feel for what the entire project will look like.

Discussion on the motion on the floor.

Ms. Perakis addressed specific language she would like to incorporate in the Resolution as relates to parking structure location, pedestrian pathway, promenade/boulevard, relationship to Master Plan vision, uniqueness and creation of a destination point.

Mr. Antone and Mr. Wertheimer asked the Board to realistically consider the traffic impact and accessibility to the site as relates to the placement of the buildings.

Mr. Faison suggested design specifics should not be attached to the Resolution.

Mr. Hutson suggested to postpone the item with no specificity attached to the Resolution.

Ms. Dufrane said the attorney's office would collaborate with the applicant's attorney to tighten up the language on permitted and special uses.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

Ms. Perakis addressed existing traffic problems in the area and cautioned the applicant to not come back with an excuse that the traffic impact would prevent a pedestrian boulevard.

OTHER ITEMS

6. **PUBLIC COMMENT** – For Items on the Agenda

There was no one present who wished to speak.

7. **PLANNING COMMISSION COMMENT**

Mr. Carlisle addressed the Master Plan Update with respect to the release of census data in May 2023. He said during City staff discussion, it's been determined that the policy changes and amendments to the updated Master Plan would not be fundamentally impacted by updated census data, and it is recommended to continue with the process of finalizing the draft Master Plan and start the adoption process. Mr. Carlisle said the 2023 census data when released would be added as an addendum to the updated Master Plan.

After a brief discussion, Board members agreed to go forward with the Master Plan Update.

8. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 8:55 p.m.

Respectfully submitted,

David Lambert, Chair

Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2022/2022 08 09 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2022/2022%2008%2009%20Draft.docx)

DATE: August 10, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: STUDY ITEM – POTENTIAL REZONING AND PRELIMINARY SITE PLAN –
Elevate Mixed Use Development, Southeast corner of Big Beaver and Todd (1985 W. Big Beaver, 1936 Butterfield 1787 W. Big Beaver and PIN 88-20-29-226-020), Section 29, Currently Zoned BB (Big Beaver), P (Parking) and R-1C (One Family Residential) Zoning Districts.

The owner of the subject parcel is interested in developing a mixed-use project on the site. The Planning Department was provided a conceptual site plan and renderings that describe the potential project.

The 4.23-acre site is presently comprised of a 3-story building with offices, jewelry store and Benihana restaurant (zoned BB), a one-story office (zoned BB), a parking lot (zoned P) and a vacant lot (zoned R-1C). The property abuts a small office building to the west (zoned O) on three sides. This building is under separate ownership and would not be part of this development. The applicant proposes to demolish the one-story office and develop a restaurant and multi-family building on the site.

The attached memo summarizes the project.

A formal application has not been submitted. The applicant seeks input and direction from the Planning Commission on this matter, prior to moving forward. Formal action is not required at this time.

Please be prepared to discuss this item at the August 23, 2022 Regular meeting.

Attachments:

1. Maps
2. Memo from Carlisle/Wortman Associates, Inc.
3. Miscellaneous information provided by applicant

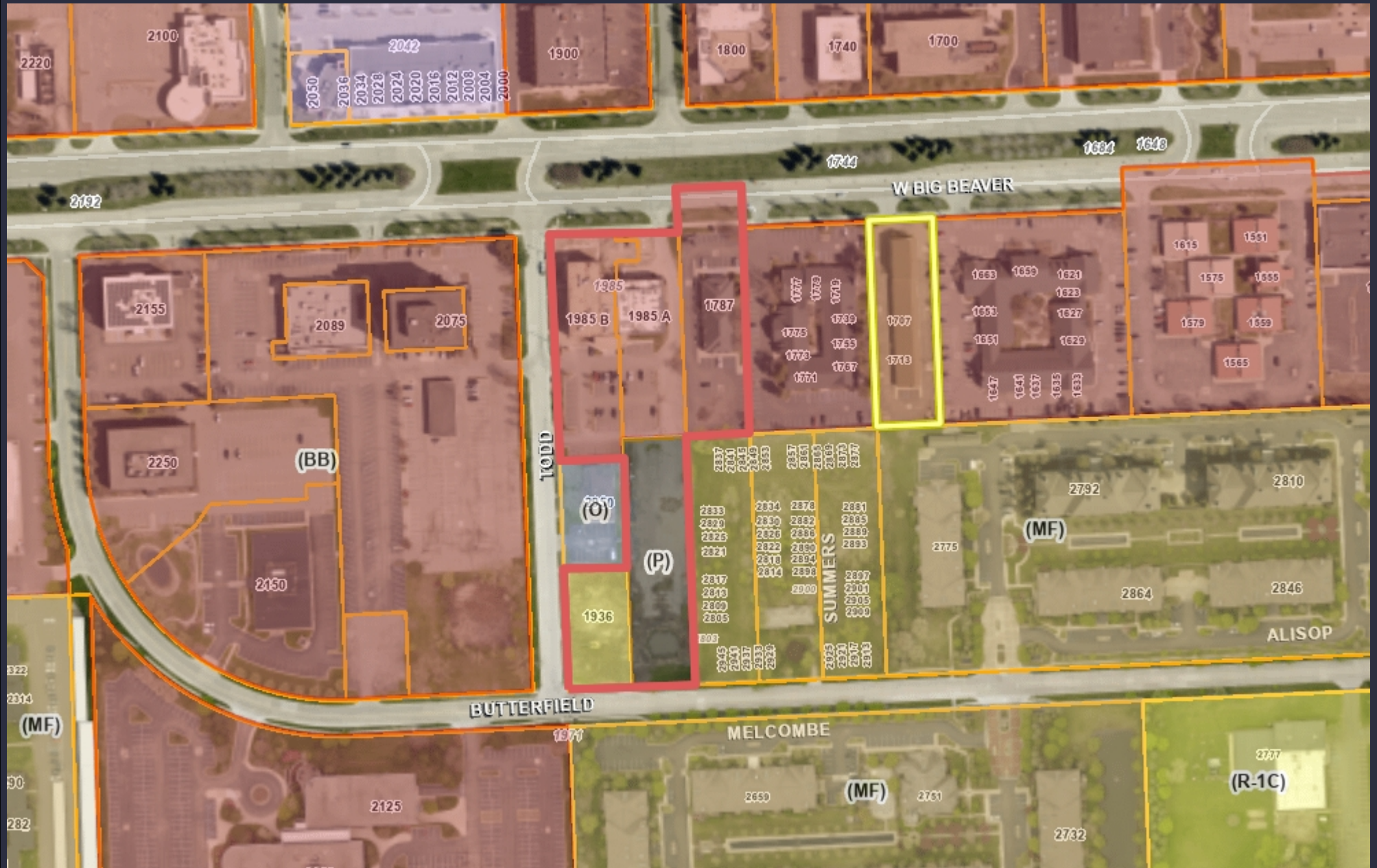
G:\REZONING REQUESTS\Potential Rezoning\1985 W Big Beaver\PC Memo 08 23 2022.docx



GIS Online



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



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Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: Troy Planning Commission

From: Ben Carlisle, AICP

Date: July 19, 2022

Re: Elevate Concept Plan

Designhaus has submitted a concept plan for a mixed-use building at 1985 Big Beaver, the southeast corner of Big Beaver and Todd. There is an existing +/-34,000 square foot building at the hard corner onsite that will remain. The application consolidates five (5) separate parcels. The applicant proposes to construct a new 5 (five) story mixed use building that wraps around the existing building. The mix of uses in the new building includes:

- 7,000 sq.ft restaurant
- 70-unit apartment building
 - 19 studio apartments
 - 51 1–2-bedroom apartments

The first floor of the restaurant is physically separated from the first floor of the apartment building but the building is connected on the second floor. The space between the first floor of the restaurant and the first floor of the apartment building is a passenger drop-off circle and short-term parking. Parking will be a combination of covered (1st and 2nd level) and uncovered at-grade.

The site includes a mix of zoning including:

- BB, Big Beaver Form Base
- O, Office
- P, Parking
- R-1C, Single-Family Residential

The applicant is seeking a rezoning, however they have not verified if they are requesting a rezoning to FB, Form-base for the entire site or a Planned Unit Development. Please note that there is a remaining O, Office zoned parcel that is surround by the proposed rezoning. This parcel is not part of the rezoning application.





Buildings to be demolished
Building to remain

Zoning:

- BB, Big Beaver Form Base
- O, Office
- P, Parking
- R-1C, Single-Family Residential



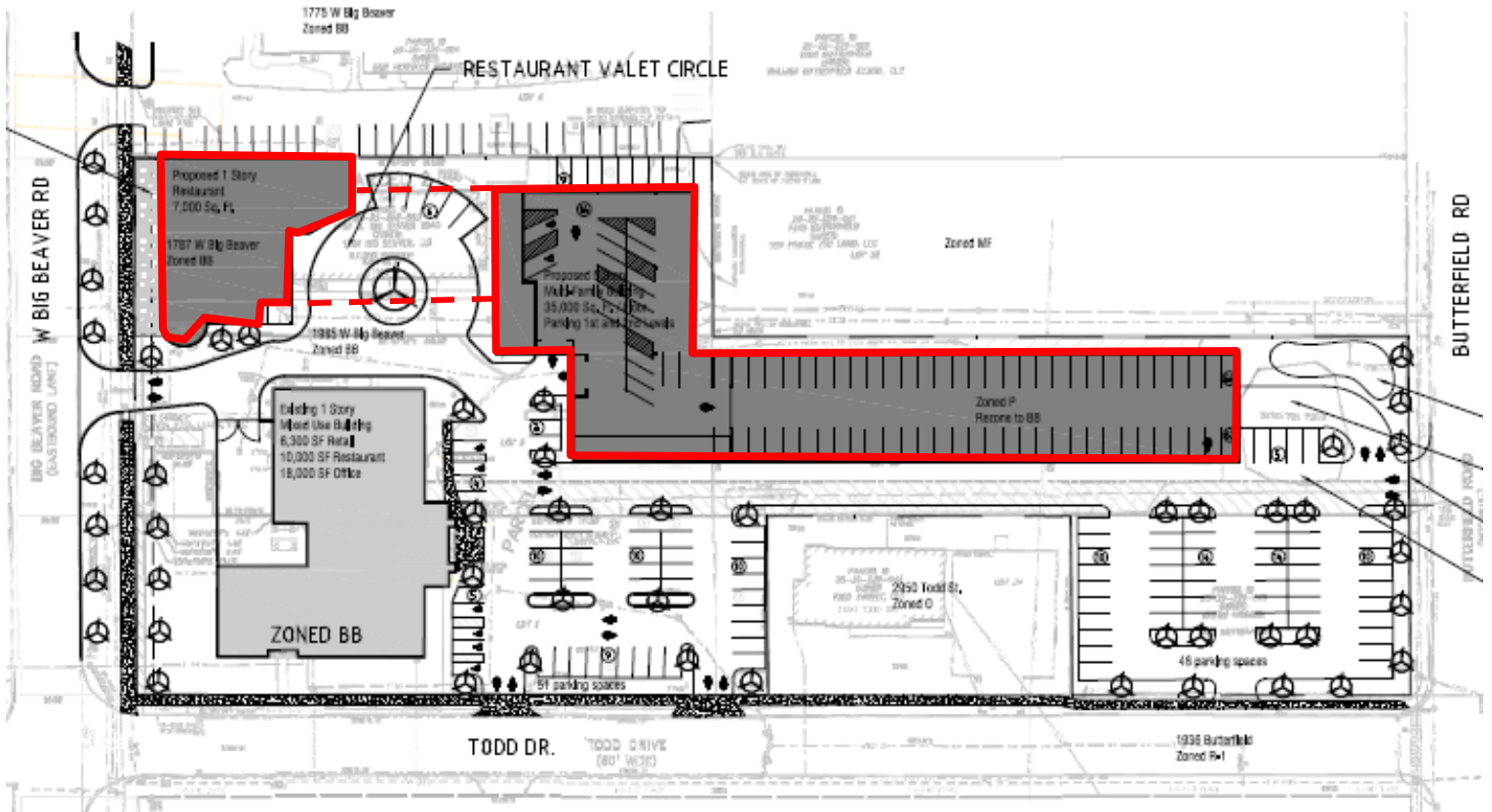
Master Plan

The proposed mixed-use development is consistent with the Master Plan as the City seeks to bring additional high-density residential units to this area of the City. The 2006 Big Beaver Corridor study stated that *“In order to remain competitive and continue to be a leader in economic development in Southeast Michigan, Troy must plan for this Corridor to evolve in light of a changing economy.”* In that spirit, the City adopted the key concepts of the Big Beaver Corridor Study in 2006:

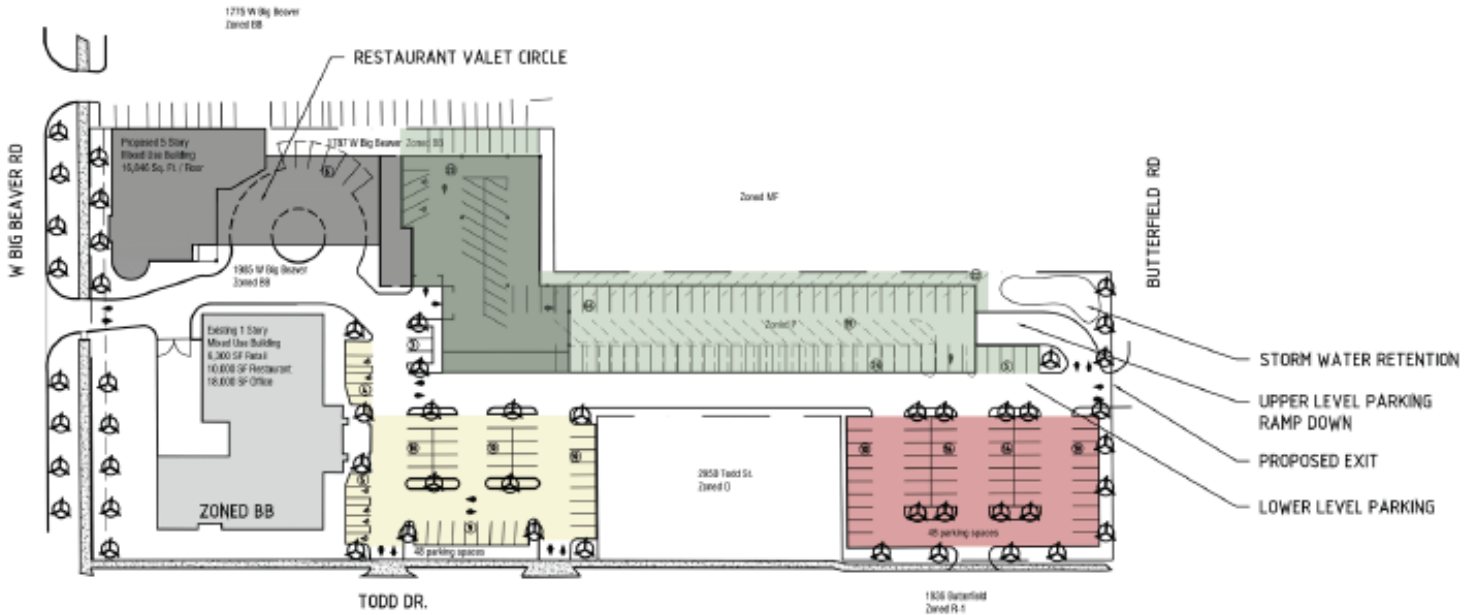
- Promote redevelopment opportunities along the Big Beaver Corridor.
- Promote redevelopment with a greater mix of land uses, particularly new residences.
- Transform Big Beaver Corridor into a destination or "People Place" characterized by round-the-clock activity and an exciting nightlife.
- Maintain a unified vision for transforming Big Beaver Road into a World-Class Boulevard, while improving the corridor by focusing on each of its neighborhoods.
- Maintain and improve existing businesses along Big Beaver Corridor.
- Transform the corridor into a pedestrian-friendly environment.

The current Master Plan emphasizes these points, and emphasis residential uses along the corridor, and improvements to pedestrian circulation.

Concept Plan:



Parking and Access Plan:



<u>Provided Parking</u>	
Ground Floor	205 Spaces
2nd Level	66 Spaces

271 Total Spaces

Difference of 65 spaces

19% Shared

- Office Parking
- Restaurant Parking
- Resident Parking

Parking will be a combination of covered (1st and 2nd level) and uncovered at-grade. By ordinance, the site requires 325 spaces. The applicant is seeking a parking deviation of 54 spaces based on shared use.

Access will be via one point off Big Beaver, three points off Todd, and one point off Butterfield.

Development Amenities:

The development includes the following amenities:

- Mixed Use
- Restaurant roof-top dining
- Banquet facility
- Workout facility
- Roof top and pool
- Co-working space

Details:

The concept plan is conceptual. Details such as architectural quality, material selection, building height, parking, traffic, circulation, landscaping, stormwater, and other onsite amenities are very important and will be reviewed in detail if this project moves forward.

Considerations for the Planning Commission:

When reviewing the concept plan the Planning Commission should consider:

- Is the plan consistent with the City Master Plan?
- Does the Planning Commission support the proposed mix of uses and housing types? Are there additionally types or changes in types that the Planning Commission thinks should be considered?
- Is there concern about the future of the remaining O, Office parcel that is not part of the application?
- Are there site plan changes that the applicant should consider?
- Are there other onsite amenities that the applicant should include?
- Are there other considerations that should be discussed with the applicant?

I look forward to meeting with you next week to discuss.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

Elevate - Troy

1985 W Big Beaver Rd.

Address: 1985 W Big Beaver Rd.
Troy, MI 48084

Property I.D. #'s
20-29-226-082, 20-29-226-083,
20-29-226-020, 20-29-226-003

Zoned:
BB / Office

Lot Area:
3.57 Acres (155,566 SF)

Minimum Lot Size:
n/a

Minimum Lot Width:
n/a

Minimum Building Height:
5 Stories / 55'

Ground Story Minimum:
14'

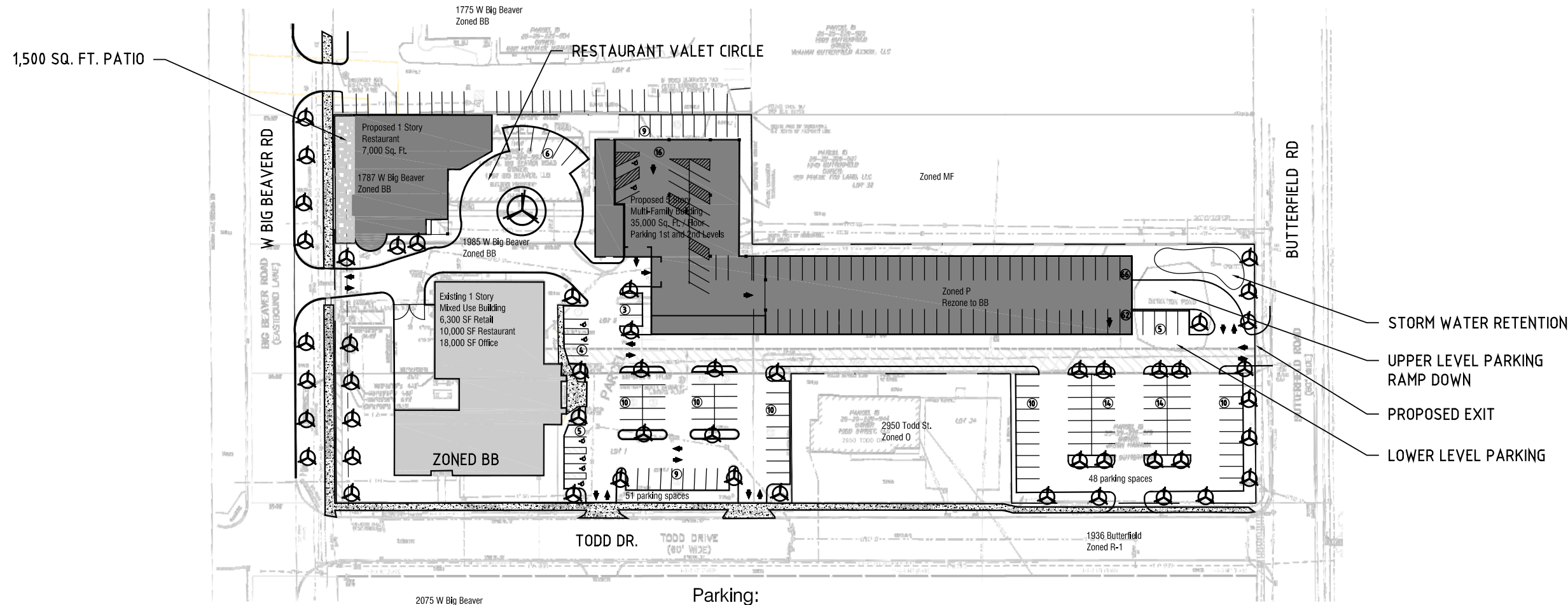
Maximum Lot Coverage:
30%

Setbacks:
Front - 10'
Sides - 0
Rear - 40'

Density: n/a

Minimum Floor Area: n/a

Parking Provided - 271 Spaces



Parking:

Existing Building

Retail - 6,300 SF	26 Spaces
Restaurant - 10,000 SF	78 Spaces
Office- 18,000 SF	60 Spaces
	<u>164</u>

Proposed:

Building 1	
Ground Floor Restaurant 7,000 SF 80 Seats	40 Spaces
Building 2	
(19) Studio Apartments	19 Spaces
(51) 1-2 Bedroom Apartments	<u>102 Spaces</u>
	161

Provided Parking

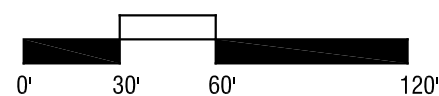
Ground Floor	205 Spaces
2nd Level	66 Spaces

271 Total Spaces Provided
54 Deficient Spaces to be Shared

325 Total Required Spaces

Elevate - Troy Mixed Use Development

August 8, 2022



3300 Auburn Rd. Auburn Hills, MI 48326
p 248.601.4422 www.designhaus.com



TROY LUXURY LIVING

ELEVATE

May 4, 2022
1985 W Big Beaver Rd. Ste. 300 | Troy, MI | 48084
p 248 509 4773 | www.elevateluxuryliving.com

Elevate - Troy

1985 W Big Beaver Rd.

Address: 1985 W Big Beaver Rd.
Troy, MI 48084

Property I.D. #'s
20-29-226-082, 20-29-226-083,
20-29-226-020, 20-29-226-003

Zoned:
BB / Office

Lot Area:
3.57 Acres (155,566 SF)

Minimum Lot Size:
n/a

Minimum Lot Width:
n/a

Minimum Building Height:
5 Stories / 55'

Ground Story Minimum:
14'

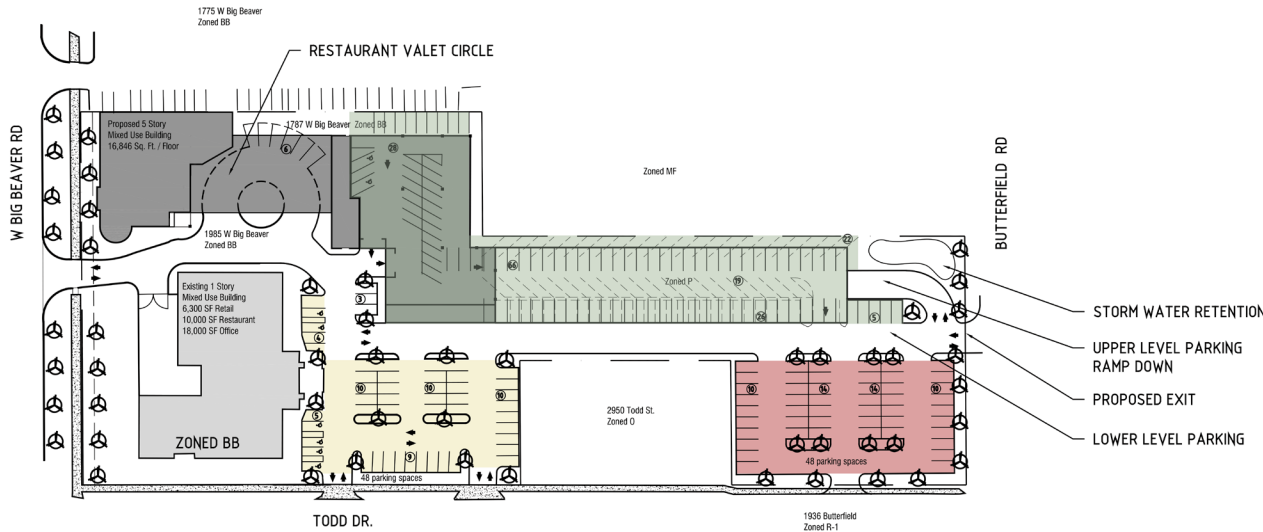
Maximum Lot Coverage:
30%

Setbacks:
Front - 10'
Sides - 0'
Rear - 40'

Density: n/a

Minimum Floor Area: n/a

Parking Provided - 271 Spaces



Parking:

Existing Building

Retail - 6,300 SF	26 Spaces
Restaurant - 10,000 SF	78 Spaces
Office- 18,000 SF	60 Spaces
	164

Proposed Building

Ground Floor Restaurant 5,750 SF 80 Seats	40 Spaces
2nd Floor Restaurant 1,900 SF 30 Seats	15 Spaces
(19) Studio Apartments	19 Spaces
(51) 1-2 Bedroom Apartments	102 Spaces
	172

336 Total Required

Provided Parking

Ground Floor	205 Spaces
2nd Level	66 Spaces

271 Total Spaces

Difference of 65 spaces

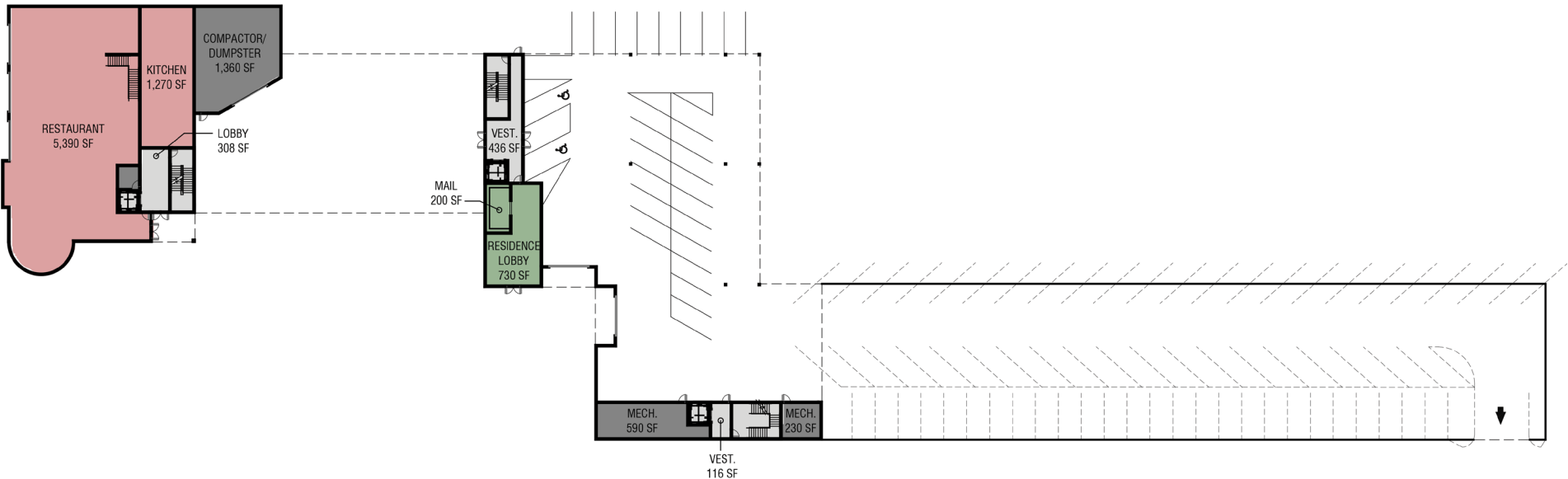
19% Shared

 Office Parking
 Restaurant Parking
 Resident Parking



ELEVATE

[troy]



First Floor Plan

May 4, 2022
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p 248 509 4773 | www.elevateluxuryliving.com



ELEVATE

[troy]



Unit Mix							
Unit	Area	Bedrooms	2nd Floor	3rd Floor	4th Floor	5th Floor	Total
A	908 SF	Studio	2	2	2	2	8
B	644 SF	Studio	2	2	2	2	8
C	1,192 SF	1 Bed	1	1	1	1	4
D	1,695 SF	1 Bed	1	1	1	1	4
E	1,494 SF	2 Bed	1	1	1	1	4
F	1,410 SF	2 Bed	1	1	1	1	4
G	1,207 SF	1 Bed	2	2	2	2	8
H	1,170 SF	1 Bed	0	1	1	1	3
J	1,324 SF	2 Bed	0	1	1	1	3
K	838 SF	1 Bed	0	5	5	5	15
L	880 SF	Studio	0	1	1	1	3
M	1,200 SF	2 Bed	0	1	1	1	3
N	971 SF	1 Bed	0	1	1	1	3

Second Floor Plan

May 4, 2022
 1985 W Big Beaver Rd. Ste. 300 | Troy, MI | 48084
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ELEVATE

[troy]



Unit Mix							
Unit	Area	Bedrooms	2nd Floor	3rd Floor	4th Floor	5th Floor	Total
A	908 SF	Studio	2	2	2	2	8
B	644 SF	Studio	2	2	2	2	8
C	1,192 SF	1 Bed	1	1	1	1	4
D	1,695 SF	1 Bed	1	1	1	1	4
E	1,494 SF	2 Bed	1	1	1	1	4
F	1,410 SF	2 Bed	1	1	1	1	4
G	1,207 SF	1 Bed	2	2	2	2	8
H	1,170 SF	1 Bed	0	1	1	1	3
J	1,324 SF	2 Bed	0	1	1	1	3
K	838 SF	1 Bed	0	5	5	5	15
L	880 SF	Studio	0	1	1	1	3
M	1,200 SF	2 Bed	0	1	1	1	3
N	971 SF	1 Bed	0	1	1	1	3

Third Floor Plan

May 4, 2022
 1985 W Big Beaver Rd. Ste. 300 | Troy, MI | 48084
 p 248 509 4773 | www.evateluxuryliving.com



ELEVATE

[troy]



Unit Mix							
Unit	Area	Bedrooms	2nd Floor	3rd Floor	4th Floor	5th Floor	Total
A	908 SF	Studio	2	2	2	2	8
B	644 SF	Studio	2	2	2	2	8
C	1,192 SF	1 Bed	1	1	1	1	4
D	1,695 SF	1 Bed	1	1	1	1	4
E	1,494 SF	2 Bed	1	1	1	1	4
F	1,410 SF	2 Bed	1	1	1	1	4
G	1,207 SF	1 Bed	2	2	2	2	8
H	1,170 SF	1 Bed	0	1	1	1	3
J	1,324 SF	2 Bed	0	1	1	1	3
K	838 SF	1 Bed	0	5	5	5	15
L	880 SF	Studio	0	1	1	1	3
M	1,200 SF	2 Bed	0	1	1	1	3
N	971 SF	1 Bed	0	1	1	1	3

Fourth & Fifth Floor Plan

May 4, 2022
 1985 W Big Beaver Rd. Ste. 300 | Troy, MI | 48084
 p 248 509 4773 | www.elevateluxuryliving.com





Restaurant Concept

May 4, 2022
1985 W Big Beaver Rd. Ste. 300 | Troy, MI | 48084
p 248 509 4773 | www.evelateluxuryliving.com





Restaurant Concept

May 4, 2022
1985 W Big Beaver Rd. Ste. 300 | Troy, MI | 48084
p 248 509 4773 | www.elevateluxuryliving.com



DATE: August 11, 2022
TO: Planning Commission
FROM: R. Brent Savidant, Community Development Director
SUBJECT: PLANNING COMMISSION SCHEDULE - Resolution to cancel October 11, 2022 Regular meeting

The Michigan Association of Planning 2022 Annual Conference will be held October 12-14 on Mackinac Island. The conference is an opportunity for members and staff to receive training related to Planning and Zoning.

There is a Planning Commission Regular meeting scheduled for October 11, 2022. Three Planning Commission members, the Community Development Director and the Planning Consultant have registered for the conference. Due to conference schedule and ferry schedule, attendees will need to arrive on Mackinac Island on October 11 if they are to attend the entire conference. This will require that these individuals will therefore need to miss the meeting.

For these reasons, it is requested that the Planning Commission consider the attached resolution to cancel the October 11, 2022 Regular meeting.

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PROPOSED RESOLUTION

PLANNING COMMISSION SCHEDULE - Resolution to cancel October 11, 2022 Regular meeting

Resolution # PC-2022-08-

Moved by:

Seconded by:

RESOLVED, The Planning Commission Regular meeting scheduled for October 11, 2022 is hereby cancelled.