

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 23, 2022, in the Council Chamber of the Troy City Hall. Chair Lambert and Vice Chair Perakis 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
- John J. Tagle

Absent:

- Toby Buechner
- Sadek Rahman

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-2022-08-046

- Moved by: Krent
- Support by: Tagle

RESOLVED, To approve the Agenda as prepared.

- Yes: All present (7)
- Absent: Buechner, Rahman

MOTION CARRIED

3. APPROVAL OF MINUTES – August 9, 2022

Resolution # PC-2022-08-047

- Moved by: Malalahalli
- Support by: Perakis

RESOLVED, To approve the minutes of the August 9, 2022 Regular meeting as submitted.

Yes: All present (7)
Absent: Buechner, Rahman

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

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

Mr. Carlisle presented background information on a potential Rezoning and Preliminary Site Plan for Elevate Mixed Use Development. He addressed the proposed combination of five parcels to construct a new five-story mixed use building that wraps around an existing building. The application proposes a 7,000 square foot restaurant, a 70-unit apartment building and a drop off circle with valet service located between the restaurant and apartment building. Mr. Carlisle addressed parking, the applicant’s request for relief of 54 parking spaces, access points, amenities and an existing office parcel under separate ownership that is not part of the application. He reported the applicant has not indicated which zoning district would be sought for the rezoning.

Mr. Carlisle reported the application presented this evening is a conceptual plan only and no action would be taken.

Mr. Carlisle asked the Planning Commission to consider the following:

- Is the plan consistent with the City Master Plan?
- Does the Planning Commission support the proposed mix of uses and housing types? Are there additional types or changes in types that the Planning Commission thinks should be considered?
- Is there concern about the future of the remaining parcel zoned Office 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?

Discussion among administration and Planning Commission:

- Potential partnership with office building not included in rezoning application.
- Parking; location, residential/restaurant uses, covered/uncovered, shared, valet/self-parking.
- Parking study required and parking requirements must be met with application submittal.

Mr. Savidant introduced property owner Jason Hamama of Encore Development and the architectural team, Peter Stuhlreyer and Mike Pizzola of Designhaus.

Some comments during discussion related to:

- Relationship of apartment building to restaurant.
- Consideration to locate apartment building further south.
- Zoning districts that applicant might seek to rezone parcels; Big Beaver (BB) or Planned Unit Development (PUD).
- Straight rezoning request versus conditional rezoning request.
- Parking; shared, valet, self-parking, consideration of additional parking level if needed.
- Potential use of parcel under separate ownership should it be acquired; encourage partnership of exempt parcel in rezoning application.
- Five (5) foot sidewalk would be provided to accommodate pedestrian traffic.
- Banquet room and co-workspace are for use by apartment residents only.

Mr. Savidant summarized Planning Commission comments:

- Support rezoning to the Big Beaver zoning district.
- Come back with a workable parking design.
- Consider pulling residential further to the south.
- Encourage owner of parcel exempt from conceptual plan to participate in rezoning process.

6. PLANNING COMMISSION SCHEDULE – Resolution to Cancel October 11, 2022 Regular Meeting

Mr. Savidant said attendance by Planning Commission members and staff at the Annual Michigan Association Planning Conference in Mackinaw Island this October compromises attendance at the October 11, 2022 Regular Planning Commission meeting.

After a brief discussion, it was the consensus of the Planning Commission to cancel the October 11, 2022 regularly scheduled meeting.

Resolution # PC-2022-08-048

Moved by: Krent
 Support by: Malalahalli

RESOLVED, To cancel the Planning Commission Regular meeting scheduled for October 11, 2022.

Yes: All present (7)
 Absent: Buechner, Rahman

MOTION CARRIED

7. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

Chair Lambert opened the floor to Planning Commission comment. There were no Planning Commission comments.

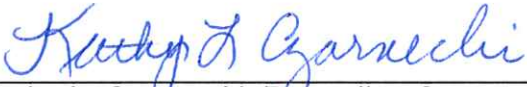
8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:40 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary