

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 8, 2023, 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:

- Toby Buechner
- Carlton M. Faison
- Tyler Fox
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- John J. Tagle

Also Present:

- R. Brent Savidant, Community Development Director
- Julie Quinlan Dufrane, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2023-08-045**

- Moved by: Faison
- Support by: Perakis

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

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES – July 11, 2023

**Resolution # PC-2023-08-046**

- Moved by: Buechner
- Support by: Fox

**RESOLVED**, To approve the minutes of the July 11, 2023 Regular meeting as submitted.

Yes: All present (9)

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN APPROVALS**

5. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2023-0014) – Proposed Estates of Brook Hollow No. 2 Site Condominium, 3 units/lots, South of Lamb Road, East of Rochester (Parcels 88-20-14-351-104 and 88-20-14-376-047), Section 14, Currently Zoned R-1C (One Family Residential) District

Mr. Savidant reviewed the Preliminary Site Plan application for the Estates of Brook Hollow No. 2 Site Condominium. He addressed the extension of Bloomingdale Drive to the west of Brook Hollow No. 1 to add three (3) residential units and one (1) lot for detention. Mr. Savidant said the application meets all R-1C requirements of the Zoning Ordinance. He addressed the square footage of homes, elevations, access and circulation and landscape mitigation. He asked the applicant to clarify if the development would be a part of an existing homeowners' association or have its own association.

Mr. Savidant asked the Planning Commission to consider if the Site Plan Standards and Site Condominium Standards have been met. He recommended conditioning any approval of the Site Plan application on obtaining a stamped Landscape Plan and Tree Survey.

Joe Maniaci of Mondrian Properties stated six elevations were provided in the application. He explained the reason behind using one lot for detention and informed the Board that the detention pond has the capacity to accommodate the proposed three units and any future development to the west. Mr. Maniaci said there would be only one homeowners' association for the proposed units and any future units.

There was discussion, some comments related to:

- Removal of tree #768, a 21-inch red maple.
- Language in condominium documents acknowledging developer's intent to extend development to the west.
- Notification to surrounding neighbors; not required by Zoning Ordinance.
- Development designed to extend through existing easement and connect street for future residential development.
- EV charging stations; purchaser option to install in garage.

Chair Lambert opened the floor for public comment. Acknowledging there was no one present who wished to speak, Chair Lambert closed the floor for public comment.

**Resolution # PC-2023-08-047**

Moved by: Fox  
 Seconded by: Faison

**RESOLVED**, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for the proposed Estates of Brook Hollow No. 2 Site Condominium, 3 units/lots, South of Lamb, East of Rochester (Parcels 88-20-14-351-104 and 88-20-14-376-047, Section 14, approximately 1.305 acres in size, Currently Zoned R-1C (One Family Residential) District, be granted.

1. Stamp Landscape Plan by Licensed Landscape Architect.
2. Stamp Tree Survey by Licensed Landscape Architect or Certified Arborist.

Yes: All present (9)

**MOTION CARRIED**

Chair Lambert commended the applicant’s inclusion of all homes in one homeowners’ association and accommodation of detention pond for future development.

6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2023-0001) – Proposed New Tower Troy Office Building Elevations, East side of Troy Center Drive, South of Big Beaver, 755 Big Beaver Road (PIN 88-20-28-101-067), Section 28, Currently Zoned BB (Big Beaver) District

Mr. Savidant cited the condition to the Resolution granted for Preliminary Site Plan approval for New Tower Troy on May 23, 2023: He stated the Project Architect is present this evening to address the architectural design of the office elevations and building materials.

Present were Chris Kojaian of Kojaian Companies and Project Architect Robert Szantner of Yamasaki.

Mr. Szantner reviewed the building design strategy of precast concrete panels and color scheme in response to the market for a corporate tenant. He detailed the different levels of texture, dimension, and depth of the quality design for a contemporary look. Mr. Szantner addressed the annex building, courtyard, additional greenery, walkway, entry, glazing and tempered gray glass windows.

Mr. Kojaian addressed potential tenants and their intent to satisfy the building design specifications of a future tenant.

There was discussion, some comments related to:

- Applicant marketing for single corporate headquarters but could be multi-tenants.
- Overall building design will be dictated by future tenant(s).
- Core building design complementary to buildings along Big Beaver.

- Environmental design features as relates to glass, heat absorption, energy efficiency, light reflectivity, transparency.
- Application would come back to Planning Commission for review should there be a significant change in building style/design.

Mr. Hutson expressed disappointment in the design of the buildings, citing lack of decorative detail and imaginative thinking.

Chair Lambert opened the floor for public comment. Acknowledging there was no one present who wished to speak, Chair Lambert closed the floor for public comment.

Mr. Savidant said the application would come back to the Planning Commission for consideration if the building designs were not consistent with the approved plans.

**Resolution # PC-2023-08-048**

Moved by: Buechner

Seconded by: Perakis

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed New Tower Troy Office Building Elevations, located on the East side of Troy Center Drive, South of Big Beaver, Section 28, Zoned BB (Big Beaver) District, be granted.

Yes: Buechner, Faison, Fox, Krent, Lambert, Malalahalli, Perakis, Tagle  
 No: Hutson

**MOTION CARRIED**

**OTHER ITEMS**

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

There was no one present who wished to speak.

8. **PLANNING COMMISSION COMMENT**

Mr. Savidant announced the following:

- The edited draft Master Plan to address City Council comments will be placed on the August 21, 2023 City Council agenda for consideration to release the document for the 63-day review period.
- Street Vacation Request (SV JPLN2023-001) to vacate an unconstructed alley, west of John R and South of Larchwood – City Council granted approval at their August 7, 2023 meeting.

Mr. Krent announced there is a MAP (Michigan Association of Planners) gathering on August 24, 2023 from 5:30 p.m. to 10:00 p.m. at the Northern Lights Lounge on Baltimore Street in Detroit. He said there is no charge to attend.

Mr. Fox said it is his understanding that State funds have recently been granted specifically for the purpose and use of Planning Commissions.

Mr. Savidant said he would look into the grant money. Mr. Savidant said he is optimistic the Master Plan update will be complete by the end of the year.

9. ADJOURN

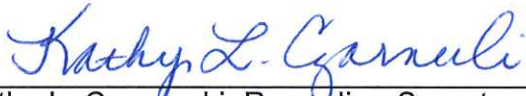
The Regular meeting of the Planning Commission adjourned at 7:48 p.m.

Respectfully submitted,



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David Lambert, Chair



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Kathy L. Czarnecki, Recording Secretary

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