

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on September 26, 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:

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

2. APPROVAL OF AGENDA

Resolution # PC-2023-09-055

- Moved by: Fox
- Support by: Malalahalli

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – September 12, 2023

Resolution # PC-2023-09-056

- Moved by: Buechner
- Support by: Perakis

RESOLVED, To approve the minutes of the September 12, 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.

SPECIAL USE APPROVAL

5. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2023-0019) – Proposed Clean Express Car Wash, West side of John R, North of Fourteen Mile (PIN 88-20-35-401-001), Section 35, Zoned GB (General Business) District

Mr. Carlisle reviewed the Clean Express Car Wash Special Use and Preliminary Site Plan application. He addressed the car wash location at the Oakland Mall, site circulation, proposed landscaping, architectural features, building size and number of vacuums. He reported the application is permitted as a Special Use in the GB zoning district and that it meets parking requirements. Mr. Carlisle noted the rendering provided in the agenda packet is not site specific but a general rendering of the proposed development.

In summary, Mr. Carlisle asked the Board to consider any public testimony during the Public Hearing and to consider in its deliberations site circulation, especially around the location of the parking lot entrance, building materials and color scheme, and if the plan meets the Special Use and Site Plan Review Design Standards as set forth in Sections 9.02.D and 8.06, respectively. Mr. Carlisle stated any approval of the application should be conditioned on site plan items identified in his report dated September 20, 2023.

Mr. Savidant announced the applicant provided a site-specific rendering after preparation of the Planning Consultant report. He said the rendering was emailed to Board members prior to tonight's meeting and is available to view on the Board's laptop and on the presentation screen. Mr. Savidant said a traffic study has been provided by the applicant but due to time constraints not yet reviewed by the City Traffic Engineer OHM.

Jacob Rilett of Mannik Smith Group, Consultant Dennis Miller and Oakland Mall owner Mario Kiezi were present.

Mr. Rilett provided a brief description of the modernized express car wash that has ninety locations throughout the Midwest. He highlighted its quick service, advanced water features and conservation and subscription membership. Mr. Rilett addressed stormwater management in relation to the overall mall property and topography.

A revised site plan was circulated among Board members that addressed site plan issues identified in the Planning Consultant report.

There was discussion, some comments related to:

- Ownership of the Oakland Mall property.
- Stormwater management in relation to the existing topography and mall property.
- Conservation of water usage.

- Construction of sidewalk connections per Engineering review.
- Relocation of dumpster.
- Bicycle parking.
- Landscaping; additional parking lot trees.
- Number of vacuums.
- Site circulation, as relates to entry and exit and Oakland Mall traffic.
- Stacking of vehicles.
- Employee parking.
- Relationship of application to Master Plan.
- Future development of mall property.

Mr. Miller said the car wash would be ready to facilitate high volumes during weekends and adverse weather conditions and signage would be provided to direct traffic. He addressed the in-and-out quick express service, selection of services and price range of membership. Mr. Miller said the facility would be community focused, offering fundraisers.

Mr. Kiezi gave a brief history of the Oakland Mall, its anchor stores and recently acquired stores. He said a Master Plan is in process to develop the entire mall property to incorporate mixed uses and change the overall view of the property. Mr. Kiezi addressed the mall’s advantageous location to the I-75 frontage and surrounding communities. He addressed ownership of the mall property, marketability of the site, ongoing site improvements and focus on acquiring quality tenants.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

There was a brief discussion on the revised site plan circulated by the applicant that addressed site items identified in the Planning Consultant report.

Mr. Savidant and Ms. Dufrane emphasized the importance of OHM reviewing the traffic study prior to consideration of site plan approval.

Resolution # PC-2023-09-057

Moved by: Buechner
 Seconded by: Fox

RESOLVED, To postpone action on Special Use Approval and Preliminary Site Plan Approval to allow review of the traffic study by the City Traffic Engineer.

Yes: All present (9)

MOTION CARRIED

PRELIMINARY SITE PLAN APPROVAL

6. PRELIMINARY SITE PLAN APPROVAL (SP JPLN2023-0028) – Proposed John R Commons Townhome Development, West side of John R, north of Big Beaver (PIN 88-20-23-476-017), Section 23, Zoned MF (Multi-Family Residential) Zoning District

The applicant was not present. Mr. Savidant confirmed the applicant was notified via email that the item was on this evening’s agenda.

Resolution # PC-2023-10-058

Moved by: Fox
 Seconded by: Malalahalli

RESOLVED, To postpone Preliminary Site Plan Approval for the proposed John R Commons Townhome Development.

Yes: All present (9)

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

There were general Planning Commission comments, some related to:

- Bicycle parking requirement.
- Demolition of former K-Mart Headquarters.
- Various on-going development projects.

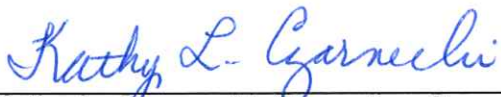
9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:20 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary