

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:02pm on May 14, 2024, in the Council Chamber of the Troy City Hall. 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
- Marianna Perakis
- John J. Tagle

Absent:

- Lakshmi Malalahalli

Also Present:

- R. Brent Savidant, Community Development Director
- Ben Carlisle, Carlisle Wortman Associates
- Allan Motzny, Assistant City Attorney
- Jackie Ferencz, Planning Department staff

2. APPROVAL OF AGENDA

Resolution # PC-2024-05-22

- Moved by: Fox
- Support by: Tagle

RESOLVED, To approve agenda as prepared.

- Yes: All present (8)
- Absent: Lakshmi Malalahalli

MOTION CARRIED

3. APPROVAL OF MINUTES – April 23, 2024

Resolution # PC-2024-05-23

- Moved by: Lambert
- Support by: Buechner

RESOLVED, To approve the minutes of April 23, 2024 Regular meeting as submitted.

- Yes: All present (8)
- Absent: Lakshmi Malalahalli

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

SPECIAL USE APPROVAL

5. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0010) – Proposed Motor City Church addition and site improvements, South side of Wattles, East of Coolidge (1349 W. Wattles), Section 20, Currently Zoned R-1B (One-Family Residential) Zoning District.

Planning Commission member, John Tagle, recused himself. Motor City Church is a client of John Tagle Associates.

Ben Carlisle, of Carlisle Wortman Associates, presented on proposed Motor City Church addition and site improvements project.

Applicants, Michelle Sargent with John Tagle Associates and Dave Martin, Pastor of Motor City Church, spoke.

There was discussion by Board members related to:

- how a Special Use must be re-approved when there are changes
- parking
- tree placement

Chair Perakis opened the floor for public comment.

Chair Perakis closed the floor for public comment.

Resolution # PC-2024-05-24

Moved by: Fox
Seconded by: Lambert

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed church addition and other site improvements, South side of Wattles, East of Coolidge (1349 W. Wattles), Section 20, Currently Zoned R-1B (One Family Residential) District, be **granted** with waivers for tree and excess parking.

Yes: All (8)
Absent: Lakshmi Malalahalli
Recused: John Tagle

MOTION CARRIED

Mr. Tagle returned to meeting at 7:35pm

6. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2021-024) - Proposed Starbucks with drive through, North side of Big Beaver, West of John R (1735 E. Big Beaver), Section 23, Currently Zoned CB (Community Business) Zoning District.

Mr. Carlisle presented proposed Starbuck with drive through project.

There was discussion by Board members related to:

- Crosswalks
- Tree placement
- Speed tables
- Traffic Circulation

Applicants Jim Butler, PEA Group; Dennis Bostick, Troy Sports Center LLC; Brian Neeper, Brian Neeper Architecture presented their application.

Chair Perakis opened public comment

Chair Perakis closed public comment

Planning Commission Discussion

Resolution # PC-2024-05-25

Moved by: Fox

Seconded by: Buechner

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Starbucks with drive through, North side of Big Beaver, West of John R (1735 E. Big Beaver), Section 23, Currently Zoned CB (Community Business) District, be **postponed** for the following reasons:

Applicant to provide:

- a photometric plan
- larger context circulation plan
- dumpster plans
- pedestrian safety improvements
- tree ordinance compliance plan

Yes: All (8)

Absent: Lakshmi Malalahalli

MOTION CARRIED

PRELIMINARY SITE PLAN APPROVAL

- 7. PRELIMINARY SITE PLAN APPROVAL (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.

Mr. Carlisle presented on Proposed John R Commons Townhome Development project

Applicants Greg Bono, PEA Group; Dennis Bostick, Troy Sports Center LLC; Greg Neeper, Brian Neeper Architecture, spoke on application.

Chair Perakis opened Public Comment

Chair Perakis closed Public Comment

Planning Commission Discussion

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed John R Gardens Townhome Development, located on the East side of John R, North of Big Beaver, Section 23, Zoned MF (Multi-Family Residential) District, be postponed for the following reasons:

Applicant to revisit:

- a circulation plan
- re-evaluate architectural design

Resolution # PC-2024-05-26

Moved by: Fox
Seconded by: Tagle

Yes: All (8)
Absent: Lakshmi Malalahalli

MOTION CARRIED

OTHER ITEMS

- 8. PUBLIC COMMENT – For Items on the Agenda
- 9. PLANNING COMMISSION COMMENT
- 10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:22 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Jackie Ferencz, Planning Department Staff

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