

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 25, 2024, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli 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
- John J. Tagle

Absent:

- Tyler Fox

Also Present:

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

2. APPROVAL OF AGENDA

**Resolution # PC-2024-06-036**

- Moved by: Faison
- Support by: Buechner

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

- Yes: All present (8)
- Absent: Fox

**MOTION CARRIED**

3. APPROVAL OF MINUTES – June 11, 2024

**Resolution # PC-2024-06-037**

- Moved by: Buechner
- Support by: Lambert

**RESOLVED**, To approve the minutes of June 11, 2024 Regular meeting as submitted.

Yes: All present (8)  
Absent: Fox

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN APPROVAL**

5. PRELIMINARY SITE PLAN APPROVAL JPLN2024-0020 – Proposed City of Troy Cricket Field, West of Crooks, South of Wattles (Boulan Park, 3671 Crooks), Section 20, Zoned CF (Community Facilities) Zoning District

Mr. Huerta reviewed the Preliminary Site Plan application for a proposed Cricket Field located in the northwest corner of Boulan Community Park. He addressed proposed amenities, site improvements, project funding, engagement of OHM Advisors for site design and the community interest in establishing a full-sized cricket field in the City.

Kurt Bovensiep, Public Works Director, was present.

Some comments during discussion related to the following:

- Design requirements of a certified cricket field.
- Parking; improvements, number of spaces, overflow parking.
- Project funding; \$900,000 grant, use of City funds for any future improvements.
- Reuse and relocation of existing pavilion.
- On-going community interest in a cricket field.
- Use of field during cricket season; daily, weekends, hours of operation.
- Public use of the field when not in use for cricket play.
- Construction timeline; projected to open in Spring 2025.
- Safety concerns for park users and pedestrian pathway.
- Provision of a pedestrian pathway from the west side of the park.

**Resolution # PC-2024-06-038**

Moved by: Lambert

Seconded by: Krent

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed City of Troy Cricket Field, West of Crooks, South of Wattles (Boulan Park, 3671 Crooks), Section 20, approximately 47 acres in size, Currently Zoned CF (Community Facilities) District, be granted, subject to:

1. An addition of a pedestrian walkway from the Northfield Parkway entrance to the park when construction occurs on that parking lot.

Discussion on the motion on the floor.

Mr. Lambert said he is pleased that a cricket field, a much-desired recreational amenity for the City and its nearby communities, is moving forward.

Vote on the motion on the floor.

Yes: All present (8)  
 Absent: Fox

**MOTION CARRIED**

6. CIRCULATION PLAN DISCUSSION – Proposed John R Commons Townhome Development (JPLN2023-0028) and Starbucks with Drive-through (JPLN2021-024), West of John R, North of Big Beaver, Section 23

Mr. Savidant briefly introduced the proposed townhome development and Starbucks application that the Planning Commission considered at their May 14, 2024 meeting. He stated the circulation plan is for discussion only and the Planning Commission would take no action this evening.

Present were James Butler of PEA Group and City Traffic Consultant Stephen Dearing of OHM Advisors.

Mr. Butler reviewed the reconfiguration of the traffic circulation plan to maneuver traffic to the southwest corner where the Starbucks drive-through is proposed.

Mr. Dearing said the circulation plan is a significant improvement, one that makes the best of an existing circulation configuration that has evolved over time. He recommended approval of the proposed circulation plan.

There was discussion on:

- Bumped out island; extend one parking space.
- Closing off nearest, southern-most drive aisle (north/south) to drive-through.
- Location of trash dumpster.
- Overall landscaping, center aisles, parking lot trees.
- Provide pedestrian pathway on west side.
- Construction/traffic pattern challenges with existing power line.
- Turning curve at beginning of Starbucks drive-through.
- Overall circulation to accommodate existing retail and ice arena.
- Resurfacing existing parking lot to the north.
- Signage to direct traffic to Starbucks drive-through and Big Beaver exit.

*Discussion points for consideration by applicant.*

- Push “bumped out island” further (one parking space).
- Signage to direct traffic to drive-through and Big Beaver exit.
- Delineation (via landscaping) of Starbucks from ice arena/retail area.
- Provide striped pedestrian crossing within drive-through aisle.
- Consideration of closing off nearest, southern-most drive aisle (north/south) to drive-through.
- Consideration to eliminate three-way traffic pattern(s) for public safety.
- Provide pedestrian pathway on west side.

Chair Perakis cited Zoning Ordinance Article 14.01, C.4 and C.5, Non-Conforming Lots, Uses and Structures.

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

There was no one present who wished to speak.

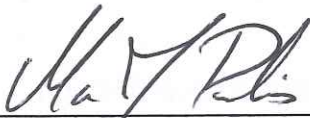
8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.


9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:34 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czarnecki, Recording Secretary