

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 27, 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:

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

Absent:

- Toby Buechner

Also Present:

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

2. APPROVAL OF AGENDA

**Resolution # PC-2024-08-051**

- Moved by: Fox
- Support by: Faison

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

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

**MOTION CARRIED**

3. APPROVAL OF MINUTES – August 13, 2024

**Resolution # PC-2024-08-052**

- Moved by: Lambert
- Support by: Malalahalli

**RESOLVED**, To approve the minutes of August 13, 2024 Regular meeting as submitted.

Yes: All present (8)  
Absent: Buechner

### **MOTION CARRIED**

#### 4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

### **CONDITIONAL REZONING**

#### 5. PUBLIC HEARING - CONDITIONAL REZONING (CR JPLN2024-001) – Proposed Bachard Lofts Conditional Rezoning, North side of Maple, West side of Stephenson (1441 E. Maple; PIN 88-20-26-351-016), Section 26, From O (Office) to IB (Integrated Industrial & Business) District

Mr. Carlisle reviewed the proposed Bachard Lofts Conditional Rezoning application. He said repurposing and reinvesting in an existing building advance the goals of the Master Plan. Mr. Carlisle addressed voluntary conditions offered by the applicant and the “Offer of Conditional Rezoning” letter dated August 2, 2024 received in the application submittal.

Mr. Carlisle reported rezoning the property to IB would create a non-conformity as relates to parking. He said there are options the applicant could pursue to rectify the non-conformity. Mr. Carlisle said building permits are all that is required if the applicant converts only the upper floors to residential, but a site plan application would be required should the applicant make any site improvements to the property.

Mr. Carlisle asked the Planning Commission to hold a public hearing, consider public testimony, consider in its deliberations if the application meets the Standards of Section 16.03 of the Zoning Ordinance and make a recommendation to the City Council.

Present were Attorney Dennis Cowan of Plunkett Cooney and Dalen Hanna, principle of Blackacre Management LLC.

Mr. Cowan addressed the applicant’s intent for mixed use on the first floor and up to 38 residential units on the second and third floors. He said the footprint of the building would remain the same, and there is sufficient parking for the retail mixed use. Mr. Cowan said they just recently became aware of the non-conformity situation related to parking.

Mr. Hanna shared information on similar development projects in Southfield and Madison Heights. He addressed potential mixed uses, layout of residential units and reskinning of the building façade.

Some comments during discussion related to the following:

- Options to rectify parking non-conformity.
- Reskinning/resurfacing building façade.
- Prohibiting uses relating to automotive, transportation and miscellaneous categories.
- Potential light pollution; photometric plan submitted at permitting process.

The applicants asked for some time to consider how to address the non-conformity.

**PUBLIC HEARING OPENED**

There was no one present who wished to speak.

**PUBLIC HEARING CLOSED**

Discussion continued among the administration and Board members on:

- Parking non-conformity along Stephenson Highway and Maple Road.
- Options to rectify the non-conformity;
  - Seek relief from Sustainable Design Review Committee.
  - Seek variance from Zoning Board of Appeals.
  - Eliminate all parking on the site plan.

Mr. Cowan addressed the Board members. He said the applicant is offering to include in the Conditional Rezoning Agreement to (1) either change the site plan to eliminate the non-conformity or seek relief from the Sustainable Design Review Committee, (2) prohibit automotive and transportations uses, and (3) work with the City Attorney on minor miscellaneous uses that might be desirable.

Discussion continued whether to accept the voluntary conditions as verbally presented or request that the applicant come back before the Board at a subsequent meeting with the conditions in writing.

**Resolution # PC-2024-08-**

Moved by: Fox  
 Seconded by: Krent

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the O to IB Conditional Rezoning Request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the North side of Maple and West side of Stephenson (1441 E. Maple), within Section 26, being approximately 1.82 acres in size, be GRANTED, for the following reasons:

1. The request complies with the Master Plan.
2. The rezoning would permit greater flexibility in use and development of the property.
3. The conditions offered by the applicant reasonably protect the adjacent properties.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

**BE IT FURTHER RESOLVED**, That the Planning Commission recommends the following site plan design considerations:

1. Provide Conditional Rezoning Agreement prior to City Council consideration that includes the additional conditions of banning automotive and transportation base uses and the intent to reduce or eliminate the non-conformity that would be created by the rezoning, as offered by the applicant.

Discussion on the motion on the floor.

There was discussion on the interpretation of the conditions verbally cited by the applicant, as relates to reducing or eliminating the non-conformity.

Vote on the motion as revised.

**Resolution # PC-2024-08-053**

Moved by: Fox  
 Seconded by: Krent

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the O to IB Conditional Rezoning Request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the North side of Maple and West side of Stephenson (1441 E. Maple), within Section 26, being approximately 1.82 acres in size, be **GRANTED**, for the following reasons:

1. The request complies with the Master Plan.
2. The rezoning would permit greater flexibility in use and development of the property.
3. The conditions offered by the applicant reasonably protect the adjacent properties.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

**BE IT FURTHER RESOLVED**, That the Planning Commission recommends the following site plan design considerations:

1. Provide Conditional Rezoning Agreement prior to City Council consideration that includes the additional condition of banning automotive and transportation base uses and the intent to eliminate the non-conformity that would be created by the rezoning by either changing the site plan or seeking relief from the Sustainable Design Review Committee.

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

**MOTION CARRIED**

Mr. Carlisle exited the meeting at 8:10 p.m.

## **SPECIAL USE APPROVALS**

6. **PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0025)** – Proposed Adult Foster Care Small Group Home (Up to 10 Residents), West side of John R, South side of Abbotsford (5589 John R; PIN 88-20-12-152-003), Section 12, Currently Zoned R-1C (One Family Residential) Zoning District

Mr. Savidant reviewed the proposed Adult Foster Care Small Group Home application. He presented an overview of an adult foster care facility as defined in the Zoning Ordinance, State regulations and the applicant's request to add four additional bedrooms for a total of ten (10) residents.

In summary, Mr. Savidant asked the Board to consider the application per Section 15.06 of the Zoning Ordinance, hold a public hearing and provide feedback to the applicant. He said the applicant would be seeking a variance from the Zoning Board of Appeals (ZBA) for relief from the density standards of Section 6.02.B.2 to provide a home for a total of ten (10) residents. Mr. Savidant said the Planning Commission would take appropriate action on the Special Use application following ZBA action.

Some Board members shared personal experiences in seeking special care for their loved ones and expressed support of small group homes that offer adult foster care.

Teresa Sandoval was present. Ms. Sandoval addressed the number of years she has offered her services, State regulations, parking, and the special care she provides her residents. She shared a few personal experiences during her years of service.

### **PUBLIC HEARING OPENED**

There was no one present who wished to speak.

### **PUBLIC HEARING CLOSED**

Mr. Fox addressed the applicant with respect to the ZBA standards applied to an application seeking a variance from the Zoning Board of Appeals.

7. **PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0024)** – Proposed Aston Martin Dealership, North side of Maplelawn, West of Crooks (1744 Maplelawn; PIN 88-20-29-401-017), Section 29, Currently Zoned IB (Integrated Industrial & Business) Zoning District

Mr. Huerta reviewed the Aston Martin Dealership application. He said the building has been vacant for a decade and that it was formerly used as a vehicle repair shop. Mr. Huerta addressed exterior building improvements, paved parking lot, enhanced landscaping, building design, increased transparency along the front façade and displayed a rendering. Mr. Huerta said the application is consistent with the Master Plan. He addressed specific Special Use Standards per Section 6.27 Vehicle Sales, New, Used and Vintage, and general Special Use Standards per Section 9.03, of the Zoning Ordinance.

Present were project architect Jonatan Davi and Gary Laundroche of LAG (LaFontaine Automotive Group) Development LLC. Mr. Davi and Mr. Laundroche addressed the building design and building materials.

There was discussion on:

- Building materials; specifically, EIFS (exterior insulation finishing system) and ACM (aluminum composite material).
- Prototype building design of Aston Martin dealerships.
- Majority of sales are internet-based.
- Special Use Standards.
- Site Plan Review Design Standards.

Mr. Savidant stated he did not require the applicant to submit a complete site plan application. He addressed the applicant’s reinvestment in a vacant building and encouraged the Board’s consideration in the use itself and the improvements to the existing building.

Mr. Huerta said the application would go through the administrative site plan review process.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

**Resolution # PC-2024-08-054**

Moved by: Fox  
 Seconded by: Lambert

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Aston Martin Dealership, North side of Mapelawn, West of Crooks (1744 Mapelawn, PIN 88-20-29-401-017), Section 29, Currently Zoned IB (Integrated Industrial & Business) District, be **GRANTED**, for the following reasons:

1. The proposed use is compatible with adjacent uses.
2. The proposed use is compatible with the Master Plan.
3. The proposed use does not negatively impact traffic or public services.
4. The proposed use complies with Zoning Ordinance standards.

**BE IT FURTHER RESOLVED**, That approval is subject to restricting the use of EIFS on the property.

Discussion on the motion on the floor.

Mr. Lambert addressed page 65 of the Agenda packet that references the proposed site improvements including bicycle parking, improved parking surface, landscaping improvements, and building improvements comply with the Special Use requirements per Sections 9.03, 6.27, and 6.24 of the Zoning Ordinance.

Vote on the motion on the floor.

Yes: All present (8)  
Absent: Buechner

**MOTION CARRIED**

**OTHER ITEMS**

8. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

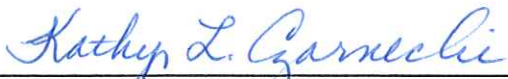
10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:06 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czarnecki, Recording Secretary