

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 8, 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 for 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:

- 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-2024-10-058**

- Moved by: Fox
- Support by: Tagle

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

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

**MOTION CARRIED**

3. APPROVAL OF MINUTES – September 10, 2024

**Resolution # PC-2024-10-059**

- Moved by: Faison
- Support by: Buechner

**RESOLVED**, To approve the minutes of September 10, 2024 Regular meeting as submitted.

Yes: All present (8)  
Absent: Malalahalli

### **MOTION CARRIED**

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

There was no one present who wished to speak.

### **PRELIMINARY SITE PLAN REVIEW**

#### 5. PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0022) – Proposed Wilshire Center, Single Family Attached and Multifamily Development, North side of Wilshire, East of Crooks and North of Big Beaver (PIN 88-20-21-326-010), Section 21, Currently Zoned BB (Big Beaver) Zoning District

Mr. Carlisle reviewed the Preliminary Site Plan application for Wilshire Center. He addressed the unusually shaped property in relation to an existing berm, reconfiguration of the N.S. International (NSI) parking lot and creation of an access drive. Mr. Carlisle said a traffic memorandum prepared by the City Traffic Consultant OHM concludes the proposed development would have no significant impacts to traffic on Big Beaver, Crooks or the surrounding roadway network. He addressed landscaping relating to the NSI parking lot. Mr. Carlisle encouraged the applicant to provide more architectural variety to break up the monotony of the overall site layout and consider additional details to break up the garage door dominance.

Mr. Carlisle displayed several renderings provided by the applicant.

Mr. Savidant shared a video presentation provided by the applicant.

Present were Erion Nikolla of Eureka Innovation Development, James Butler of PEA Group and Attorney Ren Nushaj.

Mr. Butler addressed the housing variety, transition to surrounding properties, pedestrian connectivity, amenities, and compliance with the Planning Consultant report to revise landscaping of the NSI parking lot.

Mr. Nikolla said their focus is to connect the development to the City Center area. He said the plan preserves over 50% of the land as pertains to the overall use of the parcel. Mr. Nikolla addressed architectural design, building materials, and color and window schemes. He said the market target is to attract first-time home buyers. Mr. Nikolla addressed the small area to work with near the garage door passageways. He said natural plants might not survive and suggests it might be more practical to provide artificial plants.

There was discussion on:

- Variation of architectural design features and color scheme between units.
- Design features and/or landscaping to break up linear nature and garage door dominance.
- Consideration to provide natural landscaping located in garage door passageways.
- Potential to provide a boardwalk at northeast corner (wetland area) and connecting sidewalk.
- Guest parking.
- Fulfillment to meet parking requirements for NSI.
- Potential of pedestrian connection to NSI.
- Balcony arrangement for 2.5 story townhomes.

Chair Perakis opened the floor for public comment.

- Mark Duddles, 830 Muer, representing homeowners’ association; Mr. Duddles asked for consideration by the City and/or the developer in any approval resolution to include a guarantee that the natural berm area is maintained in its natural state and there is no future development to that area, in perpetuity.

Chair Perakis closed the floor for public comment.

Discussion continued:

- Compatibility with Site Plan Review Design Standards, Section 8.06 of the Zoning Ordinance.
- Consideration to provide more creative architectural design features of the overall site.
- Conservation agreement relating to existing natural berm.
- Construction timeline of development.
- Balcony arrangements on 2.5 story townhomes; applicant acknowledged mislabeling site plan.
- Consideration to provide natural plants and/or alternative landscaping options in garage door passageways.

Mr. Nushaj said the developer agrees to engage in an agreement to keep the existing berm in its natural state, in perpetuity.

**Resolution # PC-2024-10-060**

Moved by: Buechner

Seconded by: Fox

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Wilshire Center, Single Family Attached and Multifamily Development, North side of Wilshire, East of Crooks and North of Big Beaver (PIN 88-20-21-326-010), Section 21, Currently Zoned BB (Big Beaver) Zoning District, be **postponed**, subject to the following conditions:

1. Revise the NSI parking lot layout so that all parking lot trees are more internal to the parking lot.
2. Clarify the balcony arrangement for the 2.5 story townhomes.
3. Detail a long-term maintenance plan for the shrubs located in the garage door passageways.
4. Neighbors’ protection of the existing berm in its natural state, in perpetuity.
5. Boardwalk connection to the northeast corner.
6. Improve garage doors to be more aesthetically pleasing.

Discussion on the motion on the floor.

There was discussion to allow the applicant flexibility with providing a boardwalk connection to the northeast corner.

Mr. Butler assured members a boardwalk/pedestrian connection to the wetland area is achievable.

Vote on the motion on the floor.

Yes: All present (8)  
 Absent: Malalahalli

**MOTION CARRIED**

**OTHER ITEMS**

6. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:26 p.m.

Respectfully submitted,




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Marianna J. Perakis, Chair

  
Kathy L. Czarniecki, Recording Secretary

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