

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 10, 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  
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-2024-09-055**

Moved by: Fox  
Support by: Faison

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

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES – August 27, 2024

**Resolution # PC-2024-09-056**

Moved by: Lambert  
Support by: Malalahalli

**RESOLVED**, To approve the minutes of August 27, 2024 Regular meeting as submitted.

Yes: Faison, Fox, Hutson, Krent, Lambert, Malalahalli, Perakis, Tagle  
 Abstain: Buechner

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**PLANNED UNIT DEVELOPMENT**

5. PLANNED UNIT DEVELOPMENT – PUD021 JPLN2024-0012) – Proposed Somerset West Concept Development Plan, North side of Big Beaver, West side of Coolidge (3100 W Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 and 88-20-19-430-004), Section 19, Presently Zoned PUD (Planned Unit Development) Zoning District

Mr. Carlisle gave a brief introduction to the proposed Planned Unit Development application. He addressed the approval process as relates to a portion of the property controlled by a Consent Judgment and the process of amending the current PUD Agreement. Mr. Carlisle said the applicant is seeking feedback only this evening and there would be no action taken by the Planning Commission.

Nathan Forbes of Forbes Frankel Troy Ventures LLC presented the conceptual mixed use development proposed for the southern 28 acres of property that was formerly occupied by the Kmart Headquarters. He expressed excitement of the overall project and the prominence of the University of Michigan Health Facility (Michigan Health System) as the anchor of the project. Mr. Forbes addressed the overall layout of pedestrian connectivity, public space, and the mixed uses of retail, restaurant and residential.

Some comments during discussion related to the following:

- Timeline of project.
- Building design and architecture.
- Residential components; condominiums, apartments, rental and/or purchase.
- Retail stores, restaurants, gourmet market, viability of hotel.
- Public space; parks, benches; attract Michigan Health System clients, employees, residents from both local and nearby communities.
- Connection to Somerset Collection not currently in plan; applicant open to concept.
- Parking; surface, podium, consideration to minimize surface parking.
- Michigan Health System; disciplines of medical services, hours of operation, no overnight stays or emergency services.
- Traffic study; working with both City and private traffic engineers.
- Applicant states density has not changed; sees no concerns related to traffic.
- Public art display, food vendors.

**PRELIMINARY SITE PLAN REVIEW**

- 6. **PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0023)** – Proposed Somerset Park Apartments Administration and Leasing Center and New Golf Cart Storage Garage, East of Coolidge, South of Big Beaver (2401 Golfview; PIN 88-20-29-176-002), Section 29, Currently Zoned MF (Multiple Family) Zoning District

Mr. Carlisle reviewed the Preliminary Site Plan application for Somerset Park Apartments to replace an existing building that includes a new pro shop, leasing management center and administration offices. He addressed a proposed new golf cart storage garage, parking, request to waive the required loading space, landscaping, masonry screen wall details, and trash removal details.

In summary, Mr. Carlisle asked the Planning Commission to consider a waiver of the required loading space and if the application meets the Site Plan Review Design Standards per Section 8.06 of the Zoning Ordinance. Mr. Carlisle said any approval of the Site Plan application should be subject to providing bicycle parking, details of the masonry knee wall and trash enclosure location and details.

Scott Snow addressed the overall apartment complex plan to expand its sales/administration/leasing services, pro shop, and golf cart storage. He addressed existing and conceptual future apartment amenities. Mr. Snow said there would be no major improvements to the golf course itself. He said the complex provides an internal trash valet service so there is no need for an outdoor trash dumpster. He also addressed the limited deliveries to the complex as relates to the request to waive the required loading space. Mr. Snow said they are amenable to the conditions cited in the Planning Consultant report dated August 29, 2024.

There was discussion on:

- Apartment complex occupancy; 2,226 residential units, 95.5% occupied.
- Building architectural color scheme; consideration to enhance.
- Entrance landscaping; flag poles, monument signage.
- Golf cart storage garage; landscaped screening, architecture details specifically related to enhanced roof details.
- Consideration to save additional trees on site.

Several members expressed favorable comments on the proposed improvements.

Mr. Savidant said the Planning Department is comfortable to administratively proceed with the application relating to certain site improvements, as discussed, should the Planning Commission desire to grant approval this evening.

**Resolution # PC-2024-09-057**

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 Somerset Park Apartments Administration and

Leasing Center and New Golf Cart Storage Garage, East of Coolidge, South of Big Beaver (2401 Golfview; PIN 88-20-29-176-002), Section 29, Currently Zoned MF (Multiple Family) Zoning District, be **granted**, subject to the following conditions:

1. Provide bicycle parking.
2. Provide a masonry knee wall according to the applicant's voluntary offer.
3. No outside trash container or enclosure.
4. Approve loading space requirement waiver.
5. Work with the City staff to enhance architectural building colors.
6. Adjust parking to save trees on site.
7. Work with the City staff to modify architectural details of the golf cart storage garage.

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.

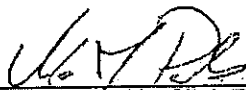
8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:41 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czarniecki, Recording Secretary