

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 22, 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  
Tyler Fox  
Michael W. Hutson  
Tom Krent  
David Lambert  
Marianna Perakis

Absent:

Carlton M. Faison  
Lakshmi Malalahalli  
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-2024-10-061**

Moved by: Fox  
Support by: Buechner

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

Yes: All present (6)  
Absent: Faison, Malalahalli, Tagle

**MOTION CARRIED**

3. APPROVAL OF MINUTES – October 8, 2024

**Resolution # PC-2024-10-062**

Moved by: Krent  
Support by: Fox

**RESOLVED**, To approve the minutes of October 8, 2024 Regular meeting as submitted.

Yes: All present (6)  
 Absent: Faison, Malalahalli, Tagle

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**SPECIAL USE APPROVALS**

Mr. Savidant said each applicant was advised that three Planning Commissioners would be absent from tonight’s meeting. He stated five (5) affirmative votes are required for the Special Use Approval applications and that it is likely each applicant will request a formal postponement until a full Board is present. Mr. Savidant asked the Planning Commission to provide feedback only to each applicant and conduct the public hearing.

Ms. Dufrane stated at no point should the Planning Commission deliberate on either application.

5. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0021) – Proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 and 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) Zoning District

Mr. Carlisle reviewed the Special Use Approval and Preliminary Site Plan application for the Residence Inn Hotel. He said the applicant is asking for consideration of a 30-foot front setback to accommodate outdoor seating. Mr. Carlisle is asking the applicant to redesign the site to comply with the parking requirements or seek a parking deviation. He addressed the proposed number of parking spaces as relates to the lot split and shared parking agreement with the office building.

Mr. Carlisle encouraged the applicant to revise the proposed building elevations and building materials to be more in line with the architectural design standards of the Big Beaver form-based district. He addressed Zoning Ordinance Section 5.04.E Big Beaver District Design Standards, Section 8.06 Site Plan Review Design Standards and Section 9.03 Special Use Approval Standards.

Present were Project Architect Scott Bowers and Shawn Namou of Troy Hotel Group.

There was discussion on:

- Parking.
  - Recalculation of required spaces; parking and mechanical space below office building to effectuate potentially one short parking space.
  - Requirements for full restaurant use.
  - Underutilized parking of office space.
  - Flexibility of City ordinance requirements.
  - Consideration by applicant to provide parking study.

- Outdoor seating.
  - Alternative uses of public space; patio, café, coffee shop, full restaurant.
  - Setback in relation to outdoor seating/patio.
  - Accessibility of public space by hotel guests, public, pedestrians.
  - Potential to extend lobby area for larger capacity/use.
- Elevations.
  - Architectural design, building materials to meet Big Beaver zoning district.
  - Higher caliber, sleek, upscale, high-end design and building materials.
  - Marriott flagship brand elements.
- Potential to repurpose hotel in future; condos, apartments.
- Market demand for extended stay hotel.
- Consideration by applicant of incorporate sustainability resources.

**PUBLIC HEARING OPENED**

There was no one present who wished to speak.

**PUBLIC HEARING CLOSED**

Mr. Namou asked to postpone the application to a future meeting because there are three members absent.

**Resolution # PC-2024-10-063**

Moved by: Fox  
Seconded by: Lambert

**RESOLVED**, To postpone Special Use Approval and Preliminary Site Plan Approval for the proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 and 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) District, based on the Planning Commission absences, in lieu of the applicant responding to Planning Commission feedback.

Yes: All present (6)  
Absent: Faison, Malalahalli, Tagle

**MOTION CARRIED**

6. **PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0007)** – Proposed El Car Wash, Northwest corner of Long Lake and Dequindre (2955 and 2995 E Long Lake), Section 12, Currently Zoned NN (Neighborhood Node “J”) Zoning District

Mr. Carlisle reviewed the Special Use Approval and Preliminary Site Plan application for the El Car Wash. He said the Planning Commission has the authority to grant relief from the build-to-line requirements on both E Long Lake and Dequindre as they relate to the proposed mixed use, two-story building. Mr. Carlisle addressed the use and function of the second floor office space and emphasized its use must not have any affiliation with the car wash use. He suggested discussing with the applicant the excess number of

parking spaces and the number of stacking and vacuum spaces in relation to the Fleis & VandenBrink traffic study.

Mr. Carlisle addressed architectural elevations and building materials, alternatives to seek relief of transparency requirements and pedestrian access to the second floor office use. He addressed Zoning Ordinance Section 5.04.E Big Beaver District Design Standards, Section 8.06 Site Plan Review Design Standards and Section 9.03 Special Use Approval Standards.

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

Present were Gabriel Schuchman and Eric Harrison of El Car Wash, Mitchell Harvey of Stonefield Engineering & Design, Eric Meyers of Krieger Klatt Architects, and Julie Kroll of Fleis & VandenBrink.

Mr. Schuchman shared the history of the El Car Wash, its locations in Florida and their up and coming locations throughout Michigan. He addressed their community foundations and local sponsorships. Mr. Schuchman said the second floor of the car wash would be used by local non-profit organizations. He confirmed two interested tenants are *The Rainbow Connection* and *Jenna Kast Believe in Miracles Foundation*.

Ingrid Todt, Executive Director of *The Rainbow Connection*, said their foundation is proud to be a part of the start-up project of the El Car Wash and local communities. She said the office space would be used for their staff and client meetings.

Ms. Kroll said additional traffic from the proposed car wash would be negligible. She said traffic to and from a car wash is considered as pass-by trips. Ms. Kroll said the generation of traffic is not adding to the traffic but only adding to the turning movements at the driveway, redistributing the traffic to the use.

Mr. Harvey addressed the internal and external site circulation, noting they would be working with the RCOC (Road Commission of Oakland County) for designated turn lanes.

Mr. Meyers addressed the architectural design features and color scheme.

There was discussion on:

- Second floor office space.
  - Prominence of entrance.
  - Pedestrian access.
  - Accessible parking spaces.
  - Violation of Zoning Ordinance should there be an affiliation of office use to the car wash use.
  - Signage to promote non-profit organization tenants.
- Feasibility study / market for a car wash.
- Two communications received by residents expressing concern with traffic impact.

- Gateway signage; *Welcome to Troy* sign/logo.
- Architectural building materials and color scheme.
- Compatibility of car wash use in the NN (Neighborhood Node) zoning district.
- Consideration by applicant to engage additional mixed uses to the site.

**PUBLIC HEARING OPENED**

- Jennifer Brady, 5074 Fedora Drive; spoke in support of the project.

**PUBLIC HEARING CLOSED**

Mr. Schuchman asked to postpone the item to a future meeting for consideration by a full Board.

**Resolution # PC-2024-10-064**

Moved by: Buechner  
Seconded by: Fox

**RESOLVED**, To postpone Special Use Approval and Preliminary Site Plan Approval for the proposed El Car Wash, Northwest corner of Long Lake and Dequindre (2955 and 2995 E Long Lake), Section 12, Currently Zoned NN (Neighborhood Node “J”) District, to a future date for consideration by a full Board.

Yes: All present (6)  
Absent: Faison, Malalahalli, Tagle

**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 8:47 p.m.

Respectfully submitted,



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Marianna J. Perakis, Chair



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Kathy L. Czarnecki, Recording Secretary

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