

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:02pm November 26, 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 for tonight’s meeting.

1. ROLL CALL

Present:

- Toby Buechner
- Carlton M. Faison
- Tyler Fox
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- John J. Tagle

Absent:

- Michael Hutson

Also Present:

- Ben Carlisle, Carlisle Wortman & Associates
- Julie Quinlan Dufrane, Assistant City Attorney
- Jackie Ferencz, Planning Department Office Manager

2. APPROVAL OF AGENDA

Resolution # PC-2024-11-071

- Moved by: Fox
- Support by: Buechner

RESOLVED, To approve the agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES – November 12, 2024

Resolution # PC-2024-11-072

- Moved by: Lambert
- Support by: Faison

RESOLVED, To approve the minutes of November 12, 2024 Regular meeting as submitted.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak

SPECIAL USE APPROVALS

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

Ben Carlisle gave a review of the applicant’s request.

Applicants present to discuss the application.

There was discussion on:

- Outdoor patio with knee wall and seating
- Parking/shared parking
- Entry way to hotel
- Pitch of roof
- Design standard expected for Big Beaver

Applicants present were Scott Bowers, of Bowers & Associates; Jason Hamama and Shawn Namou.

Resolution # PC-2024-11-073

Moved by: Fox
Seconded by: Buechner

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125-2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) District, be **postponed**, for the following conditions and reasons:

1. Landscape Plan, stamped by a certified Landscape Architect
2. Revisions to the design per discussion at this meeting
3. Revised floor plan showing location of a coffee shop or that similar
4. Comprehensive study or understanding of parking situation

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

OTHER ITEMS

6. PUBLIC COMMENT - For Items on the Agenda

No one present to speak

7. PLANNING COMMISSION COMMENT-

There were general Planning Commission comments

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:15 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Jackie Ferencz, Planning Department Office Manager