

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on January 28, 2025, 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
- 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-2025-01-006

Moved by: Faison
Support by: Fox

RESOLVED, To approve the agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – January 14, 2025

Resolution # PC-2025-01-007

Moved by: Buechner
Support by: Malalahalli

RESOLVED, To approve the minutes of January 14, 2025 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

Dante Melotti, Jr., 1097 Kirks Blvd, Troy; addressed Big Beaver corridor vision, encouraged more prominent landscaping to screen parked cars and continuity of landscaping for entire corridor.

PRELIMINARY SITE PLAN APPROVALS

5. PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0011) – Proposed Big Beaver Mixed Use Development, South side of Big Beaver, East of I-75 (363 W Big Beaver), Section 28, Currently Zoned BB (Big Beaver) Zoning District

Mr. Carlisle reviewed the Preliminary Site Plan application for a mixed use development that retains an existing 4-story office building and proposes the construction of two towers for residential apartment units. He said the applicant is looking for feedback only this evening. Mr. Carlisle addressed the site layout, building design, parking deck, bridge connection between existing office and new apartments, access and circulation, parking, unique landscaping, and elevations.

Mr. Carlisle stated the applicant is seeking a variance from the Zoning Board of Appeals (ZBA) for the 40-foot required rear yard setback. He said the application would come back before the Planning Commission for consideration should the variance be granted by the ZBA.

Mr. Carlisle shared support of the proposed project because the applicant is reusing an existing office building and an oversized parking lot. He asked the Planning Commission to discuss with the applicant the proposed shared parking, parking concerns raised by OHM (City Traffic Consultant), pedestrian accessibility from the parking deck to residential units and use of decorative light fixtures throughout the parking deck.

Board members and the administration discussed:

- Legal nonconformity of the building.
- Pedestrian connection to/from parking deck and residential units.
- Shared parking and number of parking spaces deficient.
- Relationship of project with neighboring properties on site.

Project Architect John Marusich clarified ownership of the subject property. He said the owner intends to keep the bank and existing drive-through, has moved his personal office on site, and has a good relationship with neighboring properties.

Mr. Marusich narrated a question and answer session during a video presentation of the proposed project.

Some comments during discussion related to the following:

- Decorative lighting fixtures.
- Generous green space, unique landscaping, third level terrace amenities.
- Building identity, primary entrance, and apartment towers in relation to street presence.
- Rental units.
- Pedestrian circulation to/from parking to residential units; safety, convenience, signage.
- Design approach of parking deck.
- Concerns identified in OHM memorandum.
- Urban style of living.
- ZBA variance request.

In summary, the applicant was asked to consider:

- Provide three dimensional (3D) rendering to show context of elevation from surrounding buildings.
- Design changes to east elevation.
- Improve pedestrian/vehicular movement and address pedestrian safety; i.e., crosswalk, signage, lighting.
- Address comments identified in OHM memorandum.
- Consider softer design approach of parking deck; color scheme.

6. PRELIMINARY SITE PLAN REVIEW (SP JPLN2025-0006) – Proposed Slick City Action Park: Troy, East side of Crooks, North of Maple (1820 Crooks and 1749 Northwood), Section 28, Currently Zoned MR (Maple Road) District and IB (Integrated Industrial and Business) District

Mr. Buechner recused himself because he is the applicant. Mr. Buechner exited the meeting at 8:20 p.m.

Mr. Carlisle reviewed the Preliminary Site Plan application for Slick City Action Park. He addressed parking lot improvements, parking lot trees, and parking along the south neighboring property line. He said the applicant is requesting consideration for a parking waiver and the use of transparency alternatives.

Mr. Carlisle shared overall support for the development because the applicant is repurposing an existing building and providing a desired use in the community. Mr. Carlisle asked the Planning Commission in its deliberation to consider a parking waiver, location of parking lot trees and the use of transparency alternatives.

Mr. Carlisle said any approval of the application should be subject to the conditions as identified in his report dated January 22, 2025.

Present were Project Architect Stephen Auger and Tim Honoway of Ronnisch Construction Group.

Some comments during discussion related to the following:

- Number of parking spaces; applicant request for 128 spaces.
- Parking on neighboring site to the south.
 - Applicant working together with property owner on easement agreement.
 - Parking for employees only; safety of pedestrian traffic.
- Location of interior parking lot islands.
- Transparency alternatives; combination of glazing/mixed building material, consideration to provide fenestration.
- Color renderings for all building elevations.
- Elevation difference between new and existing buildings.
- Three dimensional (3D) rendering to show context of project with surrounding buildings.
- Operational hours: open 7 days a week; 9 a.m. to 8 p.m.
- The first *Slick City Action Park* to be in Michigan.
- Aesthetic improvements to the front elevation.

Chair Perakis opened the floor for public comment.

- Julie Buechner, 2411 Hampton; stated she and her husband Toby are excited to start their new business venture.

Chair Perakis closed the floor for public comment.

Resolution # PC-2025-01-008

Moved by: Fox
 Seconded by: Lambert

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Slick City Action Park: Troy, indoor commercial recreation facility, East side of Crooks, North of Maple (1820 Crooks and 1749 Northwood), Section 28, approximately 3.02 acres in size, Currently Zoned MR (Maple Road) and IB (Integrated Industrial and Business), be postponed, for the applicant to consider the following items:

1. Reorientation of the parking lot trees.
2. Clarity on the trash enclosure and mechanical equipment.
3. Consideration of suggested alterations to the front façade.
4. Provide three-dimensional (3D) rendering that shows the connection between the existing building and the proposed new building.
5. Addition of one (1) tree in the parking lot.
6. Easement for parking on the south side.
7. Widen the first drive aisle to the west of and parallel to the building to twenty-six (26) feet to accommodate fire trucks.

Discussion on the motion on the floor.

There was discussion on providing safety precautions, such as signage and speed bumps, for pedestrian traffic walking from their vehicles parked on the south side of the site to the building entrance because there is no room for a sidewalk.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

7. PUBLIC COMMENT – For Items on the Agenda

Dante Melotti, Jr., 1097 Kirts Blvd, Troy; addressed landscaping and architecture along Big Beaver, noted a residential complex located off Butterfield as a “hidden gem” in Troy.

Mr. Buechner returned to the meeting at 9:10 p.m.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

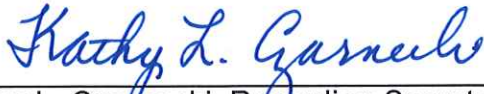
9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:15 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czamecki, Recording Secretary