

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on February 11, 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
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle

Absent:

Tyler Fox

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-2025-02-009

Moved by: Faison

Support by: Tagle

RESOLVED, To approve the agenda as prepared.

Yes: All present (8)

Absent: Fox

MOTION CARRIED

3. APPROVAL OF MINUTES – January 28, 2025

Resolution # PC-2025-02-010

Moved by: Lambert

Support by: Malalahalli

RESOLVED, To approve the minutes of January 28, 2025 Regular meeting as submitted.

Chair Perakis opened the floor for public comment. Acknowledging there was no one present to speak, Chair Perakis closed the floor for public comment.

Resolution # PC-2025-02-011

Moved by: Lambert

Support by: Krent

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 granted, subject to the following conditions:

1. Consolidate lots.
2. Obtain a parking easement with the neighboring site to the south prior to Final Approval.
3. Add two more landscape islands in the lot, one to be located on the south side of the building to enhance pedestrian safety.
4. City staff to work with the petitioner to enhance pedestrian safety on the south side of the building.

Discussion on the motion on the floor.

Mr. Savidant said he would consult with the City Engineer and engineering staff on site improvements that would provide the best safety for pedestrian traffic on the south side of the building.

Vote on the motion on the floor.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Perakis, Tagle

Absent: Fox

Recused: Buechner

MOTION CARRIED

Mr. Buechner returned to the meeting at 7:36 p.m.

6. PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0014) – Proposed Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Pinnacle of Troy. He stated the applicant is before the Board this evening for feedback only. Mr. Carlisle said the applicant is seeking a building height variance from the Zoning Board of Appeals (ZBA). He said the application would come back for Planning Commission consideration when a decision is made by the ZBA.

- Internal vehicular movement, as relates to:
 - End residential units provide privacy desired by some homeowners.
 - Consideration to reconfigure site layout and provide vehicular loop around buildings.
 - Consideration to eliminate t-turnarounds and reduce setback on west property line to accommodate more green space and enhance corner entrance.
- Outdoor amenities; percentage of green space required.
- Price point of homes: \$750,000 to \$1 million.
- City preference for interconnectivity between residential developments.

Mr. Savidant said he would ask OHM to attend the next meeting should the item come back before the Planning Commission for consideration.

Chair Perakis opened the floor for public comment.

- Anand Sinha, 3949 Fadi Drive; voiced support for development, said character of neighborhood is a good fit for Stonehaven residents.
- Zhenfeng Liu, 3930 Fadi Drive; in support of no pedestrian or vehicular connection to Stonehaven.
- Fabrice Smielauskas, 4607 Lehigh Drive; voice support for development; addressed Master Plan, density, outdoor amenities and traffic.
- Jim Musial, 4160 Glencastle; addressed concern with survival of landscaping on Wattles because of existing DTE easement.
- Kamal Shouhayib, 2884 Vineyards; addressed Choice Development's accomplished reputation of residential developments.
- Karen Wilson, Real Estate One; addressed site layout, preference of homeowners to reside in end residential units for the privacy they provide.
- Daniel Raubinger, 4083 Penrose; addressed the arborvitae screening and street presence of the development.
- Paul Bertin, ArciDes Inc., no address given; addressed building height.

Chair Perakis closed the floor for public comment.

7. PLANNING COMMISSION ANNUAL REPORT – 2024

It was the direction of the Board to submit the 2024 Annual Report to the City Council once a few typographical errors were corrected.

OTHER ITEMS

8. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.