

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on April 8, 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
Tyler Fox
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle

Absent:

Carlton M. Faison

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-2025-04-020

Moved by: Fox
Support by: Tagle

RESOLVED, To approve the agenda as prepared.

Yes: All present (8)
Absent: Faison

MOTION CARRIED

3. APPROVAL OF MINUTES – March 11, 2025

Resolution # PC-2025-04-021

Moved by: Lambert
Support by: Hutson

RESOLVED, To approve the minutes of March 11, 2025 Regular meeting as submitted.

Yes: All present (8)
Absent: Faison

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

Deborah Louzecky, 6327 Donaldson; addressed Facebook group *Save Troy Corners*.

PLANNED UNIT DEVELOPMENT

5. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT - (PUD021 JPLN2024-0012) – Proposed Somerset West Concept Development Plan and Preliminary Development Plan for Phase 1A, 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. Savidant said both the administration and the applicant determined it would be in the best interest to postpone the Public Hearing to the April 22, 2025 Regular meeting. He said there will be no presentation, deliberation or discussion on the item this evening.

Chair Perakis opened the Public Hearing.

PUBLIC HEARING OPENED

- Mary Ellen Barden, 2105 Babcock; addressed concerns with increase in foot traffic; unsightly view of dumpsters, meters and trash; noise and light pollution; inadequacy of 100-foot easement; and neglect by current owner to maintain property. She asked for a fence around the property and a beautiful view that mirrors Somerset Mall and the U of M building.

Chair Perakis closed the floor for public comment.

Chair Perakis asked the record to reflect that the administration received thirteen emails in support of the application.

Resolution # PC-2025-04-022

Moved by: Fox

Support by: Lambert

RESOLVED, That the Public Hearing for Somerset West Concept Development Plan and Preliminary Development Plan for Phase 1A, 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, be **POSTPONED** to April 22, 2025.

Yes: All present (8)

Absent: Faison

MOTION CARRIED

CONDITIONAL REZONING

6. CONDITIONAL REZONING APPLICATION (JPCR2025-001) – Proposed Village of Hastings, East side of Livernois, North of Square Lake, PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004, Section 3, Presently Zoned NN (Neighborhood Node “Q”) and R-1B (One Family Residential) Zoning Districts

Mr. Carlisle gave a brief review of the Conditional Rezoning application for the proposed Village of Hastings since last reviewed at the February 25, 2025 Planning Commission meeting. Mr. Carlisle asked the Board in its deliberation to consider if the application complies with the Master Plan, and if the application meets the Conditional Rezoning Standards and Site Plan Review Design Standards. Mr. Carlisle said any recommendation for approval should be subject to the design considerations as identified in his report dated April 1, 2025.

Mr. Abitheira addressed elevations, building materials and voluntary conditions upon approval. Mr. Abitheira said he plans to put the three existing homes that are currently rental homes on the market.

There was discussion on the three existing homes.

- Zoning classification of homes as relates to the application.
- Renovations; exterior improvements only, interior in good condition, home inspection.
- Sale of homes.
- Consideration by applicant to add porches.

Mr. Abitheira offered to condition approval on placing deed restrictions on the existing homes that state the homes cannot be torn down for fifteen (15) years.

Chair Perakis opened the floor for public comment.

- Jeff Williams, 159 Telford; spoke on behalf of the Telford Ridge Homeowners Association and addressed the HOA letter of support dated April 8, 2025. He asked for clarification on the brick veneer and horizontal lap siding building materials.
- Matthew Gebara, 5305 Collington; addressed housing variety, livability and walkability of proposed development.
- Deborah Louzecky, 6327 Donaldson; thanked Mr. Abitheira for collaborating with the neighbors. Ms. Louzecky addressed concerns expressed by residents on the west side of Livernois with the future widening of Livernois.
- Leasa Williams, 159 Telford; addressed traffic concerns, layout of patios on duplexes.

Chair Perakis closed the floor for public comment.

Mr. Savident said the City Engineer and City Traffic Consultant are cognizant of the neighbors' concerns with potential road improvements.

Moved by: Fox
Support by: Malalahalli

Resolution # PC-2025-04-

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN and R-1B to RT Conditional Rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois and north of Square Lake (PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004), within Section 3, being approximately 5 acres in size, be **GRANTED**, subject to the following site plan design considerations:

1. Provide a Conditional Rezoning Agreement to be reviewed by the City Attorney.
2. Provide an updated photometric plan to satisfy City staff for approval.
3. As applicant voluntarily offered during this meeting, provide fifteen (15) year deed restriction(s) on existing three homes.

Discussion on the motion on the floor.

There was discussion on:

- Modification to Resolution to include reasons for granting approval; accepted by both maker and support of Resolution.
- Proposed landscaping; extensive as shown on plan to protect existing homes.
- Building materials; applicant confirmed brick, LPL siding, no vinyl.
- Conditions of support cited in Telford Ridge Homeowners Association communication.
- City Attorney review of Conditional Rezoning Agreement prior to the City Council consideration.
- Applicant's word not to extend development beyond subject application.

Vote on the motion on the floor, as modified.

Resolution # PC-2025-04-023

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN and R-1B to RT Conditional Rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois and north of Square Lake (PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004), within Section 3, being approximately 5 acres in size, be **GRANTED**, for the following reasons:

1. The request complies with the Master Plan.
2. The rezoning would permit greater flexibility in use and development of the property.
3. The conditions offered by the applicant reasonably protect the adjacent properties.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design considerations:

1. Provide a Conditional Rezoning Agreement to be reviewed by the City Attorney.
2. Provide an updated photometric plan to satisfy City staff for approval.
3. As applicant voluntarily offered during this meeting, provide fifteen (15) year deed restriction(s) on existing three homes.

Yes: All present (8)

Absent: Faison

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 comments among the members.

Mr. Savidant announced there is a joint meeting of the City Council and the Planning Commission on Monday, April 28, at 6 p.m. (dinner at 5 p.m.) at the Troy Library to discuss a conceptual new Troy Library. The meeting is open to the public.

9. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 8:03 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czarnecki, Recording Secretary