

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:02 p.m. on May 13, 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-2025-028

Moved by: Faison
Support by: Buechner

RESOLVED, To approve the agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – April 22, 2025

Resolution # PC-2025-05-029

Moved by: Malalahalli
Support by: Lambert

RESOLVED, To approve the minutes of April 22, 2025 Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

Mary Ellen Barden, 2105 Babcock; addressed the agenda material provided to Planning Commission for their meetings.

PLANNED UNIT DEVELOPMENT

5. 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. Carlisle explained the three step approval process of the Somerset West Planned Unit Development (PUD) application. He reviewed the proposed Concept Development Plan (CDP) and Preliminary Development Plan (PDP) for Phase 1A since last reviewed at the Planning Commission April 22, 2025 Regular meeting. Mr. Carlisle specifically addressed the applicant's responses to the eight conditions cited in the motion to postpone.

In summary, Mr. Carlisle asked the Planning Commission in its deliberations to consider if the Concept Development Plan meets the PUD Standards set forth in Section 11.03 and if the Preliminary Development Plan for Phase 1A meets the Site Plan Review Design Standards set forth in Section 8.06.

Some comments among Board and administration related to:

- Outline of 17 acres purchased by the University of Michigan (U of M Health).
- Open space requirements.
- Application of the PUD Agreement in relationship to the Zoning Ordinance requirements.

Ms. Dufrane suggested the Board incorporate in its Resolution any considerations it might want City Council to address.

Nate Forbes of Forbes Frankel Troy Ventures LLC addressed the company's continuing reinvestment in the Somerset Collection, their philosophical interest in the Big Beaver corridor and the City of Troy and the demolition of the former K-Mart Headquarters. He presented a video of the proposed mixed-use project, bringing attention to the pedestrian walkways and beautifully landscaped areas. The presentation included renderings of the mixed-use project, open space, medical facility, parking, elevations, building materials and color schemes.

Some comments during discussion related to the following:

- Expanse and vision of the open space.
- Demolition of the former K-Mart Headquarters at a cost of \$6.5 million.

- Townhomes and drive-through uses; applicant addressed reason to keep uses in the PUD Agreement.
- Construction of residential units as relates to the Consent Judgment.
- Parking; deck and surface only, no underground.
- Unknown economic and development climate.
- Installation of the infrastructure is not dependent on U of M Health development.
- U of M Health presence increases interest in Troy community and ancillary uses.
- High standards held by both U of M Health and the applicant.
- Concept Plan illustration; consideration to include pictures and renderings.

Ms. Dufrane expressed how the applicant and the administration are trying to achieve a balance between predictability and flexibility in the PUD Agreement. She reminded the Board that each phase of the development will be before them for consideration.

Mr. Forbes addressed how they are dependent on market fluctuations. He said they will find the balance and build an exceptional mixed-use project.

Chair Perakis opened the floor for public comment.

- Mary Ellen Barden, 2105 Babcock; addressed the impact of the project to her home during construction phase, shared pictures of existing unsightly condition behind her home, asked the applicant to provide an appropriate barrier to alleviate her concerns and concerns of the neighbors to the north.
- Jasper Gill, 3120 Newport; spoke in support of the proposed project, addressed its positive economic impact.

Chair Perakis closed the floor for public comment.

Resolution # PC-2025-05-030

Moved by: Fox

Support by: Faison

WHEREAS, The applicant Forbes Frankel Troy Ventures LLC submitted a Conceptual Development Plan application for a Planned Unit Development, located on the northwest corner of Big Beaver and Coolidge, in Section 19, approximately 40 acres in area; and

WHEREAS, The applicant also submitted a Preliminary Development Plan application for Phase 1A of the proposed Planned Unit Development, including internal roads and utilities; and

WHEREAS, The Concept Development Plan proposes multiple phases for a mixed-use development including up to 500,000 square feet of office, up to 300,000 square feet of retail, up to 750 residential units and up to 250 hotel rooms and open space public amenities; and

WHEREAS, The Concept Development Plan contemplates the development of up to 17 acres of the site by U of M Health, a constitutional corporation per the Michigan Constitution; and

WHEREAS, The Concept Development Plan will be implemented through submittal of Preliminary Development Plans for each phase of development; and

WHEREAS, Each Preliminary Development Plan will require a Planning Commission public hearing and City Council public hearing prior to approval; and

WHEREAS, The proposed Concept Development Plan meets the Standards for Approval set forth in Section 11.03.

THEREFORE BE IT RESOLVED, That the Planning Commission recommends to City Council that Concept Development Plan Approval for the proposed Somerset West Planned Unit Development be **granted**.

BE IT FINALLY RESOLVED, That the Planning Commission recommends to City Council that Preliminary Development Plan Approval for Phase 1A of the Somerset West Planned Unit Development be **granted**.

Discussion on the motion on the floor.

Ms. Dufrane clarified that each Preliminary Development Plan granted approval is given three years to complete construction per the Zoning Ordinance regulations. She said the applicant can request an extension of any approved Preliminary Development Plan and that request would be handled administratively. Ms. Dufrane said any substantial revisions to any approved plan would bring the item back to the Planning Commission for consideration.

Mr. Lambert said he feels the applicant should be granted flexibility because (1) the applicant has demolished the former K-Mart Building; (2) the applicant is bringing in the U of M Health facility as an important anchor; and (3) the applicant is providing multi uses for both businesses and residential units to supplement the Somerset Collection. Mr. Lambert said he is confident the applicant heard the comments expressed this evening from one neighbor to the north and is assured the applicant will accommodate all the neighbors to the north with a nice view of the project.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

CONDITIONAL REZONING

6. PUBLIC HEARING – CONDITIONAL REZONING APPLICATION (JPCR2025-002) – Proposed Northland Enclave, West side of Corporate, North of Long Lake (5455 Corporate, PIN 88-20-08-451-004), Section 8, From O (Office) Zoning District to CB (Community Business) and MF (Multifamily) Zoning Districts

Mr. Buechner exited the meeting at 8:25 p.m.; returned at 8:27 p.m.

Mr. Carlisle reviewed the Conditional Rezoning application for Northland Enclave. He addressed how the application relates to the Master Plan (North Troy Special Area Plan) and the voluntary conditions offered by the applicant. He said removing an underperforming office building and repurposing the site for commercial and residential use is consistent with the overall intent of the transformation of North Troy. Mr. Carlisle addressed the site layout and circulation, parking, landscaping, lighting, floor plans, elevations, building materials and color schemes.

In summary, Mr. Carlisle asked the Planning Commission in its deliberations to consider if the application meets the Conditional Rezoning Standards (Section 16.04.C.3) and Site Plan Review Design Standards (Section 8.06). He said any approval should be subject to the conditions identified in the Planning Consultant report dated May 6, 2025.

A video presentation prepared by the applicant was shown.

Erion Nikolla of Eureka Innovation Development and Project Engineer James Butler of PEA Associates were present. The applicant distributed to the Board members updated printouts of the site plan, site layout, landscape plan, elevations, building materials and various colored renderings.

Mr. Nikolla addressed the challenge of repurposing the building and their mission to offer economically attainable and viable housing. Mr. Nikolla explained the shared access easement to the south. He said demolition is scheduled in the summer and construction would start as soon as final engineering plans are approved. Mr. Nikolla addressed the price range for the mix of two and three story homes (\$300,000+).

Some comments during discussion related to the following:

- Internal vehicular and pedestrian circulation.
 - Turning radiuses of trucks at the northwest corner.
 - Safety concerns of the drive aisle.
 - Crosswalks provided.
- Style, design, color scheme, building material of residential units.
- Commercial tenants; small uses, no restaurant.
- Landscaping.
 - Arborvitae, evergreens, retaining rock wall between residential and commercial.
 - Existing landscaping to the south remains.
 - Landscaping to the north will be replaced.

- Gravel walking path; approximately one acre.
- Placement/location of mechanical equipment.
- Design of entrance to the project.
- Front doors of residential units limit outdoor seating, engagement with neighbors.
- Consideration by applicant to create front porches.
- Consideration by applicant to add seating (benches) in center courtyard.
- Consideration to mirror commercial front and rear elevations.

Mr. Nikolla confirmed the voluntary conditions offered are:

- 7 foot wide by 7 foot deep front walkways.
- Additional benches.
- Facades of the retail building mimic each other.
- Approval of the Site Plan application.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Moved by: Fox

Support by: Buechner

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O (Office) to CB (Community Business) and MF (Multifamily) Conditional Rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the West side of Corporate, North of Long Lake (5455 Corporate, PIN 88-20-08-451-004), within Section 8, being approximately 8.22 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. Increase stacking by one (1) space.
2. Provide screening around exterior air conditioning units.
3. Reduce lighting levels to 0.1 footcandles along retail boundaries adjacent to residential.
4. Provide color renderings of side and rear (garage) elevations.
5. Redesign the residential walkups to the doors to be 7 foot wide.
6. Include additional park benches on the property for public seating.

- 7 Redesign the facade on the rear of the commercial building to mimic aspects from the front of the commercial building.
8. Include the Site Plan as a voluntary condition of the Conditional Rezoning application to the satisfaction of the City Attorney.

Discussion on the motion on the floor.

Ms. Dufrane said the motion is okay but noted she does not necessarily like the wording '*to the satisfaction of the City Attorney*' when it is a voluntary Conditional Rezoning Agreement.

Mr. Buechner spoke in support of the application. He said it is a great reuse of an office building, he likes the green area, the walking path, play area and the offer of the missing middle housing.

Mr. Fox spoke in support of the application. He said it offers an affordable housing product.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN APPROVAL

7. SPECIAL USE APPLICATION (SU JPLN2024-0031) – Proposed Barbat Troy Vehicle Fueling/Multi Use Station, Southeast corner of Crooks Road and South Boulevard (1981 South Boulevard, PIN 88-20-04-100-059), Section 4, Currently Zoned NN (Neighborhood Node “U”) District

Mr. Carlisle reviewed the Special Use and Preliminary Site Plan application for the Barbat Troy Vehicle Fueling/Multi Use Station since last considered by the Planning Commission at their February 25, 2025 Regular meeting, at which time a Public Hearing was conducted. Mr. Carlisle outlined the applicant’s responses to the issues identified in the motion to postpone.

In summary, Mr. Carlisle asked the Planning Commission in its deliberations to consider if the application meets the Site Plan Review Design Standards (Section 8.06) and the Special Use Standards (Section 9.03). Mr. Carlisle asked any approval of the Site Plan and Special Use application be subject to 1) consider eliminating signage/graphics on the canopy face and have it be metal or brick to match the building; 2) acknowledge on the site plan that the fueling center and restaurant is to be constructed and opened at the same time; and 3) provide a 3D model of the canopy and building in context with the surrounding site.

Present were Duane Barbat, Eric Williams of Stonefield Engineering and Project Architect John Abro.

Some comments during discussion related to the following:

- Shared driveway; turning radiuses for trucks.
- Fuel truck delivery; approximately one hour, six times a month, potential to block traffic maneuverability.
- Parking; location of barrier-free space.
- Number of existing fueling stations in the area.
- Public comment received at the public hearing; majority in opposition.
- Project will serve the northbound traffic.
- Applicant agrees to acknowledge on site plan that restaurant and convenience store will open at the same time as fueling station.
- Elevations; consideration to break up masonry walls, add articulation, landscaping; consideration to center entrance door.
- Canopy striping/color required by *Shell* brand.
- Location of the bike rack.
- Location of EV charging stations; one station serves four cars at one time; infrastructure in place for additional EV charging stations.
- Hours of operation; fueling center/convenience store 24/7, restaurant 10 a.m. to 11 p.m.

Mr. Fox stated he does not support the development because it is an autocentric use at a major intersection of the City. He noted many residents spoke in opposition at the public hearing. Mr. Fox said he sees no difference between the development under consideration this evening and the El Car Wash that the Board denied.

Mr. Barbat respectfully disagreed. He said a car wash is 100% auto related. Mr. Barbat said their product in addition to fuel offers food, convenience store items, and an opportunity for families and friends to gather.

Moved by: Lambert

Support by: Krent

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Barbat Troy Vehicle Fueling/Multi Use Station, Southeast corner of Crooks and South Boulevard (1981 South Boulevard), Section 4, Currently Zoned NN (Neighborhood Node) District, be **granted**, subject to the following conditions:

1. Fueling center and restaurant to be constructed and opened concurrently.
2. Design features to the building to be approved by Planning staff per Planning Commission comments during tonight's meeting.
3. Include bike rack relocation on the site.

Discussion on the motion on the floor.

Mr. Lambert said the proposed use is much better than the condition of the Rite Aid building on site. He said with respect to the other fueling centers in the neighborhood, the role of the Planning Commission is to consider what is in the best interest of the community at that location.

Chair Perakis recalled the businesses to the east were happy about the project.

Ms. Malalahalli spoke in support and expressed appreciation to the applicant for working with the Board.

Vote on the motion on the floor.

Yes: Buechner, Faison, Hutson, Krent, Lambert, Malalahalli, Perakis, Tagle
No: Fox

MOTION CARRIED**OTHER ITEMS****8. PUBLIC COMMENT – For Items on the Agenda**

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

There were general comments, some related to:

- Mr. Savidant announced the Planning Commission May 27, 2025 meeting is still scheduled. He said the administration and sub-committee are continuing to work on the zoning language for the revised Master Plan.
- Mr. Hutson addressed the role of the Board in its consideration of a conditional rezoning application.
- Mr. Krent announced an Oakland County Planners Gathering on May 20.
- Ms. Dufrane reported good news on two Tollbrook legal cases.
- Ms. Dufrane addressed Mr. Hutson's comments on the Board's consideration of the conditional rezoning this evening. She said it became clear, after much discussion on the site plan, that it was important to ask the applicant for clarification if the site plan was a voluntary condition to the conditional rezoning application.

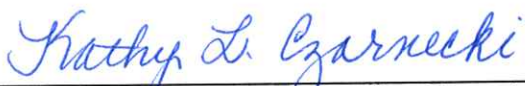
10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 10:31 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czarnecki, Recording Secretary

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