

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:05 p.m. on May 27, 2025, in the Council Chamber of the Troy City Hall. Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure for tonight's meeting.

1. ROLL CALL

Present:

Carlton M. Faison
Michael W. Hutson
Tom Krent
David Lambert
Marianna Perakis
John J. Tagle

Absent:

Toby Buechner
Tyler Fox
Lakshmi Malalahalli

Also Present:

R. Brent Savidant, Community Development Director
Salim Huerta Jr., Commercial Project Collaborator
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2025-031

Moved by: Faison
Support by: Lambert

RESOLVED, To approve the agenda as prepared.

Yes: All present (6)
Absent: Buecher, Fox, Malalahalli

MOTION CARRIED

3. APPROVAL OF MINUTES – May 13, 2025

Resolution # PC-2025-05-032

Moved by: Krent
Support by: Faison

RESOLVED, To approve the minutes of May 13, 2025 Regular meeting as submitted.

Yes: All present (6)
Absent: Buecher, Fox, Malalahalli

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

Mary Ellen Barden, 2105 Babcock; addressed privacy concerns for neighboring properties to the north relating to the proposed Somerset West Concept Development Plan application.

PRELIMINARY SITE PLAN APPROVAL

5. PRELIMINARY SITE PLAN APPROVAL - (SP JPLN2025-0001) – Proposed GFA Forsyth Site Condominium, 9 single family detached units, North of Wattles, West of Dequindre (4189 and 4197 Forsyth; PIN 88-20-13-401-028, -037 and -038), Section 13, Presently Zoned R-1C (One Family Residential) Zoning District

Mr. Hutson asked to recuse himself from consideration of this item and any future applications submitted by the applicant.

Mr. Hutson exited the meeting at 7:12 p.m.

Chair Perakis informed the applicant that a vote of all five members present is required to grant approval of the application. She asked if the applicant would like to postpone the item to a future meeting where a full board might be present.

Mr. Abitheira requested to proceed.

Mr. Savidant gave a brief explanation of a Site Condominium development.

Mr. Savidant reviewed the GFA Forsyth Site Condominium application. He reported the application is fully compliant. In summary, Mr. Savidant asked that the Board consider in its deliberations whether the proposed project meets the Site Plan Review Design Standards, Section 8.06 of the Zoning Ordinance.

Gary Abitheira was present.

Some comments during discussion related to the following:

- Extension of Rockingham and Stonington Drives; potential to make connection with abutting subdivisions, i.e., path, landscaping, benches.
- Site circulation, as relates to T-turnarounds.
- Non-regulated wetlands on site; final determination by EGLE during final site plan approval.
- Single family homes surround the project.
- Elevations; housing styles.
- Building materials; applicant confirmed brick and LP wood siding.
- Additional landscaping to enhance detention pond.
- Stormwater management.
- Starting price point of homes; \$925,000.

Chair Perakis acknowledged there was no one in the audience for public comment.

Resolution # PC-2025-05-

Moved by: Krent

Support by: Tagle

WHEREAS, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for the proposed GFA Forsyth Site Condominium, 9 units/lots, North of Wattles, West of Dequindre, (4189 and 4197 Forsyth; PIN 88-20-13-401-028, -037 and -038), Section 13, approximately 12.62 acres in size, currently Zoned R-1C (One Family Residential) District, be **granted**.

Discussion on the motion on the floor.

There was discussion on providing additional landscaping around the detention pond and clarification on building materials.

Resolution # PC-2025-05-033

Moved by: Krent

Support by: Tagle

WHEREAS, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for the proposed GFA Forsyth Site Condominium, 9 units/lots, North of Wattles, West of Dequindre, (4189 and 4197 Forsyth; PIN 88-20-13-401-028, -037 and -038), Section 13, approximately 12.62 acres in size, currently Zoned R-1C (One Family Residential) District, be **granted**, subject to:

1. Enhancing the area around the detention pond with landscaping 15% above existing proposed landscaping.
2. Building materials will consist of no vinyl siding; applicant offered LP siding as one of the building materials.

Vote on the motion on the floor, as revised.

Yes: Faison, Krent, Lambert, Perakis, Tagle

Absent: Buechner, Fox, Malalahalli

Recused: Hutson

MOTION CARRIED

OTHER ITEMS

Mr. Hutson returned to the meeting at 7:50 p.m.

6. **PUBLIC COMMENT** – For Items on the Agenda

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENT

There were general comments on the proposed Somerset West Concept Development Plan application as relates to the neighboring properties to the north of Cunningham.

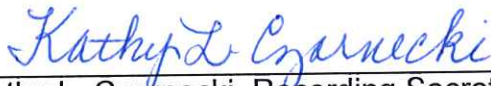
8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:56 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2025/2025 05 27 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2025/2025%2005%2027%20Draft.docx)