

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 10, 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 (arrived 7:05 p.m.)  
David Lambert  
Lakshmi Malalahalli  
Marianna Perakis  
John J. Tagle

Also Present:

Ben Carlisle, Carlisle Wortman & Associates  
Salim Huerta Jr., Planner I  
Julie Quinlan Dufrane, Assistant City Attorney  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2025-06-034**

Moved by: Fox  
Support by: Buechner

**RESOLVED**, To approve the agenda as prepared.

Yes: Buechner, Faison, Fox, Hutson, Lambert, Malalahalli, Perakis, Tagle  
Absent: Krent (arrived 7:05 p.m.)

**MOTION CARRIED**

3. APPROVAL OF MINUTES – May 27, 2025

**Resolution # PC-2025-06-035**

Moved by: Lambert  
Support by: Faison

**RESOLVED**, To approve the minutes of May 27, 2025 Regular meeting as submitted.

Yes: Faison, Fox, Hutson, Lambert, Perakis, Tagle  
Abstain: Buechner, Malalahalli  
Absent: Krent (arrived 7:05 p.m.)

**MOTION CARRIED**

4. **PUBLIC COMMENT** – For Items Not on the Agenda

Mary Ellen Barden, 2105 Babcock; shared her gratitude to the Board and Mr. Savidant for their direction in addressing concerns on the Somerset West Concept Development project.

Mr. Krent arrived at 7:05 p.m.

**PRELIMINARY SITE PLAN APPROVALS**

5. **PRELIMINARY SITE PLAN APPROVAL - (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. Fox recused himself from consideration of this item. He was a voting member of the Zoning Board of the Appeals (ZBA) in consideration of the applicant's request for a variance.

Mr. Fox exited the meeting at 7:07 p.m.

Mr. Carlisle gave a review of the Big Beaver Mixed Use Development application. He addressed the responses by the applicant on items for which the Planning Commission postponed action on the application at their January 28, 2025 meeting. Mr. Carlisle addressed the City Traffic Consultant OHM review memorandum dated January 17, 2025 that identified three concerns, to which he noted the applicant to this date has not responded. He reported the ZBA granted a variance to allow a zero foot setback from the required 40 foot rear yard setback.

In summary, Mr. Carlisle asked the Planning Commission in their deliberation to ask the applicant to address the parking concerns raised by OHM, to consider changes to the parking deck elevations and to ensure a pedestrian accessible route to enter the parking deck from the shared parking areas. He asked the Board to consider if the application meets the Big Beaver Design Standards (Section 5.04.E) and the Site Plan Review Design Standards (Section 8.06).

John Marusich of Marusich Architecture was present. He indicated that the OHM memorandum was not made available to him, he assumed from some unfortunate miscommunication. Mr. Marusich assured the Board that all concerns identified by OHM would be addressed and resolved.

A video prepared by the applicant could not be shown due to technical trouble. (Mr. Huerta was absent from the meeting from 7:10 p.m. to 7:25 p.m. to work on the technical issue.)

*Note: The video has since been posted on YouTube: <https://youtu.be/nN9KjrUpp60>*

Some comments during discussion related to the following:

- Parking; during construction, shared, width of parking spaces, restaurant vacancy.
- Renderings; accolades to applicant's presentation.
- Elevators; pedestrian accessibility and identification to/from lobby and parking deck.
- Focus on a strong pedestrian connection/movement from Big Beaver to the project.

City Traffic Consultant Stephen Dearing from OHM Advisors was present. Mr. Dearing said the significant concern is with parking during construction. He said people will find or create a way to their destination and parking will be sufficient once the development is finally constructed. Mr. Dearing asked that the applicant provide in writing to the Planning Department a "handshake" agreement among neighboring businesses that parking during construction might spill out from their own property footprint.

Mr. Marusich said dedicated parking spaces would be provided in an area remote from the use of the hotel to accommodate a working scenario so as not to impose on any operations of the adjacent businesses.

**Resolution # PC-2025-06 036**

Moved by: Lambert

Support by: Faison

**WHEREAS**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Big Beaver Mixed Use Development, South side of Big Beaver, East of I-75 (363 W Big Beaver), Section 28, approximately 2.04 acres in size, Currently Zoned BB (Big Beaver), be **granted**, subject to the following conditions:

1. To provide a more prominent pedestrian entrance from the parking deck to the shared parking area on the south side of the site.
2. Adequate agreements be submitted to the Planning Department for shared parking during the construction phase.

**Discussion on the motion on the floor.**

There was discussion on either 1) postponing the item to allow the applicant to come back with more details on parking and lobby entrance focus; or, 2) granting approval subject to supporting parking documents handled administratively by the Planning Department.

**Vote on the motion on the floor.**

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

No: Buechner

Recused: Fox

**MOTION CARRIED**

Mr. Fox returned to the meeting at 7:58 p.m.

6. PRELIMINARY SITE PLAN REVIEW (SP JPLN2025-0008) – Proposed Maple Lane Apartment Development, South of Maple, West of Coolidge (1485 Maple Way), Section 31, Currently Zoned IB (Integrated Industrial and Business) Zoning District

Mr. Carlisle reviewed the Maple Lane Apartment (AKA Troy Living) application. He specifically addressed access and site circulation, parking, required parking lot interior trees, photometrics plan, and approval granted by the Sustainable Development Project (SDP) Committee to allow parking in the front yard.

In summary, Mr. Carlisle expressed support for the redevelopment of the site to construct an additional housing option. He asked the Planning Commission in its deliberation to consider the traffic impact, the applicant's request to land bank 40 parking spaces, consideration to allow nine (9) trees along the perimeter of the parking lot and if the application meets the Site Plan Review Design Standards (Section 8.06). Mr. Carlisle said any approval of the application should be subject to reducing lighting levels along all property lines to one (1) foot candle or less.

Present were Linden Nelson, Sanford Nelson, Raymond Phillips and Jason Krieger of Krieger Klatt Architects, and Project Engineer James Butler of PEA Associates.

Mr. Linden stated for the record he is the owner of the existing three parcels within the parking lot; Whole Foods, LA Fitness (now known as Club Studio) and a public storage facility.

Mr. Phillips addressed the unique location, stormwater management that serves all parcels, pedestrian circulation, elevations, building materials, and amenities of the apartment complex.

Some comments during discussion related to the following:

- Traffic impact on adjacent commercial parcels within the parking lot.
- Traffic circulation through the commercial parcels.
- Access to Doyle Drive (private drive) is unattainable.
- Traffic impact study; focus on trip generation during peak hours.
- Traffic calming improvements.
- SDP approval; basis on which the Committee granted approval.
- Underground parking; 257 spaces.
- Application meets all requirements of the Zoning Ordinance.
- EV charging stations on site, prepped for more in the future.
- Courtyard design; accessibility.
- Secure access to residential; fob access through gate arms.
- Compliance with the Site Plan Review Design Standards, specifically as it relates to the safety of pedestrian traffic.

City Traffic Consultant Stephen Dearing said the impact of traffic is insignificant because an apartment complex does not generate constant traffic. He said an apartment complex generates traffic at a lower rate than single family residential. He addressed peak traffic hours for residential and commercial. Mr. Dearing suggested a pedestrian crossing on the east side of Doyle Drive and encouraged the applicant to seek access to Doyle Drive for pedestrian traffic. He detailed improvements to a sidewalk connection from LA Fitness to Maple and suggested a representation of a tabletop speed hump to calm traffic in the islands located in the northeast corner of the project.

There was a lengthy discussion on the impact of traffic through the commercial parcels and traffic calming improvements that could be implemented.

**Resolution # PC-2025-06-**

Moved by: Fox  
Support by: Krent

**WHEREAS**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Maple Lane Apartment (AKA Troy Living) Development, South of Maple, West of Coolidge (1485 Maple Way), Section 31, approximately 6.02 acres in size, Currently Zoned IB (Integrated Industrial and Business), be **granted**, subject to the following conditions:

1. Reducing the lighting levels along all property lines to one (1) foot-candle or less.
2. Provision of the tabletop speed humps on the eastern parking lot, connecting Maple Road to the subject property.

**Discussion on the motion on the floor.**

Mr. Tagle asked to add a condition that the 40 foot wide drive at the islands be pinched out, whether the islands extend or whether there is an island created in the middle, creating two separate drives on either side.

The maker and supporter of the motion agreed to the additional condition.

There was discussion on either 1) postponing the application so the applicant can come back with a revised plan that shows improved traffic circulation, traffic calming improvements and improved pedestrian connections; or 2) granting approval subject to the Planning Department working with the applicant on implementation of effective traffic calming improvements.

**Resolution # PC-2025-06-037 (as revised)**

Moved by: Fox  
Support by: Krent

**WHEREAS**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Maple Lane Apartment (AKA Troy Living) Development, South of Maple, West of Coolidge (1485 Maple Way), Section 31,

approximately 6.02 acres in size, Currently Zoned IB (Integrated Industrial & Business), be **granted**, subject to the following conditions:

1. To reduce the lighting levels along all property lines to one (1) foot-candle or less.
2. To add in tabletop traffic humps in the eastern parking lot between the LA Fitness and the subject property.
3. To pinch or create points that the drive aisle is thinned from 40-feet width to an appropriate level to encourage slowing traffic, including stop signs.
4. That the sidewalks are in the area of the stop signs, in the northwest corner of the east parking lot.

Vote on the motion on the floor.

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

### **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

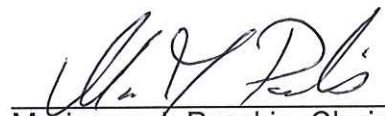
There were general comments, some relating to.

- ZBA practice on variance requests relating to setback requirements on residential garages in a small neighborhood near 14 Mile and Stephenson Highway.
- City Council action on the proposed Somerset West Concept Development Plan application.
- Oakland County Planners Gathering; online seminar on June 26, 10 a.m.-11 a.m., *Walk Through Local Woodland and Wetland Ordinances*.
- Internal traffic movement within existing commercial parcels.

#### 9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:37 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. J. Perakis', written over a horizontal line.

Marianna J. Perakis, Chair

A handwritten signature in blue ink, appearing to read 'Kathy L. Czarnecki', written over a horizontal line.

Kathy L. Czarnecki, Recording Secretary

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