

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 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

Absent:

Carlton M. Faison
John J. Tagle

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2025-07-038

Moved by: Malalahalli
Support by: Buechner

RESOLVED, To approve the agenda as prepared.

Yes: All present (7)
Absent: Faison, Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES – June 10, 2025

Resolution # PC-2025-07-039

Moved by: Buechner
Support by: Fox

RESOLVED, To approve the minutes of June 10, 2025 Regular meeting as submitted.

Yes: All present (7)
Absent: Faison, Tagle

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

Arban Stafa, 1612 Muer, Troy; spoke on behalf of Sterling Construction Inc., the applicant for a Crooks Road project. Mr. Stafa stated to date he has not received a response to several email communications sent to the Planning staff and administration regarding the proposed project. He respectfully asked that the item be placed on the next available Planning Commission agenda or that the administration inform the applicant of any outstanding issues that might be preventing the item to be placed on an agenda.

STREET VACATION

5. PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2025-0017) – Request to vacate Deerfield Drive, approximately 60-feet wide by 85-feet long, West of Rochester, South of Wattles, Abutting 3836 Gatwick and 3874 Gatwick and Town Haven Site Condominium, Platted as part of Edenderry Subdivision No. 1, in Section 22

Mr. Savidant gave a brief explanation of a street vacation request, the administrative approval process, and items the Planning Commission should take into consideration in its deliberation for a recommendation to the City Council.

Mr. Savidant reviewed the street vacation application, citing the history of the “paper” street and its relationship to the Town Haven Site Condominium development. He reported there were no issues identified in the departmental review of the application. Mr. Savidant said approval of the street vacation request would be a win-win situation for the applicant and the City. Mr. Savidant said in following through with a question asked by the applicant, the Assessing Department informed him there would be no increase in property taxes.

John Stankrauff, 3836 Gatwick, said the Town Haven Site Condominium developer approached him with a proposal to vacate the street and he also offered to plant arborvitaes and trees on site. Mr. Stankrauff addressed the improvements to the area that would be aesthetically pleasing to their properties and the City. He said it is their intent to enjoy the additional green space and thanked all the City departments for their assistance in the application process.

Some comments during discussion related to the following:

- Responsibility of a developer to make required site improvements per City standards.
- Improvements to site; clearing, grading, sprinkler system repair, seeding.
- Property would remain unbuildable because of setback requirements and an encumbered existing easement.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2025-07-040

Moved by: Fox
Support by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the street vacation request to vacate a portion of right of way, approximately 60 feet wide by 85 feet long, abutting 3836 Gatwick to the south, 3874 Gatwick to the north and the Town Haven Site Condominium to the east, Platted as part of Edenderry Sub. No. 1, in Section 22, be approved, subject to the following:

1. The City shall retain easements for utilities.

Discussion on the motion on the floor.

Mr. Buechner addressed his personal win-win experience with a street vacation and voiced support for the request.

Vote on the motion on the floor.

Yes: All present (7)
Absent: Faison, Tagle

MOTION CARRIED

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

There was no one present who wished to speak.

OTHER ITEMS

7. **PLANNING COMMISSION COMMENT**

Mr. Savidant addressed:

- An application for an apartment project located on the west side of Crooks, north of Wattles.
- The July 22, 2025 Planning Commission meeting.
 - Scheduled to be held in the Council Board Room.
 - Discussion on Neighborhood Node amendment language.
 - Consideration to create North Troy zoning district.
- **Congratulations!** The City is the recipient of the *Implementation Award from Michigan Association of Planning (MAP) for Big Beaver Corridor*.

Mr. Krent announced an Oakland County Planners Gathering; online seminar on July 15, 10 a.m.-11 a.m., *Regulating Home Occupations Post-Pandemic*.

Ms. Dufrane addressed an appeal filed by El Car Wash in the Oakland County Circuit Court. She reported Judge Rowe remanded the matter back to the Planning Commission for consideration, citing the Board did not adequately make findings and conclusions with respect to the application. Ms. Dufrane said she would draft a memorandum outlining how the Board going forward should make its findings and conclusions on specific applications and agreements (Special Use, Planned Unit Development (PUD), Conditional Rezoning and Rezoning).

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:35 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 07 08 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2025/2025%2007%2008%20Draft.docx)