

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:03 p.m. on July 22, 2025, in the Council Board Room 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  
Salim Huerta Jr., Planner I  
Allan Motzny, Assistant City Attorney  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2025-07-041**

Moved by: Faison  
Support by: Malalahalli

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

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES – July 8, 2025

**Resolution # PC-2025-07-042**

Moved by: Buechner  
Support by: Lambert

**RESOLVED**, To approve the minutes of July 8, 2025 Regular meeting as submitted.

Yes: Buechner, Fox, Hutson, Krent, Lambert, Malalahalli, Perakis  
Abstain: Faison, Tagle

**MOTION CARRIED**

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

Chair Perakis shared the response of her inquiry on a statement made by Arban Stafa, the public speaker at the July 8, 2025 Regular meeting, regarding a Crooks Road project application.

Fabrice Smielauskas, 4607 Lehigh Drive, Troy; addressed North Troy as relates to existing and future development.

### **ZONING ORDINANCE TEXT AMENDMENT**

#### 5. ZONING ORDINANCE TEXT AMENDMENT (File Number 258) – Neighborhood Node Revisions

Mr. Carlisle said the Steering Committee on Neighborhood Nodes, comprising Chair Perakis and Commissioners Faison, Lambert and Krent, held three meetings to discuss revisions to the Neighborhood Node zoning districts. He shared the committee's key focus, identified issues and initial direction.

A lengthy open discussion among the administration and Board members followed.

Key areas discussed:

- Addition of a third Site Type (Site Type C).
- New principal use group table.
  - Table 5.06.-C-1 Use Groups Permitted
  - Table 5.06.-C-2 Principal Uses
  - Table 5.06.-C-3 Building Forms Permitted
- Elimination of several uses currently permitted.
- Elimination of drive-through facilities.
- Elimination of autocentric uses.
- No changes to current building height restrictions.
- Section 5.06 E.1.a. Primary Entrance.
- Section 5.06 E.4.d. Setback and Greenbelt.

Based on feedback from the Board, the administration will come back with proposed language for:

- Section 5.06 E.1.a. Primary Entrance; separate residential and commercial.
- Section 5.06 E.4.d. Setback and Greenbelt; appropriate setback and landscape buffer.

Proposed map amendments will be discussed at a future Board meeting.

### OTHER ITEMS

6. PUBLIC COMMENT – For items on the Agenda

- Deborah Louzecky, 6327 Donaldson, Troy; addressed *Safe Troy Corners* as relates to defining parameters for their Neighborhood Node.
- Ann Coleman, 6091 Livernois, Troy; addressed setbacks, pedestrian traffic and safety.

7. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

Mr. Fox addressed a recent Zoning Board of Appeals (ZBA) Resolution. The Resolution requests the administration to consider a Zoning Ordinance Text Amendment for some homeowners in Section 35 (Stephenson Highway and 14 Mile area) seeking relief from the ZBA for the maintenance of detached non-conforming garages.

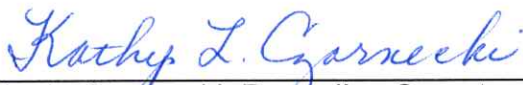
8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:05 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 22 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2025/2025%2007%2022%20Draft.docx)