

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:02 p.m. on August 26, 2025, in the Council Board Room 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:

Toby Buechner
Carlton M. Faison
Tyler Fox
Michael W. Hutson
Tom Krent
David Lambert
Marianna Perakis

Absent:

Lakshmi Malalahalli
John J. Tagle

Also Present:

Ben Carlisle, Carlisle Wortman & Associates
R. Brent Savidant, Community Development Director
Salim Huerta Jr., Planner I
Julie Quinlan Dufrane, Assistant City Attorney
Aileen Dickson, City Clerk
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2025-08-046

Moved by: Fox
Support by: Buechner

RESOLVED, To approve the agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES – August 12, 2025

Resolution # PC-2025-08-047

Moved by: Buechner
Support by: Krent

RESOLVED, To approve the minutes of August 12, 2025 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PLANNING COMMISSION TRAINING

5. ROBERT'S RULES OF ORDER NEWLY REVISED – Presentation by Aileen Dickson, City Clerk

City Clerk Dickson gave a PowerPoint presentation on a condensed version of the newly revised 12th edition of the Robert's Rules of Order, what she described as a real world, day-to-day version of what the Planning Commission might encounter in its meetings.

The presentation outlined:

- Four core principles
 - Quorum
 - Equality
 - Decorum
 - Majority Rule
- Motions
 - Main and Subsidiary
 - Samples of common motions

A question and answer period followed.

SPECIAL USE APPROVAL

6. PUBLIC HEARING - SPECIAL USE APPLICATION (SU JPLN2025-0016) – Proposed Big Beaver Mixed Use, South side of Big Beaver, East of I-75 (575 W Big Beaver, PIN 88-20-28-203-035), Section 28, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reviewed the Big Beaver Mixed Use application. He addressed:

- Apartment, hotel and retail components.
- Parking; shared, during and post construction, OHM (City Traffic Consultant) review.
- Apartment and hotel shared amenities and lobbies.
- Elevations, building materials and renderings.
- Design and architectural features as relate to the Big Beaver Corridor Study, Master Plan, and Zoning Ordinance Sections 5.04 E Big Beaver Design Standards, 8.06 Site Plan Review Design Standards and 9.03 Special Use Standards.

In summary, Mr. Carlisle expressed support for the proposed development citing its reuse of an underutilized parking lot and achieving significant advances toward the goals of the Big Beaver Corridor Study, Master Plan and Zoning Ordinance. Mr. Carlisle asked the Planning Commission in its deliberations to consider the architectural features as they relate to its prominent location and gateway to the City.

Present were Applicant Dorayd “Ray” Bacall, Project Architect Scott Bowers of Bowers+Associates, and Project Engineer David Hunter of PEA Group.

Some comments during discussion related to the following:

- Hotel and apartment amenities.
- Hotel and apartment lobbies; internal connection, key card option.
- Architectural/design features; enhance prominence to building exterior on Big Beaver, accentuate outdoor activity space and gateway to the City.
- Illumination of the building; nighttime hours.
- Hotel brand; well-defined directional signage.
- Retail space; potential uses, designated parking spaces.
- Pedestrian sidewalk; continue around entire building, add lighting.
- Apartment units; rental, unfurnished.
- Landscape enhancement; complement landscaping provided by DDA (Downtown Development Authority).

Mr. Bowers approached the visual screen to address detailed exterior and interior architectural features, design and amenities.

Chair Perakis opened the Public Hearing. Acknowledging there was no one who wished to speak, Chair Perakis closed the Public Hearing.

Resolution # PC-2025-08-

Moved by: Krent

Seconded by: Fox

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Big Beaver Mixed Use, South side of Big Beaver, east of I-75 (575 W Big Beaver), Section 28, Currently Zoned BB (Big Beaver) District, be **granted**, subject to the following condition:

1. Add a sidewalk on the west side of the building to continue the walkway around the entire building.

Discussion on the motion on the floor.

During discussion the following amendments were proposed.

MOTION TO AMEND Agenda Item 6 SPECIAL USE APPLICATION (SU JPLN2025-0016) – Proposed Big Beaver Mixed Use, South side of Big Beaver, East of I-75 (575 W Big Beaver, PIN 88-20- 28-203-035), Section 28, Currently Zoned BB (Big Beaver) District

Resolution # PC-2025-08-048

Moved by: Fox
Support by: Perakis

RESOLVED, To amend the motion to include an indoor connection between the apartment lobby space and the hotel lobby space.

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

MOTION CARRIED

MOTION TO AMEND Agenda Item 6 SPECIAL USE APPLICATION (SU JPLN2025-0016) – Proposed Big Beaver Mixed Use, South side of Big Beaver, East of I-75 (575 W Big Beaver, PIN 88-20- 28-203-035), Section 28, Currently Zoned BB (Big Beaver) District

Resolution # PC-2025-08-049

Moved by: Krent
Support by: Buechner

RESOLVED, To amend the motion to (1) add a canopy over the retail space and enhance the primary entrance on Big Beaver; (2) include windows on the east side that mimic the windows on the west side of the building.

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

MOTION CARRIED

MOTION TO AMEND Agenda Item 6 SPECIAL USE APPLICATION (SU JPLN2025-0016) – Proposed Big Beaver Mixed Use, South side of Big Beaver, East of I-75 (575 W Big Beaver, PIN 88-20- 28-203-035), Section 28, Currently Zoned BB (Big Beaver) District

Resolution # PC-2025-08-050

Moved by: Lambert
Support by: Fox

RESOLVED, To enhance the pedestrian lighting and other building lighting through administrative work between the planning office and the petitioner.

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

MOTION CARRIED

Agenda Item 6 SPECIAL USE APPLICATION (SU JPLN2025-0016) – Proposed Big Beaver Mixed Use, South side of Big Beaver, East of I-75 (575 W Big Beaver, PIN 88-20-28-203-035), Section 28, Currently Zoned BB (Big Beaver) District

Resolution # PC-2025-08-051

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Big Beaver Mixed Use, South side of Big Beaver, east of I-75 (575 W Big Beaver), Section 28, Currently Zoned BB (Big Beaver) District, be **granted, as amended**.

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

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 Planning Commission comments.

Ms. Dufrane encouraged the Board to be mindful in their deliberations on Special Use applications to identify their findings and conclusions.


9. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 8:35 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czarnecki, Recording Secretary