

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on September 23, 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
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle

Absent:

Michael W. Hutson

Also Present:

Ben Carlisle, Carlisle Wortman & Associates
R. Brent Savidant, Community Development Director
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2025-09-052

Moved by: Fox
Support by: Lambert

RESOLVED, To strike the "Public Hearing" notation for Agenda item 6 and approve the agenda as revised.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

3. APPROVAL OF MINUTES – August 28, 2025

Resolution # PC-2025-09-053

Moved by: Buechner
Support by: Faison

RESOLVED, To approve the minutes of August 28, 2025 Regular meeting as submitted.

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

MOTION CARRIED

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

There was no one present who wished to speak.

SPECIAL USE APPROVAL

5. **PUBLIC HEARING - SPECIAL USE APPLICATION (SU JPLN2025-0018)** – Proposed Driveline Troy LLC Vehicle Sales, West side of Dequindre, North of Fourteen Mile (33475 Dequindre, PIN 88-20-36-476-073), Section 36, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Savidant announced the department received written communication from the applicant requesting to postpone the item to the October 14, 2025 Regular meeting.

Chair Perakis opened the Public Hearing. There was no one present who wished to speak.

Resolution # PC-2025-09-054

Moved by: Fox
Seconded by: Malalahalli

RESOLVED, To continue the Public Hearing for Agenda item 5 (SU JPLN2025-0018) to the October 14, 2025 Regular meeting.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

PRELIMINARY SITE PLAN APPROVAL

Chair Perakis briefly reviewed the Board procedure on motions and amendments to motions.

6. **PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0014)** – Proposed Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District

Mr. Carlisle said the proposed Pinnacle of Troy application was considered and postponed by the Board at their February 11, 2025 Regular meeting to allow the applicant to request a building height variance from the Zoning Board of Appeals (ZBA). He reported that the ZBA denied the variance request at its May 20, 2025 meeting. Mr. Carlisle reviewed the discussion points from the Planning Commission meeting, stated the revised elevations

comply with the Zoning Ordinance requirements, and addressed the significant revisions to the site layout, as identified in his report dated September 16, 2025.

Mr. Carlisle said the applicant is seeking relief from the front setback requirements on Crooks and Wattles to provide more of a buffer for the main roads. He asked the Board to continue its discussion with the applicant for clarification how the proposed floor plan and elevations meet the primary entrance standard and intent of the Neighborhood Node district.

In summary, Mr. Carlisle asked the Board to consider in its deliberations:

- Compatibility with the 2040 Master Plan.
- Consideration of the increased front setbacks.
- If the proposed arborvitae along the frontage meets the intent of the Neighborhood Node form-based district.
- If the building elevations comply with both the primary entrance standards and the broader intent of the Neighborhood Node district.
- Compliance with Section 5.06 E Neighborhood Node Design Standards and Section 8.06 Site Plan Review Design Standards.

Mr. Fox recused himself from discussion and consideration of this application because he is a member of the ZBA. He exited the meeting at 7:35 p.m.

Project architect David Donnellon and project engineer John Houser of the PEA Group were present.

Some comments during discussion related to the following:

- Park; public or private use.
 - Consideration to add sidewalk from Crooks to park area if public.
- Consideration to install benches throughout site to encourage pedestrian activity.
- Development would have a Homeowners Association.
- Garden area; herbs, natural vegetation, pergolas.
- Safety of pedestrian internal circulation; i.e., crosswalks.
- Architectural features, building materials and color scheme.
- Consideration to line up sidewalks to entry doors of units on Crooks and Wattles.

Mr. Houser said he believes the developer would prefer that the park is private.

Mr. Donnellon addressed different housing style options that would be available to purchasers.

Chair Perakis opened the floor for public comment. Acknowledging there was no one present to speak, Chair Perakis closed the floor for public comment.

Resolution # PC-2025-09-

Moved by: Lambert
Seconded by: Malalahalli

RESOLVED, That Preliminary Site Plan Approval for the proposed Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District **meets** the Neighborhood Node Design Standards set forth in Section 5.06.E and the Site Plan Review Design Standards set forth in Section 8.06, and be **granted approval**, subject to the following conditions:

1. Add a type of pedestrian bench approved by the Planning Department located at the corner of the property facing Wattles and Crooks intersection.
2. Add the appropriate crosswalks within the site.
3. Line up the entry doors and sidewalks.

Discussion on the motion on the floor.

There was discussion on:

- Side elevations.
 - Architectural features.
 - Building material texture.
 - Addition of window on one-half story.
- Landscaping; arborvitae along frontage.
- Decorative fence; characteristics, placement.

MOTION TO AMEND Agenda Item 6 PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0014) – Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District

Resolution # PC-2025-09-055

Moved by: Krent
Seconded by: Lambert

RESOLVED, To amend approval subject to the following conditions:

1. Applicant to address the ends of the major buildings so that they do not look so stark by using architectural features and building material texture changes.
2. Applicant to add a small window to the one-half story elevations.

Yes: All present (7)
Absent: Hutson
Recused: Fox

MOTION CARRIED

MOTION TO AMEND Agenda Item 6 PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0014) – Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District

Resolution # PC-2025-09-056

Moved by: Perakis

Seconded by: Krent

RESOLVED, To amend approval subject to the following condition:

1. Entrances on Crooks and Wattles have features of a primary entrance added to them.

Yes: All present (7)

Absent: Hutson

Recused: Fox

MOTION CARRIED

Mr. Lambert thanked the applicant for coming back with a revised plan that meets the Zoning Requirements of Section 5.06.E. and Section 8.06.

Resolution # PC-2025-09-057

Moved by: Lambert

Seconded by: Malalahalli

RESOLVED, That Preliminary Site Plan Approval for the proposed Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District **meets** the Neighborhood Node Design Standards set forth in Section 5.06.E and the Site Plan Review Design Standards set forth in Section 8.06, and be **granted approval, as amended**.

Yes: All present (7)

Absent: Hutson

Recused: Fox

MOTION CARRIED

OTHER ITEMS

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

There was no one present who wished to speak.

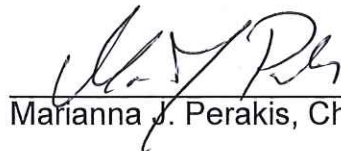
8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:15 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czarnecki, Recording Secretary

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