



500 West Big Beaver  
Troy, MI 48084  
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## **PLANNING COMMISSION 2020 ANNUAL REPORT**

The Michigan Planning Enabling Act requires that municipal planning commissions prepare an annual written report to the legislative body concerning operations and the status of planning activities undertaken during the calendar year. In accordance, the following information has been compiled:

### **PLANNING COMMISSION**

In 2020 the Planning Commission consisted of Tom Krent (Chair), David Lambert (Vice Chair), Carlton Faison, Ollie Apahidean, Karen Crusse, Michael Hutson, Marianna Perakis, Sadek Rahman, and John Tagle.

Sadek Rahman was Zoning Board of Appeals (ZBA) Representative.

The Planning Commission held ten (10) meetings during the year.

John Tagle and Michael Hutson served on the Sustainable Design Review Committee.

### **Planning Commission Training**

Planning Commission members Tom Krent, Carlton Faison and Marianna Perakis attended training sessions at the Michigan Association of Planning (MAP) Annual Conference, held remotely, in October, 2020.



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### SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2020:

Project	Description	PC Action
SP2019-0022	Crooks Road Townhomes, West side of Crooks Road, North of Wattles Road, Section 17, Zoned NN "I"	Denied Preliminary Site Plan Approval on 11/10/20
SP JPLN2019-0040	Square Lake Court Townhomes, South side of Square Lake Road, west of Dequindre, Section 12, (88-20-12-200-025), Zoned NN "N"	Granted Preliminary Site Plan Approval on 1/14/20
SP JPLN2020-0011	Regency of Troy Convalescent Center/Nursing Home, Southeast corner of Maple and Axtell (2785 W. Maple), Section 32, Currently Zoned IB	Granted Preliminary Site Plan Approval on 10/27/20
SU2019-0044	Korean United Methodist Church of Troy Parking Lot Expansion, West side of Dequindre, South of Square Lake (42693 Dequindre), Section 27, Zoned R-1C	Granted Special Use Approval and Preliminary Site Plan Approval on 2/11/20
SP2020-0001	Long Lake Shell Addition, Southwest corner of Long Lake and Dequindre, Section 13, Zoned NN "J" District.	Held Public Hearing and Postponed Item on 2/11/20
SP JPLN2019-0038	Timbercrest Drive Extension, South of East Wattles, West of Dequindre (88-20-24-201-015), zoned R-1C	Granted Preliminary Site Plan Approval on 4/28/20
SP JPLN2020-0004	Square Lake Court Phase II, South of Square Lake, West of Dequindre (88-20-12-200-027), Zoned NN "N"	Granted Preliminary Site Plan Approval on 4/28/20
SP2019-0022	The Westington, South side of Wattles, East of Crooks, Section 21, Currently Zoned NN "I"	Granted Preliminary Site Plan Approval on 12/08/20

### ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2020:

Amendment	Description	PC Action
Z 2019-0039	Addison Heights Subdivision Rezoning, East of Livernois, south side of Arthur (88-20-27-307-033), Section 27, From P to R-1E	Held public hearing and recommended approval 1/14/20
ZOTA 254	Zoning Ordinance Text Amendment – Cluster Square Footage	Held public hearing and recommended approval 2/25/20
CR 2019-001	MNK TROY 1, LLC Conditional Rezoning, East of Rochester Road, South of Shallowdale (88-20-14-152-001 and 88-20-14-301-031), Section 14, From R-1C, RT & EP to RT	Held public hearing and recommended approval 1/28/20



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### SUSTAINABLE DEVELOPMENT REVIEW COMMITTEE

The Sustainable Development Review Committee considered the following items in 2019:

Project	Description	SDRC Action
Depor Industries, Inc.	Located on east side of Northwood, north of Maple (1902 Northwood), Section 28, Zoned IB	Received SDP status on 2/19/20 to exceed maximum lot coverage
Ark-Tec Parking Lot Improvements	Located on west side of Maxwell, north of Maple (1715-1717 Stutz Dr), Section 29, Zoned IB	Received SDP status on 2/19/20 to park in front yard in IB district
Regency of Troy Convalescent Center/Nursing Home	Located on south side of Maple Rd, east of Crooks (2785 W Maple), Section 32, Zoned IB	Received SDP status on 6/18/20 to park in front yard in IB district

### CITY OF TROY MASTER PLAN

On 10/27/20 the Planning Commission made a determination that the City of Troy Master Plan be amended and recommended that City Council authorize the commencement of the Master Plan amendment process.