



500 West Big Beaver  
Troy, MI 48084  
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## **PLANNING COMMISSION 2021 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 2021 the Planning Commission consisted of Tom Krent (Chair), David Lambert (Vice Chair), Carlton Faison, Michael Hutson, Lakshmi Malalahalli, Marianna Perakis, Sadek Rahman, Jerry Rauch and John Tagle.

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

The Planning Commission held nineteen (19) meetings during the year. Meetings were held remotely through May 11, 2021. Meetings were held in person beginning on May 25, 2021.

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

### **Planning Commission Training**

Planning Commission members Faison, Krent, Malalahali, Perakis, Rauch and Rahman attended training sessions at the Michigan Association of Planning (MAP) Annual Conference, held remotely, in October, 2021. Planning Commission members Malalahali, Perakis and Rauch completed the Citizen Planner course.

### **Joint City Council/Planning Commission Meeting**

The Planning Commission participated in a joint meeting with City Council on July 24, 2021. The meeting was a planning and zoning training session.



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### SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2021:

Project	Description	PC Action
SPJPLN2020-0001	Long Lake Shell Addition, Southwest corner of Long Lake and Dequindre, Section 13, Zoned NN "J"	Granted Special Use Approval and Preliminary Site Plan Approval on 1/12/21
PUD JPLN 2020-0018	Concept Development Plan (CDP) for Long Lake and Crooks Planned Unit Development, SW corner of Long Lake and Crooks, Section 8, Currently Zoned O	No action taken
SP JPLN2020-0017	Janineh Medical Building, East side of Rochester, South of Square Lake, Section 11, Zoned R-1C (Controlled by Consent Judgment)	Postponed on 1/26/21
Casca Village of Troy Site Condominium	Casca Village of Troy, 4 units, East of Crooks Road, South of South Boulevard, Section 20, Zoned R-1B	Preliminary Site Plan Approval granted on 2/9/21
SP JPLN2019-0041	Lange View Estates, 8 townhome units, East of Crooks Road, SE corner of Livernois and Leetonia, Section 15, Zoned NN "H"	Postponed on 2/23/21
SP JPLN2020-0013	The Meadows of Troy (One Family Residential Cluster), East of John R, North of Square Lake, Section 1, Zoned R-1D	Recommended Preliminary Site Plan Approval on 4/27/21
SP JPLN2021-0014	St. Mark Coptic Church Gymnasium and Classroom Addition, West side of Livernois, South of Wattles, Section 21, Zoned R-1B	Granted Special Use Approval and Preliminary Site Plan Approval on 4/27/21
SV JPLN2020-001	Street Vacation request to vacate public walkway East of John R and North of Big Beaver, abutting 3512 Euclid on the North and 3506 Euclid on the South, Section 24	Recommended approval of Street Vacation request on 4/13/21
PSCP JPLN2021-0001	Willowbrook No. 2 Site Condominium, 7 units/lots, East side of John R, South of Wattles, Section 24, Zoned R-1C	Preliminary Site Plan Approval granted on 7/13/21
SP JPLN2021-0003	The Alcove Site Improvements, East side of Livernois, South of Big Beaver, Section 27, Zoned MF	Preliminary Site Plan Approval granted on 8/10/21
SP JPLN2021-0005	Warrior Baseball Indoor Hitting Facility, South side of Equity Drive, East of Coolidge, Section 32, Zoned IB (Controlled by Consent Judgment)	Recommended Preliminary Site Plan Approval on 6/8/21
SP JPLN2020-0006	Shallowbrook Townhomes, East side of Rochester, South of Shallowdale, Section 14, Zoned RT (Controlled by Conditional Rezoning Agreement)	Preliminary Site Plan Approval granted on 6/22/21



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PUD JPLN2021-0008	Amendment to Troy Crossing PUD, North side of Big Beaver, East of John R, Section 24, Zoned PUD 8	Recommended approval of Planned Unit Development Amendment on 8/24/21
SU JPLN2021-001	Panera Bread Café (with Drive Through), East side of Coolidge, South of Maple, Section 32, Zoned MR	Granted Special Use Approval and Preliminary Site Plan Approval on 9/28/21
SP JPLN2021-0013	Center Court at Butterfield, 52-unit Townhome Development, North side of Butterfield, South of Big Beaver, West of Crooks, Section 29, Zoned MF	Preliminary Site Plan Approval granted on 10/26/21
SP JPLN2021-019	Motor City Church, East side of Livernois, North of Big Beaver, Section 22, Zoned R-1C	Preliminary Site Plan Approval granted on 10/26/21

### ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2021:

Amendment	Description	PC Action
Z JPLN2021-0001	Lindsey Center Rezoning, East of Crooks, South of Big Beaver, Section 28, From O to BB	Recommended approval of Rezoning request 5/25/21
CR JPLN2019-003	Proposed Livernois Court Conditional Rezoning, East side of Livernois, North of Big Beaver, Section 22, From R-1C to BB	Recommended denial of Conditional Rezoning Request on 8/24/21
CR JPLN2021-001	Pine View Condominiums, West side of Dequindre, north of Long Lake, Section 12, From NN "J" & EP to NN "J"	Recommended approval 4-4 & Recommended denial 4-4 on 8/24/21 Recommended approval on 10/26/21
ZOTA 256	Zoning Ordinance Text Amendment – Residential Uses in BB Zoning District	Recommended approval on 10/26/21

### CITY OF TROY MASTER PLAN

City Council approved the Master Plan Scope on November 23, 2020. The Planning Commission considered the Master Plan at the following Regular meetings in 2021:

Date	Action
March 23, 2021	Staff/Planning Consultant discussed Master Plan Survey design and sought feedback on questions
May 25, 2021	Staff/Planning Consultant presented Master Plan Survey flyers and discussed methods to advertise survey (Survey went live on May 27)
June 8, 2021	Staff/Planning Consultant provided update on Master Plan Survey (Survey deadline was originally scheduled for June 18 but was extended to June 25)
July 13, 2021	Staff/Planning Consultant presented results of Master Plan Survey
September 14, 2021	Staff/Planning Consultant revisited Master Plan Scope



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October 12, 2021	Staff/Planning Consultant discussed Neighborhood Node Walk and Talk dates, objectives and process
December 14, 2021	Staff/Planning Consultant presented results of Neighborhood Node Walk and Talks

### SUSTAINABLE DEVELOPMENT REVIEW COMMITTEE

The Sustainable Development Review Committee considered the following item in 2021:

Project	Description	SDRC Action
TWI Tire Wholesalers	Located on North side of Fourteen Mile, West of Dequindre, Section 36, Zoned NN "A"	Received SDP status on 1/28/21 to exceed the 30% maximum building coverage requirement

### CHAPTER 13 HISTORIC PRESERVATION

The Planning Commission considered the following item in 2021:

Project	Description	SDRC Action
Application to De-List 6071 Livernois	Located on West side of Livernois, north of Square Lake Road	Recommended approval to de-list 6071 Livernois