

Chair Lambert called the Special meeting of the Troy City Planning Commission to order at 7:00 p.m. on November 1, 2022, in the Council Chamber of the Troy City Hall. Chair Lambert and Vice Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure of tonight’s meeting.

1. ROLL CALL

Present:

- Toby Buechner
- Carlton M. Faison
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- Sadek Rahman
- John J. Tagle

Also Present:

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

2. APPROVAL OF AGENDA

**Resolution # PC-2022-11-057**

Moved by: Krent  
Support by: Rahman

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

Yes: All present (9)

**MOTION CARRIED**

3. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN REVIEW**

4. PRELIMINARY SITE PLAN REVIEW (SP JPLN2022-0024) – Proposed Jeanne M. Stine Community Park Pavilion and Ice Skating Amenity, Southeast corner of Town Center Drive and Civic Center Drive, City of Troy Civic Center Campus, Section 21, Currently Zoned BB (Big Beaver) District

Mr. Savidant introduced Public Works Director Kurt Bovensiep and Architect Chris Ozog from OHM Advisors. He said a conceptual plan was presented to the Planning Commission at their May 24, 2022 meeting and feedback was supportive. Mr. Savidant said the plan is before the Board this evening for vetting and transparency reasons and, should the Board desire, to forward a Resolution of support to City Council.

A PowerPoint presentation given by Mr. Ozog summarized the following:

- Background and initial concept of project.
- Assessment from other communities with similar amenities.
- Funding.
- Bidding process.
- Site context as relates to Jeanne M. Stine Community Park.
- Goals and objectives; initiatives.
- Design elements.
- Landscape; natural feel, variety of species to accentuate four seasons.
- Renderings; visual of openness, natural feel.
- Building materials.
- Project schedule.

There was discussion on:

- New location for sculpture donated by K-Mart Headquarters.
- Relationship of project to annual Troy Daze festivities.
- Seasonal scope of project.
- Catalyst for future amenities.
- Uniqueness of facility.
- Overall cost and City budget.
- Intent to bid for the operations of ice skating facility.
- Relationship to Lane Drain; impact, provisions.
- Project entrance(s).
- Pedestrian sidewalk as relates to floodplain, topography, connection to Community Center.
- Radiant heating, gas fire pits.
- Lighting concept.
- Wayfinding means.
- Screening of utility equipment.

**Resolution # PC-2022-11-058**

Moved by: Hutson

Seconded by: Rahman

**WHEREAS**, The City of Troy established and dedicated 6.3 acres of land now known as the Jeanne M. Stine Community Park in 2022 which is home to the Troy Farmers' Market and other events in the spring and summer seasons; and,

**WHEREAS**, The City of Troy continually receives requests for year-round public gathering spaces for use by people who reside, work and visit the City;

**RESOLVED**, The Planning Commission hereby supports the proposed Preliminary Site Plan for the Jeanne M. Stine Community Park Pavilion and Ice Skating Amenity, located on the southeast corner of Town Center Drive and Civic Center Drive, on the City of Troy Civic Center Campus.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Perakis, Rahman, Tagle

No: Buechner

**MOTION CARRIED**

**OTHER ITEMS**

5. **TROY DDA BIG BEAVER LANDSCAPE IMPROVEMENTS**

Mr. Savidant said the DDA Big Beaver Landscape Improvement conceptual plan was presented to the Board on March 8, 2022 for feedback. He said Mr. Bovensiep is here this evening to present a refined plan.

Mr. Bovensiep’s presentation addressed:

- Funding by DDA, project cost and budget through 2025.
- Six phases of 10-year project, timeline.
- Project drivers: high impact, timeless, enjoyable, balanced, adaptive, safe, unique, coordinated.
- Consideration of various studies, on-line survey, stakeholders’ engagement.
- Concept development (natural and consistent feel, sufficiency in landscape color).
- Corridor entrances.
- Visualization of vehicular traffic through corridor.
- Lighting; street, holiday season, potential pedestrian lighting in future.
- Plan concentrated on:
  - I-75 diverging diamond.
  - Medians.
  - Western gateway.
  - Major intersections.
  - Corner perspective (crosswalks).
  - Mid-block crossings.
  - Corner park improvement (southwest corner Livernois and Big Beaver).
- Uniqueness of project; no other landscape design in Michigan similar to this plan.
- Landscaping; maintenance, preservation of existing trees, diversity of plantings.
- Pedestrian traffic; comfort level, signalization.

6. PUBLIC COMMENT – For Items on the Agenda

There was no one present in the audience who wished to speak.

7. PLANNING COMMISSION COMMENT

Mr. Savidant announced the next Planning Commission meeting is scheduled for December 13.

Mr. Savidant announced the retirement of City Engineer Bill Huotari. Mr. Huotari has been with the City for 27½ years and will be greatly missed.

8. ADJOURN

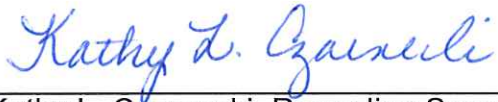
The Regular meeting of the Planning Commission adjourned at 8:24 p.m.

Respectfully submitted,



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David Lambert, Chair



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Kathy L. Czarnecki, Recording Secretary