



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: November 15, 2023

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Deputy City Manager
Megan E. Schubert, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: Master Plan 63-Day Public Review Comments

Background

On August 21, 2023, the Troy City Council directed staff to release the Draft City of Troy Master Plan for the 63-day public review period. The 63-day review period is required to allow for public comments. This 63-day review period has recently ended.

At the November 14, 2023 Planning Commission Meeting, planning consultants Carlisle Wortman presented the attached report outlining the Master Plan public comments received during the review period.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: City of Troy Planning Commission
Brent Savident, AICP

From: Ben Carlisle, AICP

Date: November 9, 2023

Re: Master Plan 63-day Public Review Comments

On August 21, 2023, the Troy City Council directed staff to release the Draft City of Troy Master Plan for the 63-day public review period. The 63-day review period is required to allow for public comments. The 63-day period recently ended.

During the 63-day review period, the City received comments from the Oakland County Zoning Coordinating Committee, the Shelby Township Planning Commission, public comments from the Community Center comment station, and emails from six (6) Troy residents. All comments are included in your packets.

Comment Themes:

Resident Comments:

- Lack of affordable housing and housing diversity in Troy
- Overdevelopment, congestion, and traffic
- Bicycle and pedestrian improvements and trail expansion
 - Pedestrian improvements to/from Athens High School
 - Pedestrian improvements at Crooks/Big Beaver and Crooks/Wattles
 - Pedestrian improvements along Big Beaver and Wattles
 - Non-motorized improvements to and around City Civic Campus
 - Bicycle improvements along Beach, Kensington, and Eton Roads
- Add additional “greening” to Troy
 - Encourage native landscape species
 - Remove invasive species from City properties
 - Repurpose vacant and underutilized parking lots
- Repurpose former Kmart Headquarters
 - Central community space with missing middle housing
 - Consider building or donating the property to the arts, such as construction of a Modern Museum of Art with an Art College.

- Repurpose existing sites and buildings to viable uses including residential
 - North Troy
 - Vacant and underutilized office buildings
- Add Farmers Market
- Comments on individual neighborhood nodes

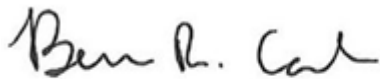
Oakland County Zoning Coordinating Committee:

- The Oakland County Zoning Coordinating Committee found the plan to be Not Inconsistent with surrounding community master plans.
- Recommendations
 - Update Census information
 - Update SMART and Oakland County Transit information in Chapter 5
 - Add Michigan National Features Inventory (MNFI) information into the Master Plan
 - Update name to MDEQ
 - Correct typos in Chapter 9 and 10
 - Incorporate hazard mitigation plan
 - Utilize Oakland County's Neighborhood and Housing Development Divisions varied tools for diversifying a communities housing stock

The Planning Commission is asked to consider these comments and direct staff to make any amendments to the Plan. The City is planning on holding a public hearing on the Master Plan on December 12th.

I look forward to discussing this item in more detail on November 14th

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP

October 7, 2022

Commissioner Gwen Markham, Chairperson
Oakland County Coordinating Zoning Committee
1200 North Telegraph Road
Pontiac, MI 48341

SUBJECT: County Code No. MP 23-03, Oakland County Department of Economic Development, Division of Planning & Local Business Development's staff review of the draft Plan Troy 2040 Master Plan Update.

Dear Chairperson Markham and Committee Members:

On September 6, 2023, the Oakland County Department of Economic Development (OCED), Division of Planning & Local Business Development (PLBD) received a mailed letter from the City of Troy (dated August 29, 2023) that initiated the review and comment period for the proposed Draft **Plan Troy 2040 Master Plan Update, (County Code Master Plan No. 23-03)**. Under the Michigan Planning Enabling Act, Oakland County, adjacent municipalities, and other jurisdictional authorities have 63 days to submit comments on Master Plan updates.

This review of the Draft Master Plan will go before the Oakland County Coordinating Zoning Committee (CZC) on October 25, 2023, which falls within the community's specified comment period. It is assumed that adjacent communities were notified about the proposed Draft Master Plan and review period by the City of Troy. The Draft Master Plan can be found at: [CityOfTroy_MasterPlan2040_2023-8-25\(1\).pdf](#)

Staff Recommendation

Based on the review of the surrounding communities' master plans, the Draft *Plan Troy 2040 Master Plan* is **not inconsistent** with the plan of any city, village, or township that received notice of the draft plan. Oakland County has not prepared a countywide development plan, so there is no countywide plan with which to compare the draft amendment. Following is an analysis and summation of the Draft Master Plan update.

Select Summary Analysis of Content

The information included herein represents a summarized analysis of the proposed draft *Plan Troy 2040 Master Plan*. Select sections are highlighted in this review with a focus on changes to borderline conditions and future land uses. County Planning staff last reviewed changes to the community's Master Plan in 2016. The existing Master Plan is referenced as the 2015 plan which was adopted in 2016. Due to Troy being a mostly "built-out" community, much of the proposed document continues to promote relevant goals and objectives from past Master Plans. The City of Troy shares a border with seven (7) adjacent communities which include Bloomfield Township, the City of Birmingham, the City of Clawson, the City of Madison Heights, the City of Rochester Hills, the City of Royal Oak in Oakland County as well as the City of Sterling Heights in Macomb County. Additionally, three (3) communities have oblique (corner) shared borders which include the City of Auburn Hills in Oakland County, Shelby Township, and the City of Warren in Macomb County. The City of Troy is currently the largest populated city in Oakland County and shares borders with some of the largest populated communities in the State of Michigan.

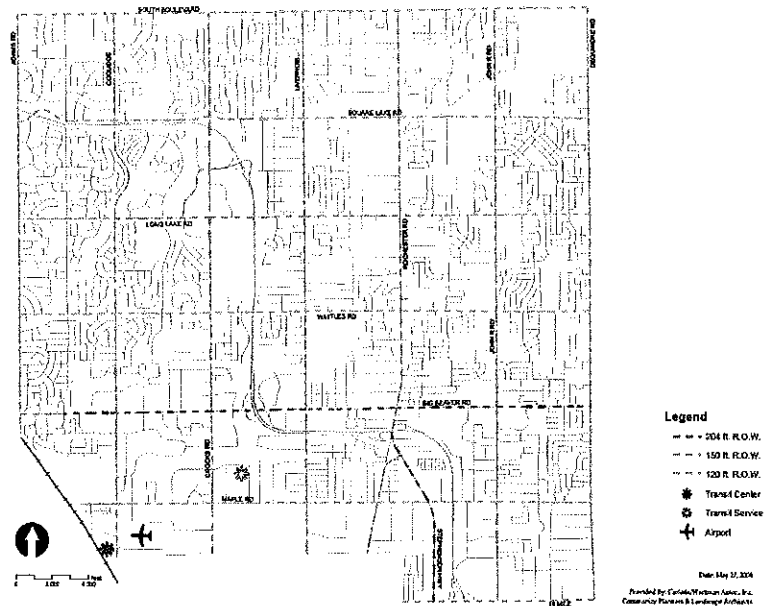
Public Engagement

The city held targeted public input opportunities for the Master Plan update per the information provided in Chapter 1. The plan also continues to utilize and reference relevant data gathered from past public engagement and community participation sessions of 2008 through 2015, including the *Troy Vision 2020* documented information. The public engagement opportunities conducted in 2021 through 2022 were focused on the visions and policies for the "Neighborhood Nodes" that have been present and established in past plans. Per the *Community Participation* portion of Chapter 1 (page 16/ 9 pdf), online and paper surveys were made available to residents and stakeholders. Input was gathered from over 1,650 participants in the spring of 2021. Additionally, the city offered six (6) specific walking tours called *Neighborhood Node Walk & Talks*. The information gathered included aspects of the "Nodes" density, design, zoning, inclusion of open spaces, environment, and landscaping. A Steering Committee with a focus on the "Nodes" of the City was created and consisted of four (4) members of the Planning Commission that met three (3) times throughout the Master Plan Update process to review and report on the outcome and findings of the public engagement process related to the Nodes.

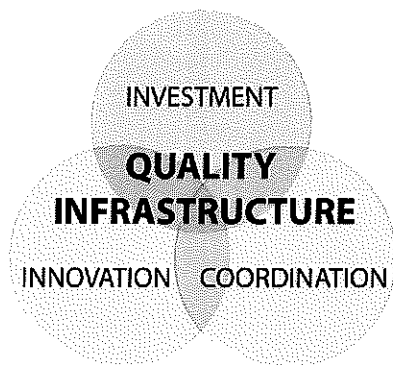
Transportation, Infrastructure & Sustainability

The automobile and the road system promoted the expansive growth of the City of Troy starting in the 1960's. Transportation continues to be an important topic for the city which is prominent throughout the proposed Master Plan and the plans that came before it. The city maintains multiple modes of transportation (automobile, air, rail) and transportation hubs, notably the Troy Transit Center. The Thoroughfare Plan, promoted in Chapter 5, addresses mobility needs and utilizes access management, complete streets, non-motorized systems, and transit-oriented development/hubs as goals in connecting residents and workers to a regional system for unlimited and unrestricted access. The *Big Beaver Corridor Study* continues to support cross-plan discipline within the draft Master Plan as it is referenced many times. The city continues to maintain over 500 miles of sidewalks and 364 miles of road in cooperation with the Road Commission for Oakland County (RCOC). The plan promotes the continuation of the city's ongoing participation in *Faster And Safer Travel Through Routing and Advanced Controls (FAST-TRAC)* through the RCOC and its involvement with the *Suburban Mobility Authority of Regional Transit (SMART)* as the SMART Oakland Terminal is located within the City of Troy.

Thoroughfare Plan



The plan continues to promote and protect infrastructure through investment, coordination, and innovation. Water quality efforts promoted in Chapter 6 of the plan feeds into the environmental sustainability portion of the plan in Chapter 7. The plan has updated the capacity and services utilized through the *Detroit Water and Sewage Department (DWSD)*. Since 2015, the miles of water main in the city has increased from 500 to 550 miles of pipe. Additionally, the number of fire hydrants have increased from 5,300 to 6,100 and the number of water meters have grown from 26,000 to 29,000. The plan promotes coordination with the DWSD, Oakland County Drain Commissioner, and State of Michigan. Water quality remains important to the city in its efforts to provide safe and healthy services.



In support of infrastructure protection, quality and maintenance of these systems, the plan promotes sustainable growth through defined "Low Impact Development" (LID) which respects the preservation and enhancement of existing natural features while supporting urban and brownfield redevelopment. Redevelopment initiatives include transportation options (as identified in Chapter 5), green building designs, urban form/neighborhood design, waste water reduction, sustainable design, EV charging

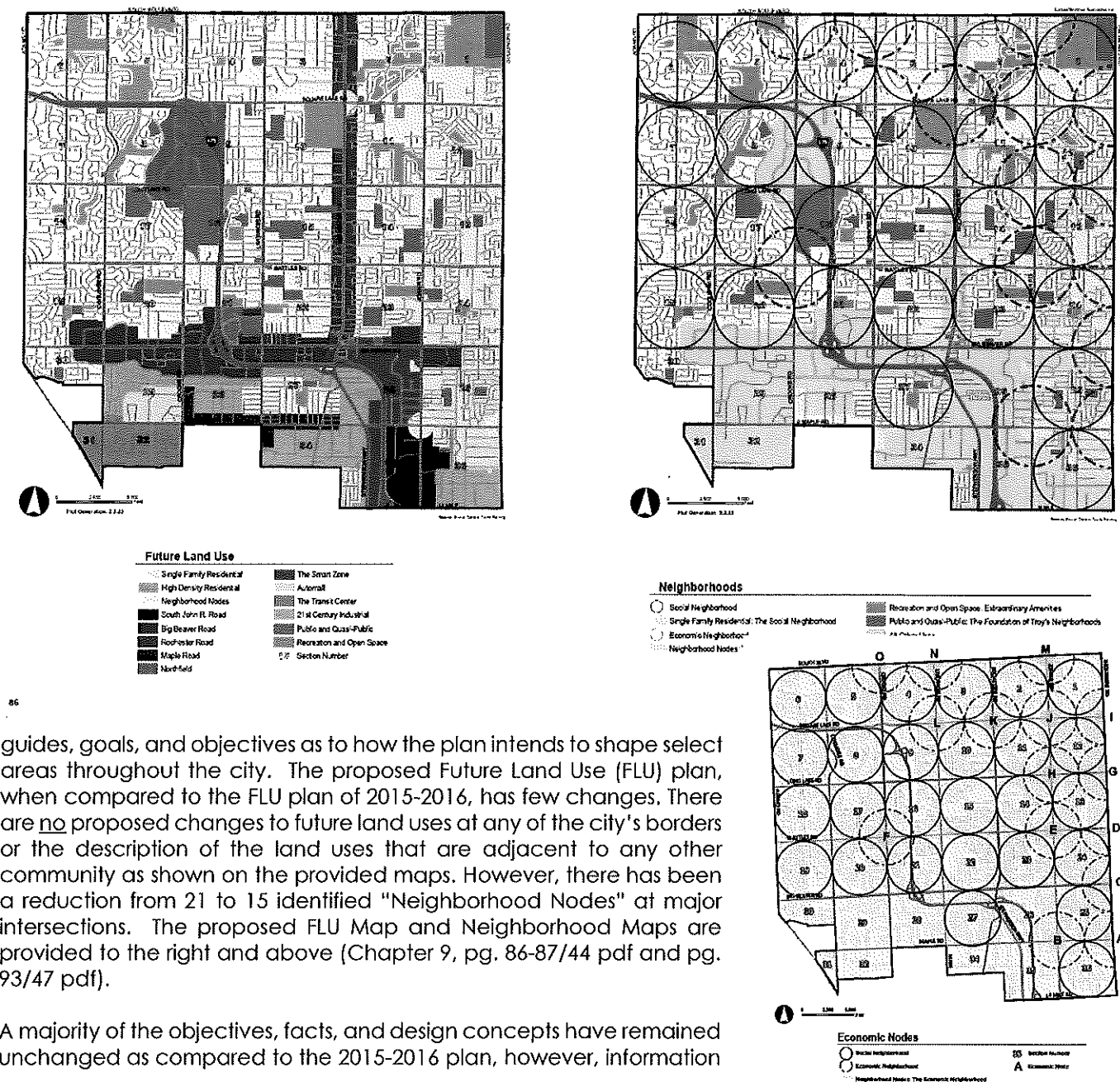
options, and adaptive reuse. An emphasis on *Leadership in Energy and Environmental Design (LEED)* Green Building Rating System continues to be a tool the city uses for new or revitalization projects. Changes in office building use following the Covid-19 Pandemic have created flexibility in adaptive reuse options for the city and property owners. Troy and Southfield have the most office square footage available in Oakland County. Starting in late 2022, Troy is in the process of completing or approving multiple projects that rehabilitate existing, empty office buildings to residential apartments, condos, and other mixed uses along the Big Beaver Corridor. The flexibility in the future land use plan and the opportunity to utilize built structures, which keeps materials out of landfills while helping to provide more missing middle housing (per Chapter 8), promotes sustainability, and will benefit the city of Troy well into the future.

Land Patterns

Chapter 9 *Land Patterns: City Design and Image*, continues to expand the forecast of future land uses to nodes, corridors, and sections, rather than as site specific. However, within each area there remain future development

City of Troy, Michigan

Master Plan 2040

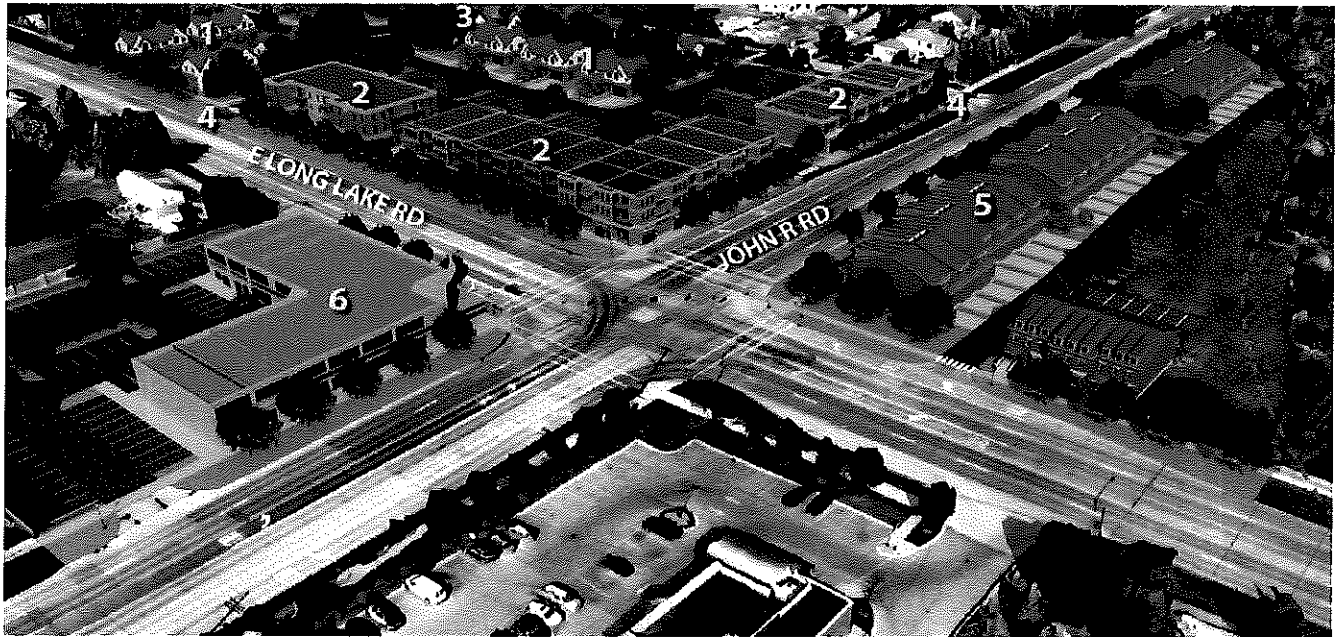


guides, goals, and objectives as to how the plan intends to shape select areas throughout the city. The proposed Future Land Use (FLU) plan, when compared to the FLU plan of 2015-2016, has few changes. There are no proposed changes to future land uses at any of the city's borders or the description of the land uses that are adjacent to any other community as shown on the provided maps. However, there has been a reduction from 21 to 15 identified "Neighborhood Nodes" at major intersections. The proposed FLU Map and Neighborhood Maps are provided to the right and above (Chapter 9, pg. 86-87/44 pdf and pg. 93/47 pdf).

A majority of the objectives, facts, and design concepts have remained unchanged as compared to the 2015-2016 plan, however, information

has been expanded to be more inclusive of other use types that align with growth patterns and lessons learned in the fallout of the pandemic.

The plan has taken the opportunity to focus on select nodes with modeled concepts that promote sustainable/affordable housing options through density and mixed-use developments while incorporating design attributes and guidelines. Most notably at the Long Lake Rd. / Dequindre Rd. west side of the intersection (Node #G) and Long Lake Rd./John R. Rd. intersection (Node #H) are promoted within the Master Plan.



JOHN R & E LONG LAKE ROADS

The redesigned intersection includes a variety of elements which blend in to the surrounding neighborhood, including:

1. Duplexes
2. Two- to three-story mixed-use commercial and residential

3. A 1.2-acre neighborhood park
4. Curvilinear entry drive connecting Orchard Crest and Wilmet Drives
5. Two- to three-story townhomes along John R with rear facing garages
6. Reconfigured retail including existing pharmacy and new small scale retail tenants

Node-wide design elements for residential:

- Direct pedestrian connections from residential to commercial uses and public sidewalks along the main corridor
- Multiple-row landscape edges provide buffer between land uses

- ■ ■ ■ ■ FEMA Regulated Floodway (approximate)
- ■ ■ ■ ■ Proposed park boundary

Special Area Plans

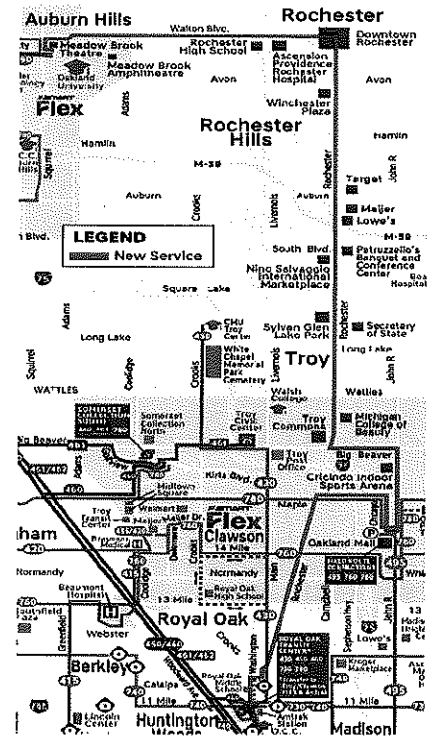
Chapter 10, *Special Area Plans* had few changes when compared to the 2015-2016 plan. The "Big Beaver Pedestrian" target area has been eliminated from the Special Area Plan section because many of the 2015 objectives have been implemented while other items have been captured in parts of Chapter 9 under the *Big Beaver Road: A World Class Boulevard* and *The Smart Zone: Big Beaver and Beyond* sections that are located in Chapter 9. Other *Special Area Plans* include a 1-mile section of the Rochester Road corridor, the Maple Road corridor from Coolidge Hwy to John R. rd., and an area identified as "North Troy" consisting of the Long Lake Rd./Crooks Rd. and Interstate 75 area.

These "Special Area Plans" remain unchanged. Priorities surround pedestrian access, traffic safety, and place making. The action plans and implementation strategies remain relevant as some of these specific project areas are currently and remain on a trajectory to follow the plan. Portions of these areas have realized the plan while the other areas within them are still pursuing goals and objectives set forth by this section.

Recommendations

As a function of this review, staff make recommendations in an effort to strengthen the plan so it can be further utilized as a tool for the community. The following recommendations for the Draft Master Plan are listed below:

1. Update Census information and dated measurables. The "City of Troy Facts" have been updated to reflect 2020 Census information but other areas in the plan have not been updated:
 - a. Confirm figure 3.1 has not changed (Chapter 3 pg. 28/15 pdf)
 - b. Consider using recent target/market area statistics and property/industry data in each of the *Special Area Plans* within Chapter 10. Most information is unchanged from the 2015 plan consisting of information from 2013 and 2015. This includes Oakland County Land Use/Property Data which was last updated in 2022. Please include the latest data by visiting: <https://www.oakgov.com/community/community-development/planning-services/current-and-future-land-use-maps-and-statistics> for the most recent information.
 - c. Reference the most current census information available and update the data provided under the "Oakland County" portion of Chapter 4 (pg. 45/23 pdf).
2. Incorporate the following recommendation to enhance Chapter 5 *City in Motion: Local and Regional Mobility*:
 - a. Correct conflicting information regarding number of SMART fixed service routes in the city "over 54" (under *Existing Conditions: Transit* pg. 49/25 pdf) as compared to SMART providing "over 41" fixed route services (SMART pg. 51/26 pdf).
 - b. Consider adding information pertaining to SMART's recently approved additional route(s) and stops, particularly along the Rochester Road corridor within the City of Troy (see map at right). Such serviced route(s) would start service in January of 2024. Coordinate with SMART staff to incorporate and update information pertaining to SMART services. SMART has additional information relevant to the City of Troy at: <https://www.smartbus.org/Services/Services-By-Community/Troy>
 - c. Add Oakland County Transit information pertaining to the approved 2022 Oakland County Public Transit Millage, programs, and resources that could be useful tools for the city's Master Plan. More information can be found at: <https://www.oakgov.com/community/oakland-transit>
3. Add Michigan Natural Features Inventory (MNFI) information in the draft Master Plan. In 2017, MNFI prepared an update to the county-wide data/maps. The City of Troy has designated *Priority II* and *Priority III* areas within the city limits which could help promote the plan's efforts to preserve the City's existing natural features and promote the sustainability initiative as defined in Chapter 3 and supported in Chapter 7, *Green City: Responsibility to Natural & Energy Resources*. Most of the areas in the MNFI data are located along waterways or related to floodplains that are part of the Gibson Drain, Lane Drain, or Ferry Drain systems that are tributaries to the Clinton River. Additionally other sites are located along the River Rouge watershed tributaries and floodplains within the city. Oakland County has online tools where MNFI Maps can be created: <https://oakgov.maps.arcgis.com> or please contact our staff if assistance is required in producing a map for the draft Master Plan.
4. Change the name of the Michigan Department of Environmental Quality (MDEQ), which is referenced in the proposed plan to the Michigan Department of Environment, Great Lakes and Energy (EGLE) as the State of Michigan changed that department's name in 2019.
5. Incorporate the following recommendation to enhance Chapter 9 & Chapter 10:
 - a. Future Land Use Categories labeled 75 through 103 do not correspond with the plan's numbering system or page numbers (Chapter 9: pg. 83/42 pdf).
 - b. Update the Neighborhood Nodes maps located throughout the plan (Chapter 9: pg. 89/45 pdf, Chapter 10: pg. 130/66 pdf and maps in Chapter 10 associated with the Maple Road *Special Plan Area*) to accurately account for the number of neighborhoods nodes and locations.
 - c. Reorganize, reference and/or change placement of "Neighborhood Node" renderings in the *Neighborhood Nodes: The Economic Neighborhood* and *High Density Residential : Housing*



Choice sections of Chapter 9. Computer generated renderings of select intersections that are titled: *Design Attributes / Guidelines* for Neighborhood Node "G" and "H" and the "City Gateway" renderings do not reference or directly correlate with text/maps before or after the renderings.

- d. Correct numbering issues pertaining to *Gateways, Assets, Opportunities, and Challenges* on maps for the *Rochester Road: Special Area Plan* (Chapter 10: pg. 70/138-139 pdf), *Maple Road: Special Area Plan* (Chapter 10: pg. 79/156-157 pdf), and *North Troy: Special Area Plan* (Chapter 10: pg. 95/188-189 pdf).
6. Incorporate a hazard mitigation plan or elements that could be used in a hazard mitigation plan. Oakland County's PLBD staff is making a deliberate effort to encourage communities to consider the natural and manmade hazards and associated risks to communities and integrate their hazard mitigation priorities and strategies into their Master Plans, when applicable. This is particularly relevant for hazard mitigation related to infrastructure, utilities, natural features, major assets, and historic districts/structures that may be added to the City's Capital Improvement Program if applicable or may represent FEMA (Federal Emergency Management Agency) eligible projects. Through FEMA, communities may be eligible for nationally competitive, annually awarded Building Resilient Infrastructure and Communities (BRIC) and Flood Mitigation Assistance (FMA) grants for planning and project work. Communities responding to and recovering from major disasters or emergencies declared by the President are also eligible for Public Assistance (PA) Funds for emergency work and permanent infrastructure projects. Mitigation opportunities resulting from declared disasters, specifically through the Hazard Mitigation Grant Program (HMGP), are a source of potential funding following major disaster declarations. The 2017 Oakland County Hazard Mitigation Plan is available online through the County's Homeland Security webpage at: <https://www.oakgov.com/community/emergency-management/need-to-know/disaster-planning/hazard-mitigation-plan>.
7. Oakland County's Neighborhood & Housing Development Division has created tools that could strengthen the City of Troy's goals to improve and continue to offer a diversified housing stock while promoting diversity and inclusion in the city's housing efforts. Please go to Oakland County's Neighborhood & Housing Development website: <https://www.oakgov.com/community/neighborhood-housing-development> for more information.

Oakland County Technical Assistance

A summary of programs offered by the Oakland County Economic Development Department that are relevant to the City of Troy has been included on the final page of this review.

Oakland County Technical Resources

Oakland County compiles existing and future land use statistics for the county as a whole and for each community using generalized land use definitions. These documents are included as reference and to provide a snapshot of the City's existing land use and development patterns.

Conclusion Summary

The draft *Plan Troy 2040 Master Plan* remains an all-encompassing and very complete document. The City of Troy remains one of the busiest cities in the county. The population continues to grow, which coincides with the City's ability to attract prominent businesses and keep standards of high education levels state-wide. The Master Plan continues to emphasize the need for pedestrian safety, neighborhood place making with use of nodes, safe and reliable transportation options/availability, and a preservation/protection of the natural features the City has. The plan is well written and has obtainable goals with the incorporation of other Troy Plans listed throughout. Information regarding stakeholders and the support provided through the public input sessions adds value to the plans vision and direction for the City of Troy.

Oakland County does not have a Planning Commission or County Master Plan, so a full comparison and contrast of the information to County-wide Plans is not possible. Our staff review of the proposed Master Plan and a cursory review of adjacent communities' Master Plans have found the City of Troy's Draft *Plan Troy 2040 Master Plan* to be **not inconsistent** with those plans.

Troy has received a copy of this review. Additional copies have been emailed to adjacent municipalities and other reviewing jurisdictions for their review and/or comments. On October 25, 2023, this review will go before the CZC which will consider a motion on the recommendation of the submitted draft Master Plan. If there are any questions or comments about this review and analysis, please do not hesitate to contact me at (248) 858-0389 or email me at krees@oakgov.com.

Respectfully,



Scott E. Kree | Senior Planner
Oakland County Department of Economic Development
Planning and Local Business Development Division

CC: Yolanda Smith Charles, Oakland County Commissioner, District 17 & CZC Vice-Chair
Phil Weipert, Oakland County Commissioner, District 13 & CZC Member
Dave Woodward, Oakland County Commissioner, District 1
Penny Luebs, Oakland County Commissioner, District 2
Gary McGillivray, Oakland County Commissioner, District 3
Brent Savidant, City of Troy Development Director
Benjamin Carlisle, Planning Consultant at Carlisle | Wortman & Associates for the City of Troy
Stephen Cohen, City of Auburn Hills Community Development Director
Nicholas Dupuis, City of Birmingham Planning Director
Patricia Voelker, Bloomfield Township Director of Planning, Building & Ordinances
Nik Stepnitz, City of Clawson Director of Community Development / Assist. City Mngr.
Giles Tucker, Madison Heights Economic & Community Engagement Supervisor
Sara Roediger, Rochester Hills Planning Manager
Joseph Murphy, City of Royal Oak Planning Director
Jake Parcell, City of Sterling Heights City Development Manager / Assistant City Planner
Ronald Wuerth, City of Warren Planning Director
Julijana Misich-Rasaweher, Shelby Township Planning Director
Vicky Rowinski, Macomb County Director of Planning & Economic Development
Brad Knight, RCOC Director of Planning & Environment
Dan Butkus, WRC Engineering Technician, Plan Review & Permitting Unit
Oakland County Airport
Lori Swanson, Oakland TSC-MDOT Manager
Adelaide Pascaris, ITC Area Manager
Jennifer Whitteaker, DTE Regional Manager
Brandon Hofmeister, Consumers Energy Senior VP of Government
Michael Spence, SEMCOG Administrator of Governmental Affairs
CN Rail

Oakland County Planning Resources

The Oakland County Department of Economic Development (OCED), Division of Planning & Local Business Development (PLBD) offers a variety of programs to support Oakland County communities with innovative programming and assistance to create attractive destinations in which to live, work and raise a family. The chart below details those programs offered by the PLBD (a division of the OCED). Current participation in these programs and opportunities for future involvement are noted on the right side of the chart. Additional information on all OCED programs can be found at www.oakgov.com/advantageoakland.

Program	Mission	City of Troy's Opportunities and Current Participation
Environmental Stewardship	Provide information, plans and options to promote conservation of the natural environment while supporting sustainable economic growth, development, and redevelopment.	The City of Troy supports development that is cognizant of natural resource protection and management. County staff members are able to act in a supporting capacity with grant application identification, open space protection, and sustainable development practices as requested.
Historic Preservation Assistance	Support local efforts to maintain and enhance architectural and heritage resources through sustainable practices to enrich the quality of life for all.	County staff is able to assist with potential design concepts for adaptive reuse of any historic structures within the community.
Land Use & Zoning Services	Prepare and provide land use, zoning, and Master Plan reviews for communities to enhance coordination of land use decision-making.	The City of Troy continues to send Master Plan Updates and Amendments to the County for review fulfilling the legislative requirements. Other coordination services are available upon request.
Trail, Water & Land Alliance (TWLA)	Become an informed, coordinated, collaborative body that supports initiatives related to the County's Green Infrastructure Network	The County fully supports the expansion of non-motorized facilities and protection of the natural environment. Oakland County can aid the community in non-motorized planning efforts through education and the identification of potential funding sources.
Brownfield Redevelopment Authority (OCBRA)	Provide assistance in the County's Brownfield initiative to clean-up and redevelop contaminated properties	The OCBRA can assist and coordinate with the State of Michigan Department of Environment, Great Lakes and Energy (EGLE, formally MDEQ) along with the Michigan Economic Development Corporation (MEDC), as needed, in an effort to prepare designated brownfields for redevelopment with the County's BRA.



BOARD OF COMMISSIONERS

1200 N. Telegraph Road, Bldg. 12 East, Pontiac, MI 48341

Coordinating Zoning Committee

Gwen Markham, Chair
October 17, 2023 at 4:00 PM

MINUTES

1. Call Meeting to Order

Chair Gwen Markham called the meeting of the Coordinating Zoning Committee to order at 04:09 PM in Committee Room A 1200 N. Telegraph Road, 12 E, Pontiac, MI 48341.

2. Roll Call

MEMBERS PRESENT: Yolanda Smith Charles, Gwen Markham, Philip Weipert (3)

MEMBERS ABSENT WITH NOTICE: (0)

3. Approval of Minutes

a. Board of Commissioners - dated May 3, 2023

Philip Weipert moved **approval of the Minutes dated May 3, 2023, as presented.** Seconded by Gwen Markham.

Motion Passed.

Vote Summary (2-0-0)

Yes: Philip Weipert, Gwen Markham

No: None

Abstain: None

4. Approval of Agenda

Philip Weipert moved **approval of the agenda, as presented.** Seconded by Gwen Markham.

Motion Passed.

Vote Summary (2-0-0)

Yes: Philip Weipert, Gwen Markham

No: None

Abstain: None

5. Public Comment

None.

6. Communications

- a. **Economic Development - Planning and Local Business Development - Division of Planning & Local Business Development Staff's Review letter to Northville Township for Draft Master Plan Changes**

Philip Weipert moved to **receive and file the attached Communication**.
Seconded by Gwen Markham.

Motion Passed.

Vote Summary (2-0-0)
Yes: Philip Weipert, Gwen Markham
No: None
Abstain: None

7. Regular Agenda

- a. **Economic Development - Planning and Local Business Development - County Code No. MP 23-03, Division of Planning & Local Business Development Staff's Review of the City of Troy Draft Master Plan Update**

Yolanda Smith Charles moved that **based on the review of the City of Troy's Master Plan, "Plan Troy 2040", and the effects it could possibly have on the adjacent Oakland County communities of Auburn Hills, Birmingham, Clawson, Madison Heights, Rochester Hills, Royal Oak, Bloomfield Township and the Macomb County communities of Warren, Sterling Heights and Shelby Township; the proposed Master Plan updates are seen as not inconsistent with those adjacent communities' Master Plans. The proposed changes are acceptable to recommend approval to the City of Troy.** Seconded by Philip Weipert.

Motion Passed.

Vote Summary (3-0-0)
Yes: Philip Weipert, Gwen Markham, Yolanda Smith Charles
No: None
Abstain: None

8. Public Comment

None.

9. Other Business/Adjournment

The meeting adjourned at 04:44 PM.

NOTE: The foregoing minutes are subject to Committee approval.

**Public Comments from Suggestion Box at Draft Master Plan Display in Troy Community Center
(During 63-day public review period)**

- Keep Green Space and parks. Stop building 711 stores and silly things. If anything, affordable housing is needed. Too many strip malls like Sterling Heights. Anonymous
- In regards to the old Kmart headquarters land & property. It would be great if the Forbes / Frankel Families would consider building or donating the property to the arts. A Modern Museum of Art with an Art College. Planning for it done with the DIA Director Salvador Short-pons. Anonymous
- Reinstate Family Night for an \$8 dollar a month resident fee. (No Themes) and hold 2 a month. Also, the \$15 NR fee is a little high just for using the pool during after nights. This will add community participation. Themes can be too much, kids just want to have fun in the pool. Lorraine M.
- Put a changing sign on Livernois describing what's going on in the Troy Community Building. Jean L.
- What a terrible idea to put a carpeting in the lunch room. It will be dirty in a week. Please do not do it. A big light up sign for the Troy Community Center and Senior Center would be a good way to advertise our beautiful faculty. Kathleen B.
- The Troy Community Center is a great place to work and it's easy to stop by the library. Susana W.
- 2295 Rochester Ct. Troy MI 48083 could be converted to a 4-unit condo to improve the image of Troy and provide affordable housing. Ray
- Free Splash Pads like Berkley. Fenced in Plan. Anonymous
- Yes, to improving greenery on Rochester! Central Community space with middle housing at former Kmart HQ.
- Keep Troy Safe for Families. Keep city clean and property values high. Develop responsibly.
- Maintain pickleball 2:00-4:00 novice inter.
- I would love to see 1 or 2 music rooms. I would pay to use a music room for guitar or piano. There was an entire music building at Ferris State U. That was used all the time for music study.



Planning & Zoning

52700 Van Dyke Avenue
Shelby Township, MI 48316-3572
Phone (586) 726-7243
Fax (586) 726-7227
planning@shelbytwp.org
www.shelbytwp.org

September 28, 2023

City of Troy
Attn: Brent Savidant, AICP
500 West Big Beaver
Troy, MI 48084

RE: CITY OF TROY DRAFT MASTER PLAN

Dear Mr. Savidant,

On Monday, September 25, 2023, the Charter Township of Shelby Planning Commission discussed the proposed City of Troy Draft Master Plan. A copy of the draft minutes is enclosed.

Please feel free to contact me in the event that you have any questions. Thank you for your time and cooperation.

Sincerely,

CHARTER TOWNSHIP OF SHELBY

Julijana Misich
Planning Director

/kp

Encl

RECEIVED
OCT - 2 2023
PLANNING

DRAFT MINUTES OF THE CHARTER TOWNSHIP OF SHELBY PLANNING COMMISSION REGULAR MEETING HELD SEPTEMBER 25, 2023, IN THE SHELBY TOWNSHIP MUNICIPAL BUILDING, BOARD ROOM, 52700 VAN DYKE AVENUE, SHELBY TOWNSHIP, MICHIGAN, 48316.

Planning Commission Chairman Moffitt called the meeting to order at 7:00 p.m.

PC Members Present: Jerome Moffitt, Lisa Casali, John Snider, Phil Turner, Raquel Moore, Lisa Baker, Gene Meredith

Members Absent: Salvatore Lore, Anthony Apone

Also Present: Julijana Misich-Rasaweher, Planning Director
Nick Fiore, Senior Planner
Robert Kirk, Township Attorney
Kristi Pappas, Administrative Secretary
35 people in the audience

APPROVAL OF AGENDA

Amendment made to the agenda to include Macomb Township Meijer Express Gas Station correspondence under New Business.

Motion by Turner, supported by Snider, to approve the amended agenda as submitted. Motion carried.

APPROVAL OF MINUTES

Motion by Snider, supported by Meredith, to approve the minutes of September 11, 2023, as submitted.

Motion carried.

CORRESPONDENCE:

CITY OF TROY DRAFT MASTER PLAN

Misich stated the City of Troy is providing a copy of their proposed draft Master Plan. Shelby Township shares a boundary line at the southwest corner of M-59 and Dequindre Roads. The Troy Draft Master Plan Future Land Use map identifies their quadrant as Recreation and Open Space and Public and Quasi-Public space. The proposed land use designations would not have an adverse effect to Shelby Township and deem the compatibility with planning and zoning policies along our common boundaries are consistent with the Township.

MOTION:

Motion by Snider, supported by Baker, to support the adoption of the City of Troy Master Plan.

ROLL CALL VOTE:

AYES: Snider, Baker, Meredith, Casali, Moore, Turner, Moffitt
NAYES:

Motion carried.

SITE PLANS/PUBLIC HEARINGS:

SITE PLAN #23-32 JOE YOUNGBLOOD (Shelby Township Parks & Recreation); Vacant Parcel No. 23-07-20-300-043, located south of 22 Mile Road, on the east side of Ryan Road; River Bends Park – Kayak Launch

The applicant and/or representative(s) were not present.

Fiore stated the Township is proposing a kayak launch at Riverbends Park for access to the Clinton River. The general parking area is proposed to consist of gravel and handicapped

From: [Planning](#)
To: [Brent Savidant](#)
Subject: FW: City plan
Date: Wednesday, October 11, 2023 8:17:23 AM

Jackie Ferencz

Office Manager |
City of Troy Planning Dept

O: 248.524.3364

-----Original Message-----

From: Donna Santoro <dlsantoro59@gmail.com>
Sent: Tuesday, October 10, 2023 7:24 PM
To: Planning <planning@troymi.gov>
Subject: City plan

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live in the stone ridge neighborhood in Troy. You have every corner of our square mile built up beyond recognition. I don't want to see these two or three story townhouses developed. You say you want to preserve our green spaces this doesn't achieve that. It's going from a feeling of wide open spaces to congestion. Not to mention the traffic impact which means widening the roads. No Thank You!

So disappointed in this plan. Please scrap much if this. My disappointment will be reflected in my vote.

Donna Santoro

From: [Planning](#)
To: [Brent Savidant](#)
Subject: FW: 2040 Master Plan thoughts/questions
Date: Tuesday, September 12, 2023 9:38:44 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Jackie Ferencz
Office Manager |
City of Troy Planning Dept
O: 248.524.3364



From: Jasper Gill <drjaspergill@gmail.com>
Sent: Tuesday, September 12, 2023 9:10 AM
To: Planning <planning@troymi.gov>
Subject: 2040 Master Plan thoughts/questions

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

1. Wattles/Crooks node: This node has a wonderful restaurant and convenient store now as well as apartments. However getting to this node from the West Troy neighborhoods around Beach road remains difficult since Wattles lacks continuous sidewalks. How can the city make this an actual node for residents so that we could walk or bike there for the adjacent neighborhoods along Adams and Crooks. Wattles desperately needs connecting sidewalks since it is completely residential from Adams to Rochester.
2. More bike lanes would be a wonderful addition to the city. Currently there are a massive amount of bikers using Beach, Kensington, and Eton road. Amongst these safety is most on Eton. Can you imagine the benefit to both kids and adults with a protected bike lane along Wattles that would connect residents to the Rochester road corridor businesses as well.
3. Big Beaver development is fantastic. Vacant office buildings and massive parking lots contribute to crime as unwatched spaces. Developing these into high density residential and businesses supports our economy, tax base (that we will have to make up once companies don't resign their commercial leases), and provides workers for jobs. From the entire stretch of the DDA, will the sidewalks be widened to accommodate more pedestrians? This really is an opportunity to have a special boulevard like the Detroit Riverwalk if done properly. Also a huge economic development.

4. Troy trails are nice but without them connecting they remain paths to nowhere. Citywide connection east to west would be beneficial. Could parking lots be repurposed in being partially used as connectors for the trails?

5. Focusing on green space should also focus on reuse of the massive sea of parking lots our city has accumulated. A greener focus here would help with our flooding issues in the city.

6. The national demand for single family homes is very apparent with home prices. Office buildings are not coming back. Investing in our internet fibers would make Troy an ideal residential community when so many jobs will be remote once office leases expire and companies decide to be lean and save billions on real estate. This should be a priority.

7. Reusing these sites along Long Lake and Crooks (and all North Troy office parks) should also focus on single family residential. Residents are okay with Big Beaver being our downtown with apartment and condominium buildings and major entertainment businesses. But this north corridor should shift to single family homes as reuse of these massive parking lots and vacant apartment buildings.

8. The Big Beaver and Crooks intersection is becoming a wonderful "downtown Troy" Street front businesses on both sides of Big Beaver are developing with great restaurants and a great look. It's positioned perfectly between Downtown Clawson and Downtown Birmingham as well. But how are we connecting both sides of the street? There should be some street planning here so that you can cross Big Beaver to access both sides of the businesses and a safe car flow through this area as well.

9. The Troy Civic Center area needs to be accessible to residents both east and west by non-motorized means. Residents living on Coolidge that want to go to the library or City Hall should be able to safely get there without having to drive. Could there be shuttle service or bike lanes along Wattles for residents to access here?

10. Farmer's Market. Why not have a beautiful large shed like Royal Oak or even Eastern Market? We are situated in the heart of the Metro and have ample space now in the Civic Center. We should have a large convenient year round market for Farmers to deliver their goods for residents who want quality and freshness.

Thank you for your time,

Jasper Gill
3120 Newport CT, Troy MI 48084

From: [Planning](#)
To: [Brent Savidant](#)
Subject: FW: City of Troy Master Plan Feedback
Date: Wednesday, October 25, 2023 1:00:07 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Not sure if this was forwarded to you when I was out. It came to the Planning inbox.



Jackie Ferencz
Office Manager |
City of Troy Planning Dept
O: 248.524.3364



From: Russell R <russell.reynolds1@gmail.com>
Sent: Tuesday, October 17, 2023 2:01 PM
To: Planning <planning@troymi.gov>
Subject: City of Troy Master Plan Feedback

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I had a few points on the proposed Master Plan.

1. The proposed Master Plan mentions native plants a few times, but should go further in specifying that they are essential for wildlife, including birds, mammals, bees, and butterflies including monarchs. Native plants will have a longer lifespan, be more drought tolerant (thus reducing water consumption), help with water retention which reduces flooding, and is more beneficial ecologically, so they should have a more prominent position in this Master Plan. Requiring all new plantings (especially trees) should be considered to help make Troy more vibrant and a greener city.
2. The proposal doesn't at all deal with the issue of invasive species that are taking over many of the city parks and city owned properties, along with many other areas of the city. The area behind the aquatic center is approximately 85% invasive species (mostly Teasel and buckthorn). I recently contacted the city about this and they said they didn't have the budget to address these issues. This must be addressed in the master plan for this reason.

Thank You,
Russell Reynolds

From: [Planning](#)
To: [Brent Savidant](#)
Subject: FW: Comments on Troy master plan
Date: Wednesday, October 11, 2023 9:21:02 AM

Jackie Ferencz

Office Manager |
City of Troy Planning Dept

O: 248.524.3364

-----Original Message-----

From: Jessica Wernette <j.l.wernette@gmail.com>
Sent: Wednesday, October 11, 2023 8:21 AM
To: Planning <planning@troymi.gov>
Subject: Comments on Troy master plan

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

As a Troy resident of almost 10 years with my husband and two young kids, who decided to move to Troy for its school system (which I'm currently not too happy with) parks, amenities and affordable living, I wanted to provide some comments on your master plan.

1) Affordable housing - Not only is the current state of our economy and sky rocketing interest rates suppressing new home buying power, but the ability to secure or upgrade into affordable, new, family homes in Troy is completely unattainable except for the select few. You have allowed Mondrain to dominate the new housing market with their \$740k starting point homes and blocked almost all other more affordable and better quality builders from entering Troy. With over 90% of Troy developed, I'm afraid there is likely no chance that my family can stay in Troy and upgrade into a new home for our growing family. We will be forced to leave. Take a page from Plymouth, Washington Township, Utica, Sterling Heights, or Macomb. They have been able to achieve allowing builders like Lombardo and Robertson come in and secure appropriately sized lots (not these 6 foot x 10 foot backyards that Mondrian builds for), with a growing family sized house footprint (2000-3300 sq ft) with an incredibly desirable starting price point that is more achievable to your residents. It is clear Mondrian is not diverse in their offerings or target audience. By allowing them to continue dominating the new home marketing in Troy, you are pushing our a whole demographic of other young families who wished to stay in Troy and upgrade but now can't. Think what mid 30s aged couple can afford a new home with 4 bedrooms and a big enough floor plan for a growing family that averages \$820k...not many. Not many at all. You are pushing us all out! Their homes are also incredibly low quality and their building practices are sub par at best. Just look at all the complaints us existing residents who lived behind their 2020-2022 development on Long Lake and John R had to say about the disruption and damage to our properties their new builds caused. I encourage you to think about how to offer affordable new single family, two story homes to young families here in Troy, of all backgrounds, without driving us out with the current limited and

diversely lacking options.

2) Your proposed plan for John R and Long Lake will not be met with welcomed, opened arms. We have enough congestion and traffic being that we are a direct route to the hospital. This is the one small area of Troy that has avoided mass commercialization and I'm not sure what executing your proposed plan of mass commercializing this area solves...except creating more traffic and more congestion for those of us who live here. Creating this high density housing is not addressing the need for affordable single family homes. I assure you those of us who live over here will be fighting back and fighting back hard, or just straight up leaving Troy. The constant need to over-congest Troy is getting out of hand and I think you really need to hold a forum with your long time, or growing young family residents to understand what we want. This is not it. We want space for our children...not a shopping mall on every corner. The great thing about Troy is it already has everything we need working a close distance...we don't need more. We need and want more open space.

There are several things in this plan I like including; ensuring nature preservation (however I'm not sure how you can do that while building over open land...?) and I like the development of community outdoor spaces and activation areas. I love going to Royal Oak and Birmingham because they have walkable downtown areas mixed with retain, entertainment and parks/outdoor space.

An additional request I would ask is considerations for how this plan keeps city and property taxes manageable without drastic YOY increases. Lower taxes is another reason people are so drawn to Troy as compared to places like Rochester, Birmingham and Bloomfield Hills.

And one final lighthearted request...can we please get a Trader Joe's in Troy. Please!

Happy to discuss my comments further.
Thank you

Jessica Brideau (Wernette)
248.880.1200

From: [Planning](#)
To: [Brent Savidant](#)
Subject: FW: Safe Pedestrian access to Athens High School- Master Plan Input
Date: Friday, October 27, 2023 1:49:56 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Jackie Ferencz
Office Manager |
City of Troy Planning Dept
O: 248.524.3364



From: Steven Roadknight <steven.roadknight@gmail.com>
Sent: Friday, October 27, 2023 12:23 PM
To: Planning <planning@troymi.gov>
Subject: Safe Pedestrian access to Athens High School

You don't often get email from steven.roadknight@gmail.com. [Learn why this is important](#)

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The masterplan needs to include improving pedestrian access to Athens from the south side of Wattles road.

The side walk on the southside of Wattles has areas that are not paved at all. Coming from Dequindre approaching John R there is a section between Anvil and Wayfarer that you have to basically walk on the road.

High school students who live south of Wattles between Dequindre and John R have no safe way to walk to school.

I see 2 options to improve student safety.

1. Complete the side walk to extend all the way to John R
2. Install a crosswalk with traffic lights around north end of Forge or Gate drive to enable students to safely cross to the North side of Wattles where there is completed side walk.

Thank you for attending to this safety concern.

From: [Planning](#)
To: [Brent Savidant](#)
Subject: FW: Troy Master Plan Feedback
Date: Thursday, November 9, 2023 12:32:53 PM

Would this kind of email go to you sir?

Dax Clarke

Housing & Zoning Inspector
City of Troy

O: 248.524.3365

C: 248.561.6418

-----Original Message-----

From: Mark D Barbieri <mark.d.barbieri@gmail.com>
Sent: Wednesday, November 8, 2023 11:16 PM
To: Planning <planning@troymi.gov>
Subject: Troy Master Plan Feedback

[You don't often get email from mark.d.barbieri@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a long time resident of Troy having lived here from birth until 2001 and now again since 2013. Over that span, I have lived in 5 different homes and neighborhoods and worked in 3 different office locations at 16/Livernois, 18/Crooks and 19/Crooks.

After reviewing the proposed master plan, some areas are fine others are out of touch and disappointing. In general, we are overdeveloping Troy and cramming buildings anywhere we can. Is especially noticeable when tiny "streets" with a dozen homes at most pop up in small spaces, or when "street walls" are used. Maintain as much undeveloped space as possible throughout the city. That is a major characteristic of Troy and a big draw for residents. The worst proposals are for corners G) 18/Dequindre, H) 18/ John R, M) South/John R.

Also of note the road layouts that were done near I 75 on 16 mile and 14 mile are the dumbest thing I have ever seen. Whoever proposed, designed or approved the traffic flow to cross back and forth with oncoming traffic should have been immediately fired. It was a huge waste of tax dollars and should be demolished and put back. Every time I drive those areas I think of the academic contest scene in Billy Madison with the quote "What you've just said is one of the most insanely idiotic things I have ever heard. At no point in your rambling, incoherent response were you even close to anything that could be considered a rational thought. Everyone in this room is now dumber for having listened to it."

Focusing on the Land Patterns section

B) 15 / John R. Improved commercial would be good here. Corner has languished for years, business have been difficult to sustain, maybe because it is sandwiched between high traffic 14 mile and 16 mile.

C) 16/Dequindre. continued investment in the commercial northwest would be good, but there is almost too much customer volume for the available parking. Improved accessibility is needed.

D) 17/Dequindre. Residential on northwest corner could be ok only if done well. Frankly though it would be best to keep much of the area green.

E) 17/John R. The mix of uses sounds right, but any redevelopment should fit within the current developed footprint. Don't expand out from the corner.

F) 17/Crooks. One of the few corners largely undeveloped. Some development would be good, but would like to see half of it stay green.

G) 18/Dequindre. I agree with the northwest corner use, except for the "street wall" concept. This concept makes the city feel more urbanized and crowded while less suburban, open and green. Keep parking along the road instead of 3 story buildings crowding the sidewalk. The southwest corner though doesn't need a tiny street of condominium. These tiny developments are so ad hoc and misplaced. They truly are just shoehorned into small pockets of land that is undeveloped. Just leave it undeveloped. The multi story mixed retail is fine, though we currently have too much of this space that sits idle at that corner. If needed in the future, just don't use it to make a street wall.

H) 18/John R. The proposed intersection should be entirely scrapped for both the northeast and northwest corners. Larger multi-family units, connecting Orchard Crest and Wilmet should not happen. The corner is currently one of the best residential corners in Troy. Green and open should be maintained in the northwest. Any redevelopment in the northeast should remain small, not much bigger than it is today. Frankly the housing development currently underway is also a mistake for the area.

J) 19/John R. Kensington did a nice job with blending construction with nature and openness. However the invasive phragmites are a problem along John R.

K) 19/Rochester. Three existing commercial corners should be maintained and improved. The southeast is lacking and has good potential.

L) 19/Livernois. The idea of the townhouse was good, but poorly executed. They are too close to the road, too close to Peppys and aesthetically dissonant. Would like to see moderate expansion /redevelopment of the northeast corner and maintaining footprint of the northwest and southeast.

M) south/John R. The idea here is completely off base. Cramming in multi family unit housing in the southwest corner is wrong. Leave the homes as they are. The massive road/ trail expansion was a waste and detrimental to the existing homes. There is no need for a "gateway" when John R dead ends into Bloomer park in just a couple miles. The southeast corner however needs help and could use something to complement the office spaces along south Blvd.

Mark Barbieri
6590 Emerald Lake Dr