

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on March 11, 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  
Michael W. Hutson  
Tom Krent  
David Lambert  
Lakshmi Malalahalli  
Marianna Perakis  
John J. Tagle

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-2025-03-017**

Moved by: Faison  
Support by: Fox

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

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES – February 25, 2025

**Resolution # PC-2025-03-018**

Moved by: Tagle  
Support by: Malalahalli

**RESOLVED**, To approve the minutes of February 25, 2025 Regular meeting as submitted.

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

**MOTION CARRIED**

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

There was no one present who wished to speak.

### **PRELIMINARY SITE PLAN REVIEW**

#### 5. PRELIMINARY SITE PLAN REVIEW (SP JPLN2025-0004) – Proposed Zenith Retail and Multifamily Apartments, Northwest corner of Wattles and Dequindre (PIN 88-20-13-478-024 and 88-20-13-478-025), Section 13, Currently Zoned NN (Neighborhood Node “E”) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Zenith Retail and Multifamily Apartments. He asked the applicant to bring the landscape screening along the north property line into compliance and to clarify 1) the location of the bicycle parking, 2) whether the building material is natural wood or a wood composite, and 3) the transparency calculations that measure transparency between two and eight feet above the first floor elevation. Mr. Carlisle said the applicant has verified the mechanical equipment is on the rooftop and is screened. He stated the plans have been sealed by a Michigan Licensed Architect and that three-dimensional (3D) color renderings were distributed via email to the Board prior to tonight’s meeting.

In summary, Mr. Carlisle asked the Planning Commission in its deliberation to consider if the application meets the Site Plan Review Design Standards, Section 8.06 of the Zoning Ordinance. He said any approval of the application should be subject to the remaining outstanding conditions as cited in his report dated March 4, 2025.

Project Engineer Zack Hanna and property owner Nashwan Habib were present.

Mr. Hanna addressed the location of the bicycle parking and clarified the building material is composite wood.

Some comments during discussion related to the following:

- Parking calculations, as relates to retail and residential units.
- Designation of parking spaces for residential units.
- Private entrances for residential units; two stairwells for access.
- Elevators on site.
- Mail and package delivery; space will be provided within residential stairwell(s).
- Trash removal; individual units dispose of trash in outdoor trash receptacles.
- Proposed landscaping exceeds requirements.
- Consideration of applicant to provide secure bicycle storage for residential units.
- Potential tenants for both retail and residential.
- Construction timeline.

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

**Resolution # PC-2025-03-019**

Moved by: Fox

Support by: Malalahalli

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Zenith Retail and Multifamily Apartments, Northwest corner of Wattles and Dequindre (PIN 88-20-13-478-024 and 88-20-13-478-025), Section 13, approximately 0.7 acres in size, Currently Zoned NN (Neighborhood Node "E") district, be granted, subject to the following conditions:

1. Bring landscape screening along the north property line into compliance, add the three (3) trees.
2. Revise plans to correct the discrepancy between the bike rack and the landscaping area.
3. Provide transparency calculations that measure the transparency between two and eight feet above the first floor elevation.

Yes: All present (9)

**MOTION CARRIED**

Board members commended the applicant for a well-designed and attractive building that will be a welcomed gateway to the City.

**OTHER ITEMS**

6. **PUBLIC COMMENT** – For Items on the Agenda

There was no one present who wished to speak.

7. **PLANNING COMMISSION COMMENT**

There were general comments among the members.

Mr. Savidant addressed the status of the Zoning Ordinance update steering committee.

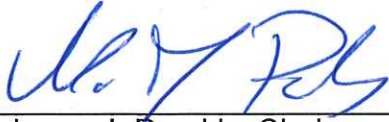
Ms. Dufrane announced a court decision on litigation relating to an appeal of a ZBA (Zoning Board of Appeals) decision.

The next Planning Commission meeting is April 8, 2025.

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:33 p.m.

Respectfully submitted,



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Marianna J. Perakis, Chair



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Kathy L. Czarnecki, Recording Secretary

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