

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 22, 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
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle
Tyler Fox

Absent:

Michael Hutson

Also Present:

Ben Carlisle, Carlisle Wortman & Associates
R. Brent Savidant, Community Development Director
Julie Quinlan Dufrane, Assistant City Attorney
Jackie Ferencz, Planning Department Office Manager

2. APPROVAL OF AGENDA

Resolution # PC-2025-04-024

Moved by: Fox

Support by: Malalahalli

RESOLVED, To approve the agenda as prepared.

Yes: All present (8)

Absent: Hutson

MOTION CARRIED

3. APPROVAL OF MINUTES – April 8, 2025

Resolution # PC-2025-04-025

Moved by: Fox

Support by: Buechner

RESOLVED, To approve the minutes of April 8, 2025 Regular meeting as submitted.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PLANNED UNIT DEVELOPMENT

5. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT – (PUD021 JPLN2024-0012) – Proposed Somerset West Concept Development Plan and Preliminary Development Plan for Phase 1A, North side of Big Beaver, West side of Coolidge (3100 W. Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 & 88-20-19-430-004), Section 19, Presently zoned PUD (Planned Unit Development) Zoning District.

Nate Forbes, of Forbes Frankel Troy Ventures LLC presented the proposed conceptual mixed-use development, Somerset West, property formerly occupied by Kmart headquarters. Mr. Forbes discussed the University of Michigan Health Facility as part of this project. Mr. Forbes addressed prior comments from September 10, 2024 Planning Commission Meeting.

Mr. Carlisle explained the Planned Unit Development (PUD) process and the Concept Development Plan (CDP) and how it applies to the Somerset West proposed conceptual mixed use development. Mr. Carlisle went on to describe the project further along with requests and clarifications requested of the applicant.

Applicant addressed questions from the Board.

Chair Perakis opened the floor for public comment. The following spoke:

- Mary Ellen Barden- 2105 Babcock Drive
- Firdevs Arikan-2187 Lancer Dr
- William Froling- 1858 Lexington

Public Hearing closed.

Resolution # PC-2025-04-026

Moved by: Fox

Support by: Lambert

RESOLVED, that Preliminary Development Plan Approval for Phase 1A of the Somerset West Planned Unit Development, North side of Big Beaver, West side of Coolidge (3100 W. Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 & 88-20-19-430-004), Section 19, presently Zoned PUD (Planned Unit Development) Zoning District, be **postponed** with the following conditions:

1. Specify the 17 acres that is anticipated to be purchased by a Constitutional Corporation (University of Michigan)
2. Show how the Constitutional Corporation (University of Michigan) will develop the 17 acres.
3. Remove the following from Permitted Use list: repair shop, trade school, drive thru, hardware store, appliance sales, townhomes, single family homes and nursing homes.
4. Re-examine open space south of U of M Health, increasing its size from 1 acre.
5. Provide a phasing time line for construction.
6. Specify square footage/unit minimums and maximums for residential, retail, office, and hotel uses
7. Narrow the scope of uses in Use Diagram to allow more specificity as it relates to specific sites.
8. Address PUD Standards.

Discussion on the motion on the floor.

Vote on the motion on the floor.

Yes: Fox, Tagle, Malalahalli, Lambert, Faison, Krent, Perakis
No: Buechner
Absent: Hutson

MOTION CARRIED

Chair Perakis called a recess at 9:49pm. Resumed at 9:52pm

6. PRELIMINARY SITE PLAN (JPLN2025-0009) – Proposed Bose Hub Office & Engineering, South of Big Beaver, East of Troy Center (755 W. Big Beaver; PIN 88-20-28-101-074), Section 28, Presently zoned BB (Big Beaver) Zoning District.

Mr. Carlisle reviewed the Preliminary Site Plan application for Bose Hub Office & Engineering.

Chris Kojaian with Kojaian Companies presented the project.

Courtney Catcho with Bose described the Bose Corporation and the importance of establishing in Troy.

Tony Antone, with Kojaian Management Corporation, answered questions from the Board.

Andy Kirch with Gensler described the material choices for the proposed structures relating to the project.

Resolution # PC-2025-04-027

Moved by: Krent

Support by: Fox

RESOLVED, that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Bose Hub Office & Engineering, South of Big Beaver, East of Troy Center (755 W. Big Beaver), Section 28, approximately 4.9 acres in size, Currently Zoned BB, be **granted**.

Yes: All

Absent: Hutson

MOTION CARRIED**OTHER ITEMS**7. **PUBLIC COMMENT** – For Items on the Agenda

There was no one present who wished to speak.

8. **PLANNING COMMISSION COMMENT**

Mr. Fox reminded the public of the joint meeting with City Council and Planning Commission on April 28, 2025.

Mr. Krent stated there is a Planners Gathering April 29, 2025.

9. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 10:34 pm.

Respectfully submitted,



Marianna J. Perakis, Chair



Jackie Ferencz, Planning Department Office Manager

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