

Vice Chair Malalahalli called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on August 12, 2025, in the Council Board Room of the Troy City Hall. 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
John J. Tagle

Absent:

Marianna Perakis

Also Present:

Ben Carlisle, Carlisle Wortman & Associates
R. Brent Savidant, Community Development Director
Salim Huerta Jr., Planner I
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2025-08-043

Moved by: Fox
Support by: Faison

RESOLVED, To approve the agenda as prepared.

Yes: All present (8)
Absent: Perakis

MOTION CARRIED

3. APPROVAL OF MINUTES – July 22, 2025

Resolution # PC-2025-08-044

Moved by: Lambert
Support by: Krent

RESOLVED, To approve the minutes of July 22, 2025 Regular meeting as submitted.

Yes: All present (8)
Absent: Perakis

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

CONDITIONAL REZONING

5. PUBLIC HEARING - CONDITIONAL REZONING (JPCR2025-007) – Proposed Revised and Restated Conditional Rezoning Agreement and Approval of Revised Preliminary Site Plan, East side of Rochester Road, South of Shallowdale, (88-20-14-152-001 and 88-20-14-301-031), Section 14, Zoned RT (One Family Attached Residential) and EP (Environmental Protection) Districts

Mr. Savidant reviewed the history and timeline of events regarding the Conditional Rezoning application up to this point and for consideration this evening of a Revised and Restated Conditional Rezoning Agreement and Revised Preliminary Site Plan for Wesley Park. He addressed:

- Voluntary offers by the applicant.
- Conditional Rezoning Agreement.
- Open Space Preservation Easement.
- Preliminary Site Plan.
- Engineering plans.

Mr. Savidant said Planning supports the application and recommends that the Planning Commission recommends to the City Council approval of the Revised and Restated Conditional Rezoning Agreement and Preliminary Site Plan.

Brad Botham of M/I Homes said the revised application is in the same spirit as the originally approved application. He addressed building materials, architectural design and building height, noting the building height is slightly lower than the original plan. Mr. Botham said there are no changes in the easements and setbacks and addressed an increase in the proposed landscaping. Mr. Botham said changes to the plan basically relate to marketability of the product and efficiency in construction build time.

Some comments during discussion related to the following:

- Similarities and differences between original plan and resubmitted plan.
- Revisions to the plan should be reflected on the Site Plan prior to consideration by the City Council.
- Email communication from resident Cynthia Green relating to differences in landscaping, architectural design and building height from original plan.
- Zoning Ordinance site plan requirements are met.
- Voluntary conditions are within parameters of the originally approved plan.

PUBLIC HEARING OPENED

- Jim McCauley, 4435 Harold, Troy; spoke on behalf of the Shallowbrook Homeowners Association (HOA). He addressed two changes in the Revised and Restated Conditional Rezoning Agreement (Article 3, Sections 3.1.k and 3.1.l). Mr. McCauley said he thoroughly reviewed the current submittal and reached out to the developer, the Planning Department, neighbors and the HOA. He said only one resident expressed opposition. Mr. McCauley stated the HOA supported the previously approved plan and is in support of the revised application before the Board this evening.
- Jon Hughes, 4495 Harold, Troy; addressed concerns with the shielding of vehicular headlights onto his property.

PUBLIC HEARING CLOSED

There was discussion on existing and proposed landscaping.

Mr. Botham said he would take into consideration the grading of the property and utility locations and provide appropriate screening to alleviate any potential light pollution for the home at 4495 Harold.

Resolution # PC-2025-08-045

Moved by: Fox

Support by: Buechner

WHEREAS, on June 14, 2021 City Council approved a Conditional Rezoning Agreement for a 32-unit townhome development proposed by the Applicant, MNK Troy 1 LLC; and

WHEREAS, Applicant MNK Troy 1 LLC voluntarily offered a number of conditions, including restricting the number of units to 32 units; and

WHEREAS, On June 21, 2021 the Planning Commission granted Preliminary Site Plan Approval for a 32-unit townhome development known as Shallowbrook Townhomes; and

WHEREAS, The Conditional Rezoning Agreement expired on February 8, 2025 because the developer did not diligently pursue and substantially complete the project in accordance with the City's Zoning Ordinance; and

WHEREAS, Applicant MNK Troy 1 LLC subsequently partnered with M/I Homes and together these entities submitted a proposed Revised and Restated Conditional Rezoning Agreement and Preliminary Site Plan for Wesley Park, a 32-unit townhome development; and

WHEREAS, The proposed Revised and Restated Conditional Rezoning Agreement is consistent with the original Conditional Rezoning Agreement, which was supported by and created with input from representatives of the neighboring Homeowners Association; and

WHEREAS, The Preliminary Site Plan for Wesley Park is consistent with the Preliminary Site Plan for Shallowbrook Townhomes which was approved in 2021; and

WHEREAS, The Preliminary Site Plan for Wesley Park is consistent with the Revised and Restated Conditional Rezoning Agreement, including voluntarily offered conditions intended to reduce the impact of the development on neighboring properties; and

THEREFORE, BE IT RESOLVED, Planning hereby **RECOMMENDS approval** of the Revised and Restated Conditional Rezoning Agreement and related attachments; and

BE IT FURTHER RESOLVED, Planning Commission **RECOMMENDS** that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Wesley Park Townhomes, 32 units, be **granted**.

Discussion on the motion on the floor.

The applicant was advised to present to City Council a clean Site Plan and Landscape Plan along with a detailed memorandum that complements the revised application.

The Planning Commission would like to see enhancement of the landscaping, especially for the resident at 4495 Harold and any other neighbors who might be affected.

Vice Chair Malalahalli complimented the architectural design and color scheme.

Vote on the motion on the floor.

Yes: All present (8)
Absent: Perakis

MOTION CARRIED

OTHER ITEMS

6. **ZONING ORDINANCE TEXT AMENDMENT (File Number 258)** – Neighborhood Node Revisions

Mr. Carlisle briefly reviewed the three site types proposed for Neighborhood Node zoning districts. He presented recommendations of the steering committee on Neighborhood Nodes to be removed and rezoned and Neighborhood Nodes to remain as nodes.

Nodes recommended to be removed and rezoned.

- Dequindre and Fourteen Mile (rezone to IB)
- Wattles and Rochester (rezone to GB)
- Wattles and Livernois (rezone to CB, RT and CF)
- Long Lake and Rochester (rezone to GB)
- Long Lake and Livernois (rezone to GB)
- Rochester and South Blvd (rezone to GB and CB)

Nodes recommended to remain designated as Neighborhood Nodes.

- Maple and Dequindre
- Maple and John R
- Big Beaver and Dequindre
- Wattles and Dequindre
- Wattles and John R
- Crooks and Wattles
- Long Lake and Dequindre
- Long Lake and John R
- Square Lake and Dequindre
- Square Lake and John R
- Square Lake and Rochester
- Square Lake and Livernois
- John R and South Blvd
- Livernois and South Blvd
- Crooks and South Blvd

Mr. Carlisle addressed the proposed reassignment of remaining nodes to Site Type A, B, or C based on size, adjacency to residential neighborhoods and redevelopment context.

Mr. Carlisle fielded questions from the Board. He addressed the process of reclassification of site types.

- Purview of the Planning Commission.
- Schedule a Public Hearing.
- Reclassification must be within the boundaries.
- Reclassification is prior to any site plan approval.
- Site types can either be combined or separated.

Two email communications received in the Planning Department were addressed by the administration.

- Brian Wattles, 3864 Livernois (Wattles and Livernois, specifically one parcel)
- Gerald Rauch, 4187 Penrose (Wattles and Crooks)

Mr. Carlisle addressed the next discussion points and procedural process for adoption.

7. PUBLIC COMMENT – For items on the Agenda

Mr. Savidant clarified the following four speakers spoke on a proposed development application at the southwest corner of Crooks and Wattles that is currently in the Planning review process.

- Mike Wanstreet, 1141 Provincial, Troy; expressed support for a proposed multi-family project.
- Naveen Nagappala, 3931 Fadi, Troy; said he and Stonehaven neighbors support a residential project.

- Nathan Belill, 1048 Salma, Troy; expressed support of a single family attached residential product.
- Kamal Shouhayib of The Choice Group, 2265 Livernois, Troy; addressed his proposed residential development at Crooks and Wattles.
- Mukesh Mangla of Premium Development Group; addressed the three parcels to the east of the Crooks and South Blvd Neighborhood Node zoning district. He would like the parcels to remain in the Neighborhood Node zoning district because the parcels were purchased as part of the node.

8. PLANNING COMMISSION COMMENT

Mr. Savidant announced the City Council granted approval with a 9-0 vote of the Northland Enclave Conditional Rezoning application.

Mr. Savidant shared that Commissioners Fox, Lambert and Krent are attending the American Planning Association (APA) Conference on October 22-24, 2025.

Mr. Carlisle addressed Mr. Mangla's comments relating to the specified parcels east of the South Blvd and Crooks Neighborhood Node.

Mr. Krent announced there is an Oakland County Planners' Gathering online seminar on Wednesday, August 27, from 10 a.m. to 11 a.m.; the topic is Special Assessments.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:29 p.m.

Respectfully submitted,



Lakshmi Malalahalli, Vice Chair



Kathy L. Czarnecki, Recording Secretary

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