



500 West Big Beaver
Troy, MI 48084
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PLANNING COMMISSION 2019 ANNUAL REPORT

The Michigan Planning Enabling Act requires that municipal planning commissions prepare an annual written report to the legislative body concerning operations and the status of planning activities undertaken during the calendar year. In accordance, the following information has been compiled:

PLANNING COMMISSION

In 2019 the Planning Commission consisted of Carlton Faison (Chair), Tom Krent (Vice Chair), Ollie Apahidean, Karen Crusse, Barbara Fowler, Michael Hutson, David Lambert, Sadek Rahman, and John Tagle.

Karen Crusse was Zoning Board of Appeals (ZBA) Representative.

The Planning Commission held twenty two (22) meetings during the year.

John Tagle and Michael Hutson served on the Sustainable Design Review Committee.

Planning Commission Training

Planning Commission members John Tagle, Tom Krent, Sadak Rahman and Barbara Fowler attended training sessions at the Michigan Association of Planning (MAP) Annual Conference held in Kalamazoo, Michigan, in September, 2019.



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SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2019:

| Project | Description | PC Action |
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| SP JPLN2018-0027 | Beaumont Parking Lot Expansion, West side of Dequindre, South of South Boulevard (44201 Dequindre), Section 1, Zoned CF | Granted Preliminary Site Plan Approval 01/08/19 |
| SP JPLN2018-0026 | Imperium Troy Development, 18,000 SF retail building, East side of Crooks, South of Wilshire (911 Wilshire), Section 21, Zoned BB | Granted Preliminary Site Plan Approval 01/08/19 |
| SU JPLN2018-0018 | 901 Tower Retail with drive-through, Southeast corner of Crooks Road and Tower Drive (901 Tower), Section 9, Zoned OM | Granted Special Use Approval & Preliminary Site Plan Approval 01/22/19 |
| SU JPLN2017-0003 | Bethesda Romanian Pentecostal Church Addition, North side of Long Lake, East of John R, South of Tucker (2075 E Long Lake), Section 12, Zoned R-1C | Denied Special Use Approval & Preliminary Site Plan Approval 04/09/19 |
| SP JPLN2018-0013 | West Troy Meadows, 35-unit One Family Cluster, North of Wattles, West of Livernois (parcel 88-2016-401-002), Section 16, Zoned R-1B | Recommended Preliminary Site Plan Approval 02/12/19 |
| SP JPLN2018-0002 | Preserves of Troy, 23-unit One Family Cluster, North of Square Lake Road, West of Dequindre (parcel 88-20-01-451-001 and 88-20-01-300-016), Section 1, Zoned R-1D | Recommended Preliminary Site Plan Approval 02/12/19 |
| SP JPLN2018-0001 | Chadbury Place, 16-unit One Family Cluster, South of Long Lake, between John R and Dequindre (parcel 88-20-13-127-020), Section 13, Zoned R-1C | Recommended Preliminary Site Plan Approval 02/12/19 |
| SU JPLN2018-0007 | Holiday Inn Hotel, East of Crooks Road, north side of Tower (900 Tower), Section 9, Zoned OM | Granted Special Use Approval & Preliminary Site Plan Approval 02/26/19 |
| SU JPLN2018-0025 | Springhill Suites Hotel, East side of Rochester Road, South of Big Beaver Road (88-20-27-228-009, -010, -017, -018, 88-20-27-227-017), Section 27, Zoned BB & P | Granted Special Use Approval & Preliminary Site Plan Approval 05/14/19 |
| SP JPLN2019-0004 | Life Christian Church Daycare, North of Big Beaver, West of Rochester Road (parcel 88-20-22-477-057), Section 22, Zoned GB | Granted Preliminary Site Plan Approval 04/09/19 |
| SP JPLN2019-0007 | Crooks Medical Office Building, South of Butterfield, West of Crooks (parcel 88-20-29-227-021), Section 29, Zoned O | Granted Preliminary Site Plan Approval 04/23/19 |
| SP JPLN2019-0005 | East Maple Plaza Retail Building, South side of Maple, West of Dequindre (2790 East Maple | Granted Preliminary Site Plan Approval 05/14/19 |



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| | Road), Section 36, Zoned NN "B" | |
| SU JPLN2019-0014 | Panera Restaurant with Drive -Through, North side of Fourteen Mile, West of John R (390 W. Fourteen Mile), Section 35, Zoned GB | Granted Special Use Approval & Preliminary Site Plan Approval 08/27/19 |
| SP JPLN2019-0018 | MIU Surgery Center, North side of Town Center, West of Livernois (130 Town Center), Section 21, Zoned O | Granted Preliminary Site Plan Approval 06/11/19 |
| SP JPLN2019-0013 | Ashton Park, 29 unit One-Family Cluster Development, SE corner of East Square Lake and Willow Grove (parcel 88-20-11-201-001), Section 11, Zoned R-1C | Recommended Preliminary Site Plan Approval 07/09/19 |
| SP JPLN2019-0011 | Starbucks Restaurant with Drive-Through, North side of Big Beaver, West of John R Road (parcel 88-2023-476-015), Section 23, Zoned GB | Granted Special Use Approval & Preliminary Site Plan Approval 07/09/19 |
| SU JPLN2019-0021 | Great Lakes Church building addition, East side of Coolidge, North of Wattles (parcel 88-20-17-851-028), Section 17, Zoned R-1B | Granted Special Use Approval & Preliminary Site Plan Approval 07/23/19 |
| SC JPLN2017-0028 | Eden Gardens Site Condominium, 27 units/lots, West side of Rochester Road between E. Maple Road and Stephenson Highway (Parcel 88-20-27-451-141), Section 27, Zoned R-T | Granted Preliminary Site Plan Approval 08/13/19 |
| SP JPLN2019-0018 | Somerset Park Apartments Administration & Leasing Building, East of Coolidge, South of Big Beaver (Parcel 88-20-29-176-002), Section 29, Zoned MF | Granted Preliminary Site Plan Approval 08/13/19 |
| SU JPLN2019-0029 | Grace Corner Medical Office, North West Corner of Dequindre Road and East Square Lake Road, Section 1, Zoned NN "N" | Granted Preliminary Site Plan Approval 09/10/19 |
| SP JPLN2019-0022 | Crooks Road Townhomes, West side of Crooks Road, North of Wattles Road, Section 17, Zoned NN "I" | Postponed 09/24/19 |
| SP JPLN2019-0031 | GFA Hopedale Site Condominium, 7 units/lots, North of Hopedale, West of John R, South of Square Lake (88-20-11-277-024), Section 11, Zoned R-1C | Granted Preliminary Site Plan Approval 10/22/19 |
| SU JPLN2019-0008 | Courtyard Hotel, East side of New King, West of Crooks, 5550 New King (PIN 88-20-08-276-006), Section 8, Zoned OM | Granted Special Use Approval & Preliminary Site Plan Approval 11/12/19 |
| SP JPLN2019-0032 | GFA Long Lake Multifamily Development, West side of Dequindre, north of Long Lake (PIN 88-20-12-476-070), Section 12, Zoned NN "J" & EP | Postponed 11/12/19 |
| SU JPLN2019-0033 | Bethesda Romanian Pentecostal Church Addition, North of Long Lake, East of John R, South of Tucker (2075 E Long Lake), Section 12, Zoned R-1C | Granted Special Use Approval & Preliminary Site Plan Approval 12/10/19 |



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| SU JPLN2019-0036 | Horizon Bank Site Improvements, West side of Crooks, south of Big Beaver (2555 Crooks), Section 29, Zoned O | Granted Special Use Approval & Preliminary Site Plan Approval 11/26/19 |
| SP JPLN2019-0037 | Bostick 801, LLC Redevelopment, East side of Crooks, south of Big Beaver (801 W. Big Beaver), Section 28, Zoned BB | Granted Special Use Approval & Preliminary Site Plan Approval 12/10/19 |

ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2019:

| Amendment | Description | PC Action |
|-----------------|---|---|
| CR JPLN2016-001 | Cooper's Hawk Winery & Restaurant, North side of Big Beaver between Troy and Frankton, Section 22, From R-1E to BB | Recommended Preliminary Site Plan Approval 01/08/19 |
| CR JPLN2018-005 | Long Lake Square Townhomes, South side of Long Lake Road, west of Livernois (121 W Long Lake; Parcels 88-20-16-200-007, 008), Section 16, From R-1B to NN "M" | Recommended Preliminary Site Plan Approval 02/26/19 |
| CR JPLN2018-004 | BGB Luxury Apartments, West side of John R, North of Big Beaver Road 1819-1929 E Big Beaver and 3125 John R, Section 23, From MF to UR | Postponed item 04/23/19 |
| PUD2018-0020 | Altair Campus, south side of Big Beaver, west of John R (parcels 88-20-26-200-078, 88-20-26-200-093 & 88-20-26-226-004), Zoned PUD-7 & RC | No action taken |
| Z JPLN2019-0015 | Big Beaver Rezoning, East side of McClure, North of Big Beaver Road (PIN 88-20-20-476-007, -008 & -009), Section 20, From R-1B to BB | Recommended Rezoning Denial 05/28/19 |
| Z JPLN2019-0010 | Big Beaver West Rezoning, West side of Alpine, North of Big Beaver Road (PIN 88-20-20-401-019 & 88-20-20-401-020), Section 20, From R-1B to BB | Recommended Rezoning Denial 05/28/19 |
| Z JPLN2019-0015 | Sylvanwood Court RT Development Rezoning, NW corner of Rochester Road and Sylvanwood (88-20-10-426-029, 88-20-10-426-030, 88-20-10-426-031), Section 10, From R-1C to RT | Recommended Rezoning Approval 10/08/19 |
| Z JPLN2019-0030 | Clearview Homes Rezoning, SW corner of Rochester Road and De Etta Avenue (88-20-03-278-027), Section 3, From R-1B to O | Recommended Rezoning Approval 10/08/19 |
| CR JPLN2019-001 | MNK Troy 1, LLC Conditional Rezoning, East side of Rochester Road, South of Shallowdale, (88-20-14-152-001 and 88-20-14-301-031), Section 14, From R-1C, RT & EP to RT & EP | Postponed item 10/22/19 |



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| CR JPLN2019-003 | Livernois Court, West of Livernois, North of Big Beaver, (88-20-22-301-008 and 88-20-22-301-009), Section 22, From R-1C to BB | Postponed on 12/10/19 |
| ZOTA 254 | Zoning Ordinance Text Amendment – Cluster Square Footage | Postponed on 12/10/19 |
| ZOTA 255 | Zoning Ordinance Text Amendment – Transitions in NN Zoning District | Recommended Approval 12/10/19 |

SUSTAINABLE DEVELOPMENT REVIEW COMMITTEE

The Sustainable Development Review Committee considered the following items in 2019:

| Project | Description | SDRC Action |
|-------------------------------------|--|---|
| Schaeffler Parking Lot Improvements | Located on SE corner of Big Beaver and Bellingham (1750 E. Big Beaver), Section 28, Zoned RC | Granted SDP status to provide more than 50% of the site's required parking in front yard in RC district 1/30/19 |