



500 West Big Beaver  
Troy, MI 48084  
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## **PLANNING COMMISSION 2017 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 2017 the Planning Commission consisted of Ollie Apahidean (Chair), Carlton Faison (Vice Chair), Karen Crusse, Donald Edmunds, Michael Hutson, Tom Krent, Padma Kuppa, Philip Sanzica and John Tagle. Student Representative Claire Hao was appointed September 19, 2016 and remained in her position through 2017.

Padma Kuppa was Zoning Board of Appeals (ZBA) Representative.

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

Donald Edmunds and Michael Hutson served on the Sustainable Design Review Committee.

### **Planning Commission Training**

Planning Commission members Karen Crusse, Donald Edmunds, Tom Krent and Padma Kuppa attended training sessions at the Michigan Association of Planning (MAP) Annual Conference in September, 2017.



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### SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2017:

Project	Description	PC Action
JPLN2016-0035	Troy City Center, Northeast Corner of Big Beaver and Crooks, Section 21, Zoned BB	Concept plan and parking garage received Preliminary Site Plan Approval 02/28/17
JPLN2016-0017	1-800 Self Storage Facility, East side of Coolidge, South of Maple, Section 32, Zoned MR	Special Use Approval granted 3/14/17
JPLN2016-0029	Troy Crossing, North side of Big Beaver, East of John R, Section 24, Zoned PUD 8	Planning Commission recommended approval 6/27/17
JPLN2017-0021	St. Petka Serbian Orthodox Church Fellowship Hall, North side of Wattles, West of John, Section 14, Zoned R-1C	Special Use Approval granted 11/28/17
JPLN2017-0001	Regency at Troy Skilled Nursing Facility, Southwest Corner of Maple and Axtell, Section 32, Zoned IB	Preliminary Site Plan Approval granted 5/23/17
JPLN2017-0007	Raintree Village on the Park, West of John R between Big Beaver and Wattles, Section 23, Zoned R-1C	Recommended Preliminary Site Plan Approval 4/25/17
JPLN2017-0003	Bethesda Romanian Pentecostal Church Addition, North side of Long Lake, East of John R, South of Tucker, Section 12, Zoned R-1C	Postponed 7/25/17
JPLN2017-0010	Shake Shack Restaurant, Northeast Corner of Big Beaver and Crooks, Section 21, Zoned BB	Preliminary Site Plan Approval granted 5/23/17
JPLN2016-0034	Eaton Maple Crooks Plaza, North of Maple, West side of Crooks (1721 Crooks), Section 29, Zoned MR	Preliminary Site Plan Approval granted 5/9/17
JPLN2017-0009	Midtown Place Apartments, South of E Maple, East side Livernois, Section 34, Zoned IB and MR	Preliminary Site Plan Approval granted 7/25/17
JPLN2017-0017	Troy Market Place Outlot (Addition), Southwest Corner of Big Beaver and Rochester, Section 27, Zoned BB	Preliminary Site Plan Approval granted 6/13/17
JPLN2017-0008	Somerset Shoppes, Northeast Corner of W Maple and Coolidge, Section 29, Zoned MR	Preliminary Site Plan Approval granted 7/11/17



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JPLN2017-0019	Estates of Brook Hollow II, 5 units/lots, East of Rochester, North of Wattles, Section 14, Zoned R-1C	Preliminary Site Plan Approval granted 7/11/17
JPLN2017-0012	Davis Site Condominium, North side of E Long Lake, East of Livernois, Section 10, Zoned R-1B	Recommended approval 11/14/17
JPLN2017-0018	Gilden Woods Learning Center, East side of Rochester, North of Long Lake, Section 11, Zoned R-1C	Special Use Approval granted 8/8/17
JPLN2017-0020	Stoney River Steakhouse and Grill, South side of Big Beaver, West of Livernois, Section 28, Zoned BB	Preliminary Site Plan Review 9/12/17
JPLN2017-0022	Zen Apartments, Northeast Corner of Big Beaver and Crooks, Section 21, Zoned BB	Preliminary Site Plan Review 9/12/17
JPLN2017-0013	Yard House Restaurant, Northeast Corner of Big Beaver and Crooks, Section 21, Zoned BB	Postponed 11/14/17
JPLN2017-0014	Season's 52 Restaurant, Northeast Corner of Big Beaver and Crooks, Section 21, Zoned BB	Postponed 11/14/17
JPLN2017-0011	Meadowlark Site Condominium, 5 units/lots, North side of Square Lake, West of Evanswood, Section 1, Zoned R-1D	Preliminary Site Plan Review granted 11/28/17
JPLN2017-0025	Oak Forest No. 3 Site Condominium, 12 units/lots, South of Square Lake, West of John R (1750 Abbotsford), Section 11, Zoned R-1C	Preliminary Site Plan Review granted 11/28/17
JPLN2017-0028	Oak Forest No. 4 Site Condominium, 25 units/lots, South of Square Lake, West of John R, East side of Willow Grove, Section 11, Zoned R-1C	Postponed 12/12/17

### ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2017:

Amendment	Description	PC Action
ZOTA 250	Zoning Ordinance Text Amendment: Miscellaneous Design Provisions	Recommended approval 2/14/17
JPCR2016-003	Conditional Rezoning: The Lofts Apartments, North of Big Beaver, West of Crooks, East side of McClure, Section 20, From R-1B to BB	Recommended approval 2/14/17
JPCR 2016-004	Conditional Rezoning: EZ Storage Mixed Use, South of Long Lake, West of Livernois, Section 16, From R-1B to NN "M"	Recommended approval 2/14/17



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JPCR2017-001	Conditional Rezoning: Tisbury Square Townhomes, West side of Livernois, South of Square Lake, Section 9, From RT to NN	Recommended approval 5/23/17
ZOTA 251	Zoning Ordinance Text Amendment: Design Standards	Preliminary discussion 8/14/17
JPLN2017-0023	Rezoning: 901 Tower Drive, North of W Long Lake, East Side of Crooks, Section 9, From RC to OM	Recommended approval 10/24/17
JPCR2016-002	Conditional Rezoning: IHOP Restaurant and Retail, East side of Rochester, North of Big Beaver, Section 23, From R-1E to GB	Recommended approval 11/14/17

### SUSTAINABLE DEVELOPMENT REVIEW COMMITTEE

The Sustainable Development Review Committee considered the following items in 2017:

Project	Description	SDRC Action
Air Liquide	Located on east side of Combermere, south of Maple, Section 34, Zoned IB	Received Prequalified SDP Approval on January 25, 2017 to park in front yard in IB
1-800-Self Storage	Located on east side of Coolidge, south of Maple, Section 32, Zoned MR	Received Prequalified SDP Approval on January 25, 2017 to exceed maximum lot coverage
Perspectives Cabinetry	Located on west side of Axtell, south of Maple (1401 Axtell), Section 32, Zoned IB	Received Prequalified SDP Approval on October 5, 2017 to park in front yard in IB