



500 West Big Beaver
Troy, MI 48084
troymi.gov

PLANNING COMMISSION 2022 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 2022 the Planning Commission consisted of Dave Lambert (Chair), Marianna Perakis (Vice Chair), Toby Buechner, Carlton Faison, Michael Hutson, Tom Krent, Lakshmi Malalahalli, Sadek Rahman, John Tagle.

Lakshmi Malalahalli was Zoning Board of Appeals (ZBA) Representative.

The Planning Commission held 20 meetings during the year.

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

Planning Commission Training

Planning Commission members Krent and Buechner attended training sessions at the Michigan Association of Planning (MAP) Annual Conference, held in October, 2022. Planning Commission member Buechner completed the Citizen Planner course.

Planning Commission Sub-Committee Meetings

Planning Commission Chair Lambert appointed a 4-member Sub-Committee with the task of studying the Neighborhood Nodes and preparing a draft Neighborhood Node section as part of the Master Plan amendment effort. Appointed members were Dave Lambert, Marianna Perakis, Carlton Faison and Tom Krent. Meetings were held on April 5, April 13 and May 25 and were open to the public.



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SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2022:

Project	Description	PC Action
SUJPLN2021-026	Bigby Coffee Drive-Through Window Addition, North side of Long Lake, East of Rochester, Section 11	Special Use Approval and Preliminary Site Plan Approval granted with conditions 1/11/22
SUJPLN2021-024	Red Wagon Fuel Station, West side of Livernois, north of Maple, Section 28	Special Use Approval and Preliminary Site Plan Approval granted with conditions 1/11/22
Village of Troy PUD	Mixed residential PUD, 126 units, South side of Long Lake, west of Rochester, Section 15	Recommended approval to City Council 12/13/22
SP JPLN2021-0016	The Westington II, South of Wattles, East of Crooks, Section 21	Preliminary Site Plan Approval denied 1/25/22
SP JPLN2021-0017	Hills West, East side of Crooks, South of Wattles, Section 21	Preliminary Site Plan Approval denied 1/25/22
PUD 2020-0018	Long Lake and Crooks Mixed Use PUD, NW corner of Long Lake and Crooks, Section 8	No action taken
SP JPLN2021-0027	780 West Maple Industrial Building, East side of Barrett, North of Maple, Section 28	Special Use Approval and Preliminary Site Plan Approval granted with conditions 2/22/22
SP JPLN2020-0017	Janineh Medical Building, East side of Rochester, South of Square Lake, Section 11	Postponed 3/8/22
Potential PUD	Concept Plan Discussion, East side of Stephenson Highway, North of Fourteen Mile, Section 35	Considered 3/22/22, no action taken
SP JPLN2021-0023	Eckford Woods One Family Cluster, 26 units/lots, North side of Eckford, West of Rochester, Section 15	Recommended approval 4/26/24
SP JPLN2021-0028	Golden Villas, South side of Square Lake, West of Dequindre, Section 12	Recommended approval 5/10/24
SP JPLN2022-0002	Norton & Quill Site Condominium, 4 units, NW corner of Norton Street and Quill Creek Drive, Section 3	Preliminary Site Plan Approval granted with conditions 5/10/22
SP JPLN2022-0016	Automark Collision Center, North side of Mapelawn, West of Crooks, Section 29	Special Use Approval and Preliminary Site Plan Approval granted with conditions 5/24/22
Concept Plan	Jeanne M. Stine Community Park Pavilion and Ice Skating Amenity, Troy Civic Center, SE corner of Town Center Drive and Civic Center Drive, Section 21	Preliminary Site Plan supported 11/1/22



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SP JPLN2019-0014	Lange View Estates, 8 units, SE corner of Livernois and Leetonia, Section 15	Preliminary Site Plan Approval denied 5/24/22
SP JPLN2022-0017	Abbey Estates Site Condominium, 4 units/lots, North side of Wattles, West of Rochester, Section 15	Preliminary Site Plan Approval granted with conditions 5/24/22
DDA Project	DDA Big Beaver Landscape Improvements	Presented to Planning Commission 11/1/22, no action taken
Potential PUD	Concept Plan discussion, Mixed residential project, East of Livernois, North of Square Lake, Section 35	Considered 7/26/22, no action taken
SP JPLN2022-0021	Forum Flats Apartments, conversion of office building into 90-unit apartment plus two 55-unit apartment buildings, South side of Kirts, West of Livernois, Section 28	Preliminary Site Plan Approval granted 12/13/22

ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2022:

Amendment	Description	PC Action
CR2022-001	Homestead Condominiums, 30 units, Section 22, From R-1E to RT	Recommended approval of conditional rezoning request 7/26/22

CITY OF TROY MASTER PLAN

The Planning Commission considered the Master Plan at the following Regular meetings in 2022:

Date	Action
March 8	Established Sub-Committee
June 28	Presentation of Sub-Committee recommendations

CHAPTER 13 HISTORIC PRESERVATION

The Planning Commission considered the following item in 2022:

Project	Description	Planning Commission Action
54 E. Square Lake Road	Application to de-list	Planning Commission reviewed application and took no action on 3/22/22