



500 West Big Beaver
Troy, MI 48084
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PLANNING COMMISSION 2018 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 2018 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. Mr. Edmunds unfortunately passed away in July, 2018. Barbara Fowler was appointed to fill the vacant seat in November, 2018. Padma Kuppa was elected the Michigan House of Representatives for the 41st District in November, 2018 and resigned the same month. Sadek Rahman was appointed to fill the vacant seat in December, 2018.

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

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

John Tagle, Don Edmunds and Michael Hutson served on the Sustainable Design Review Committee. John Tagle was appointed to fill Mr. Edmunds' seat in August, 2018.

Planning Commission Training

Planning Commission members John Tagle, Tom Krent, Carleton Faison and Padma Kuppa attended training sessions at the Michigan Association of Planning (MAP) Annual Conference in September, 2018.



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SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2018:

Project	Description	PC Action
SP JPLN2017-0029	The Shops at 888, NE corner of Big Beaver and Crooks, Section 21, Zoned BB	Granted Preliminary Site Plan Approval 01/09/18
SP JPLN2017-0013/0014	Yard House Restaurant & Season's 52 Restaurant, NE Corner of Big Beaver and Crooks, Section 21, Zoned BB	Granted Preliminary Site Plan Approval 1/23/18
SC 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	Granted Preliminary Site Plan Approval 2/27/18
SU JPLN2018-0001	Tru Hotel, NE Corner of Maple and Research adjacent to I-75, Section 26, Zoned GB	Granted Special Use and Preliminary Site Plan Approval 3/13/18
SU JPLN2018-0003	Flagstar Bank Drive-up ATM, NW Corner of Rochester and Long Lake, Section 10, Zoned NN "L"	Granted Special Use and Preliminary Site Plan Approval 3/27/18
SP JPLN2016-0030	Home 2 Suites, North of Big Beaver, West of Crooks, Section 20, Zoned BB	Granted Preliminary Site Plan Approval 6/26/18
SP JPLN2018-0004	GFA-Ottawa Site Condominium, North of Square Lake, South of Ottawa between Rochester and Livernois, Section 3, Zoned R-1B	Held public hearing on 4/24/18, recommended approval
SP JPLN2017-0027	5956 Livernois Professional Building, East side of Livernois, South of Square Lake, Section 10, Zoned NN "Q"	Granted Preliminary Site Plan Approval on 7/24/18
SP JPLN2018-0009	GFA Square Lake Condominiums, North of Square Lake, East of Livernois, Section 3, Zoned NN "Q"	Granted Preliminary Site Plan Approval on 6/12/18
SP JPLN2017-0009	Elevation Revisions for Midtown Place, South of E Maple, East side Livernois, Section 34, Zoned IB & MR	Granted Preliminary Site Plan Approval on 5/08/18
SP JPLN 2018-0013	West Troy Meadows, North of Wattles, West of Livernois, Section 16, Zoned R-1B	Held public hearing on 7/10/18, postponed item
SP JPLN 2017-0026	Midtown Crossing Cluster, West side of Rochester, West of Livernois, North of Long Lake, Between Creston & Trinway, Section 10, Zoned R-1C	Held public hearing on 9/25/18, recommended approval
SU JPLN2018-0016	215/275 Big Beaver Renovation, North side of Big Beaver Road, between Helena & Talbot, Section 22, Zoned BB	Granted Special Use and Preliminary Site Plan Approval on 8/28/18
SU JPLN2018-0017	Dunkin' Donuts Drive Thru, North side of Big Beaver Road, west of Dequindre, Section 24, Zoned NN	Granted Special Use and Preliminary Site Plan Approval on 8/28/18



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SU JPLN2018-0007	Staybridge Suites and Holiday Inn Hotels, East of Crooks Road, north side of Tower, Section 9, Zoned OM	Held public hearing on 8/28/18, postponed item
SU JPLN2017-0003	Bethesda Romanian Pentecostal Church Addition, North side of Long Lake, East of John R, South of Tucker, Section 12, Zoned R-1C	Held public hearing on 10/9/18, postponed item
SP JPLN2018-0023	Dequindre Retail, South of East Square Lake, West of Dequindre, Section 12, Currently Zoned NN "N"	Granted Preliminary Site Plan Approval on 11/13/18
SU JPLN2018-0018	901 Tower Retail with drive-through, SE corner of Crooks & Tower, Section 9, Zoned OM	Held public hearing on 12/11/18, postponed item
SU JPLN2018-0022	Suburban Collision of Troy Building Addition, North side of Temple City, North of Maple and West of Crooks, Section 29, Zoned MR	Granted Special Use and Preliminary Site Plan Approval on 11/27/18
SU JPLN2018-0024	Subway Restaurant with Drive Through, East side of John R, north of Maple Road, Section 25, Zoned NN "C"	Granted Special Use and Preliminary Site Plan Approval on 11/27/18

ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2018:

Amendment	Description	PC Action
ZOTA 252	Zoning Ordinance Text Amendment – Design Standards	Held public hearing on 10/23/18, recommended approval
ZOTA 253	Zoning Ordinance Text Amendment – Building Height in GB	Held public hearing on 10/23/18, recommended approval
Z JPLN2018-0006	Somerset Park Apartments, East side of Coolidge, South of Big Beaver, Section 29, From R-1C to MF	Held public hearing on 8/28/18, recommended approval
SP JPLN2017-0024	Conditional Rezoning: Whispering Park Site Condominium, 50 units/lots, North of Long Lake, West of John R, Section 11, Zoned R-1C & EP (Northern 200 feet rezoned from EP to R-1C)	Held public hearing on 5/21/18, recommended approval
CR JPLN2018-005	Conditional Rezoning: Long Lake Square Townhomes, South side of Long Lake Road, west of Livernois, Section 16, From R-1B to NN "M"	Held public hearing on 12/11/18, postponed item
CR JPLN2018-002	Conditional Rezoning: Sylvanwood Court Condominium, West side of Rochester, North side of Sylvanwood, Section 10, From R-1C to RT	Held public hearing on 11/27/18, recommended approval
CR JPLN2016-001	Conditional Rezoning: Cooper's Hawk Winery & Restaurant, North side of Big Beaver between Troy and Frankton, Section 22 From R-1E to BB	Held public hearing on 12/11/18, took no action



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SUSTAINABLE DEVELOPMENT REVIEW COMMITTEE

The Sustainable Development Review Committee considered the following items in 2018:

Project	Description	SDRC Action
Depor Industries, Inc.	Located on east side of Northwood, north of Maple (1902 Northwood), Section 28, Zoned IB	SDP status granted on January 4, 2018 to exceed 40% maximum lot coverage in IB