



TROY CITY COUNCIL

Regular Meeting Agenda

April 6, 2026
Convening at 7:30 PM

**Submitted By
The City Manager**



500 West Big Beaver
Troy, MI 48084
troymi.gov

The Honorable Mayor and City Council Members
City of Troy
500 West Big Beaver
Troy, MI 48084

Dear Mayor and City Council Members,

This agenda has been prepared in accordance with the City Council's Rules of Procedure, offering details to assist in informed deliberations. Many of the items on the agenda also include recommendations from City staff for your review and consideration.

I would like to acknowledge the efforts of numerous City staff members who contributed to preparing this agenda. We have made every effort to ensure the information is thorough and accurate. However, should there be any questions or if further details are needed, City staff remain available to assist at any time.

Please contact the City Manager's Office at CityManager@troymi.gov or (248) 524-3330 for any inquiries or requests for additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Frank Nastasi", with a stylized flourish at the end.

Frank A. Nastasi
City Manager



Chapter 14A- Elected and Appointed Persons' Ethics Ordinance Section 14.3 Annual Training and Acknowledgment

We, the undersigned Members of Troy City Council, have reviewed Chapter 14A- Elected and Appointed Persons' Ethics Ordinance, understand its contents, and agree to be bound by its provisions.

Signed this 17th day of November, 2025.

A blue ink signature of Mayor Ethan Baker, written in a cursive style.

Mayor Ethan Baker

A blue ink signature of Council Member Annalisa Bluhm, written in a cursive style.

Council Member Annalisa Bluhm

A blue ink signature of Council Member Theresa Brooks, written in a cursive style.

Council Member Theresa Brooks

A blue ink signature of Council Member Rebecca Chamberlain, written in a cursive style.

Council Member Rebecca Chamberlain

A blue ink signature of Mayor Pro Tem Hirak Chanda, written in a cursive style.

Mayor Pro Tem Hirak Chanda

A blue ink signature of Council Member Mark Gunn, written in a cursive style.

Council Member Mark Gunn

A blue ink signature of Council Member David Hamilton, written in a cursive style.

Council Member David Hamilton



CITY COUNCIL AGENDA

April 6, 2026 - 7:30 PM

City Council Chambers

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3316

View the Meeting Live at: www.troymi.gov/webcast or on Local
Access Cable Channels (WOW–Ch 10, Comcast–Ch 17, AT&T–Ch 99)

INVOCATION: Senior Pastor David Huffstutler from First Baptist Church of Troy

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. Proclamation to Recognize Brandon Hall as the 2025 Firefighter of the Year

C.2. Proclamation to Recognize Troy Baseball Boosters for 65 Years of Serving the Community

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. Public Hearing - ZONING ORDINANCE TEXT AND MAP AMENDMENTS (File Number ZOTA 258) – Neighborhood Node Revisions – Text Amendments and Map Amendments (Rezoning) (Introduced by: Brent Savidant, Community Development Director)

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

H. POSTPONED ITEMS:

H.1. No Postponed Items

I. REGULAR BUSINESS:

I.1. Board and Committee Appointments: a) Mayoral Appointments - None; b) City Council Appointments - Historic District Commission

I.2. Board and Committee Nominations: a) Mayoral Nominations - Brownfield Redevelopment Authority, Global Troy Advisory Committee; b) City Council Nominations - Charter Revision Committee; Historic District Commission, Liquor Advisory Committee, Personnel Board, Zoning Board of Appeals

I.3. Request for Closed Session

I.4. 2026 City Council Meeting Schedule - Special (Introduced by: Frank Nastasi, City Manager)

I.5. Bid Waiver for Media Production and Cable Television Equipment Management Services (Introduced by: Courtney Flynn, Communications Director)

I.6. Opposition to Michigan House Bills That Eliminate Troy's Zoning Authority (Introduced by: Brent Savidant, Community Development Director)

J. CONSENT AGENDA:

J.1.a Approval of "J" Items NOT Removed for Discussion

J.1.b Address of "J" Items Removed for Discussion by City Council

J.2. Approval of City Council Minutes

J.2.a City Council Minutes-Draft - March 23, 2026

J.2.b City Council Special Meeting Minutes-Draft - March 25, 2026

J.3. Proposed City of Troy Proclamations: None Submitted

- J.4. Standard Purchasing Resolutions:**
 - J.4.a. Standard Purchasing Resolution 2: Sole Bidder Meeting Specifications – Vehicle Accessories**
 - J.4.b. Standard Purchasing Resolution 4: State of Michigan MiDEAL Cooperative Purchasing Agreement – Fleet Vehicles**
 - J.4.c. Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – 2026 Joint and Crack Seal Program**
- J.5. Requested Salary Increase for City Manager and City Attorney Following Evaluations**
- J.6. Private Agreement - Contract for Installation of Municipal Improvements - John R Commons Townhome Development - Project No. 25.918.3**
- J.7. Zanious Terrell Murphy v. City of Troy et. al**
- K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:**
 - K.1. Announcement of Public Hearings: None Submitted**
 - K.2. Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted**
- L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**
- M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**
- N. COUNCIL REFERRALS:**
 - N.1. No Council Referrals Submitted**
- O. REPORTS:**
 - O.1. Minutes – Boards and Committees: None Submitted**

O.2. Department Reports:

O.2.a. First Quarter Litigation Report

O.3. Letters of Appreciation: None Submitted

O.4. Proposed Proclamations/Resolutions from Other Organizations: None Submitted

P. COUNCIL COMMENTS:

P.1. No Council Comments

Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

R. CLOSED SESSION

R.1. Closed Session

S. ADJOURNMENT

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Monday, April 13, 2026	Special Meeting - Proposed 2026 Budget
Wednesday, April 15, 2026 (as needed)	Special Meeting - Proposed 2026 Budget
Monday, July 27, 2026	Special Meeting - EMS Performance Evaluation

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

April 27, 2026	Regular Meeting
May 11, 2026	Regular Meeting
May 18, 2026	Regular Meeting
June 15, 2026	Regular Meeting
June 29, 2026	Regular Meeting
July 13, 2026	Regular Meeting
July 27, 2026	Regular Meeting
August 10, 2026	Regular Meeting

August 31, 2026	Regular Meeting
September 14, 2026	Regular Meeting
September 28, 2026	Regular Meeting
October 5, 2026	Regular Meeting
October 26, 2026	Regular Meeting
November 9, 2026	Regular Meeting
November 16, 2026	Regular Meeting
December 7, 2026	Regular Meeting
December 14, 2026	Regular Meeting



CITY COUNCIL AGENDA

April 6, 2026 - 7:30 PM

City Council Chambers

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3316

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Access Cable Channels (WOW-Ch 10, Comcast-Ch 17, AT&T-Ch 99)

INVOCATION: Senior Pastor David Huffstutler from First Baptist Church of Troy

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

- a) Mayor Ethan Baker
Annalisa Bluhm
Theresa Brooks
Rebecca A. Chamberlain
Hirak Chanda
Mark Gunn
David Hamilton

Excuse Absent Council Members:

Suggested Resolution

Resolution #2026-04-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of April 6, 2026, due to _____.

Yes:

No:

MOTION CARRIED / FAILED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. Proclamation to Recognize Brandon Hall as the 2025 Firefighter of the Year

C.2. Proclamation to Recognize Troy Baseball Boosters for 65 Years of Serving the Community

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. Public Hearing - ZONING ORDINANCE TEXT AND MAP AMENDMENTS (File Number ZOTA 258) – Neighborhood Node Revisions – Text Amendments and Map Amendments (Rezoning) (Introduced by: Brent Savidant, Community Development Director)

Suggested Resolution

Resolution #2026-04-

Moved by

Seconded by

WHEREAS, The City of Troy Master Plan is the policy document for land use and development for the City of Troy; and,

WHEREAS, In 2024, Troy City Council adopted amendments to the City of Troy Master Plan, following a lengthy amendment process, and,

WHEREAS, The effort to amend the Master Plan focused on studying the Neighborhood Node classification, including walking tours of specific Nodes by the Planning Commission and City Council; and,

WHEREAS, Master Plan policies are implemented by the Zoning Ordinance, the law regulating land use and development; and,

WHEREAS, The Planning Commission has worked diligently on preparing text and map amendments related to the Neighborhood Node Zoning District that reflect the Neighborhood Node policies in the Master Plan; and,

WHEREAS, A Planning Commission Subcommittee was formed to assist the Planning Commission in the Master Plan Zoning Ordinance amendment effort; and,

WHEREAS, The Planning Commission prepared text amendments related to the Neighborhood Node Zoning District, including the Regulating Plan; and,

WHEREAS, Modifications to the Neighborhood Node Zoning District required that the Zoning District Map be amended; and,

WHEREAS, Ninety (90) properties are proposed to be rezoned; and,

WHEREAS, The properties proposed to be rezoned, organized by intersection, are as follows:

WATTLES AND LIVERNOIS

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-15-353-052	4072 Livernois 101 - 109	NN	RT
88-20-15-353-053	4062 Livernois - 4066	NN	CB
88-20-15-353-054	N/A	NN	CB
88-20-15-355-066	4000 Livernois	NN	CB
88-20-22-101-043	3838 Livernois	NN/CF	CF
88-20-16-478-035	60 W Wattles - 62	NN	CF
88-20-16-478-036	4009 Livernois	NN	CB
88-20-22-101-001	3950 Livernois	NN	CB
88-20-22-101-002	3900 Livernois	NN	CB
88-20-22-101-003	92 E Wattles	NN	CB

LONG LAKE AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-10-477-038	5017 Rochester	NN	GB
88-20-10-477-039	935 E Long Lake	NN	GB
88-20-10-477-049	5027 Rochester - 5137	NN	GB
88-20-11-351-006	5042 Rochester - 5044	NN	GB
88-20-11-351-007	5032 Rochester	NN	GB
88-20-11-351-008	5016 Rochester - 5024	NN	GB
88-20-11-351-009	5012 Rochester	NN	GB
88-20-11-351-010	1047 E Long Lake - 1055	NN	GB
88-20-11-351-011	1057 E Long Lake - 1155	NN	GB
88-20-11-351-013	5054 Rochester - 5120	NN	GB
88-20-14-101-003	4932 Rochester	NN	GB
88-20-14-101-004	4930 Rochester	NN	GB
88-20-14-101-006	4880 Rochester	NN	CB
88-20-14-101-040	1120 E Long Lake	NN	GB
88-20-14-101-042	1050 E Long Lake	NN	GB
88-20-14-101-043	4924 Rochester	NN	GB
88-20-14-101-044	N/A	NN	CB

88-20-14-101-047	1152 E Long Lake	NN	GB
88-20-14-101-048	4966 Rochester	NN	GB
88-20-15-201-015	850 E Long Lake	NN	GB
88-20-15-201-016	920 E Long Lake	NN	GB
88-20-15-201-018	4995 Rochester	NN	GB
88-20-15-201-038	940 E Long Lake	NN	GB
88-20-15-201-040	4915 Rochester - 4967	NN	GB
88-20-15-201-048	4897 Rochester	NN	GB
88-20-15-201-049	4889 Rochester	NN	GB

LONG LAKE AND LIVERNOIS

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-09-476-029	5015 Livernois	NN	GB
88-20-09-476-034	5053 Livernois - 5079	NN	GB
88-20-09-476-042	5145 Livernois	NN	GB
88-20-09-476-043	70 W Long Lake	NN	GB
88-20-10-351-018	31 E Long Lake - 125	NN	GB
88-20-10-351-019	25 E Long Lake	NN	GB
88-20-15-101-001	30 E Long Lake	NN	GB
88-20-15-101-030	102 E Long Lake	NN	GB
88-20-15-101-031	N/A	NN	GB
88-20-16-200-018	61 W Long Lake - 109	NN	GB
88-20-16-200-019	55 W Long Lake	NN	GB
88-20-16-200-020	4973 Livernois - 4979	NN	GB
88-20-16-202-001	4968 Treeside Lane	NN	RT

SOUTH BOULEVARD AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-02-102-010	6780 Rochester	NN	CB
88-20-03-226-013	6951 Rochester	NN	GB
88-20-03-226-042	6905 Rochester	NN	GB
88-20-03-226-046	6835 Rochester - 6843	NN	GB

WATTLES AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-14-351-008	4086 Rochester	NN	GB
88-20-14-351-056	4048 Rochester - 4066	NN	GB
88-20-15-478-015	4035 Rochester	NN	CB
88-20-22-226-040	3951 Rochester - 3955	NN	GB
88-20-22-226-041	3939 Rochester	NN	GB
88-20-22-226-042	3921 Rochester	NN	GB
88-20-22-226-074	3995 Rochester	NN	GB
88-20-23-100-044	3990 Rochester	NN	GB
88-20-23-100-070	3946 Rochester - 3978	NN	GB
88-20-23-100-078	1064 E Wattles	NN	GB

MAPLE AND JOHN R

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-26-482-031	1883 E Maple	O	NN
88-20-26-482-032	1853 E Maple	O	NN
88-20-26-482-033	1869 E Maple	O	NN
88-20-26-483-009	N/A	CB	NN
88-20-26-483-047	1975 E Maple	CB	NN
88-20-26-483-048	1905 E Maple	GB	NN
88-20-26-483-050	N/A	CB	NN
88-20-26-483-053	N/A	CB	NN
88-20-26-483-055	1915 E Maple	GB	NN
88-20-35-226-042	1980 E Maple	GB	NN
88-20-35-226-095	1940 E Maple	GB	NN
88-20-35-226-096	1477 John R	GB	NN
88-20-36-100-057	1494 John R	O	NN

DEQUINDRE AND FOURTEEN MILE

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-36-476-036	33259 Dequindre	NN	IB
88-20-36-476-037	1783 E Fourteen Mile	NN	IB
88-20-36-476-038	1835 E Fourteen Mile - 1837	NN	IB

88-20-36-476-039	33215 Dequindre	NN	IB
88-20-36-476-040	33181 Dequindre	NN	IB
88-20-36-476-050	33373 Dequindre	NN	IB
88-20-36-476-071	1725 E Fourteen Mile - 1729	NN	IB
88-20-36-476-074	33333 Dequindre - 33341	NN	IB
88-20-36-476-075	33145 Dequindre	NN	IB
88-20-36-476-076	1881 E Fourteen Mile	NN	IB

LONG LAKE AND JOHN R

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-11-481-016	5135 Orchard Crest	NN	R-1C
88-20-11-481-017	5121 Orchard Crest	NN	R-1C

CROOKS AND WATTLES

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-16-301-011	N/A	NN	R-1B
88-20-16-301-012	926 W Wattles	NN	R-1B

BE IT RESOLVED, That Article 5 of Chapter 39 of the Code of the City of Troy, which includes provisions related to Neighborhood Nodes, including the Regulating Plan, be **AMENDED** to read as written in the proposed Zoning Ordinance Text Amendment (ZOTA 258), City Council Public Hearing Draft, as recommended by the Planning Commission.

BE IT FURTHER RESOLVED, The proposed rezonings listed herein are hereby **APPROVED**.

BE IT FINALLY RESOLVED, The Zoning District Map is hereby **AMENDED**.

Yes:

No:

MOTION CARRIED / FAILED

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

In accordance with the Rules of Procedure for the City Council:

Any person not a member of the City Council may address the Council with recognition of the Chair, after clearly stating the nature of his/her inquiry or comment. NOTE TO THE PUBLIC: City Council requests that if you do have a question or concern, to bring it to the attention of the appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to

the Mayor and Council.

- Petitioners of items that are included in the pre-printed agenda booklet shall be given a fifteen (15) minute presentation time that may be extended with the majority consent of City Council.
- Any member of the public, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes to address any Public Hearing item.
- Any member of the public, not a petitioner of an item, does not have the right to engage in discussion or debate with City Council during the Public Comment portions of the meeting.
- All members of the public who wish to address the Council at a meeting shall be allowed to speak only if they have signed up to speak within thirty minutes before or within fifteen minutes after the meeting's start time. Signing up to speak requires each speaker provide his or her name. If the speaker is addressing an item(s) that appears on the pre-printed agenda, then the speaker shall also identify each such agenda item number(s) to be addressed.
- City Council may waive the requirements of this section by a consensus of the City Council.
- Agenda items that are related to topics where there is significant public input anticipated should initiate the scheduling of a special meeting for that specific purpose.

Prior to Public Comment, the Mayor may provide a verbal notification of the rules of decorum for City Council meetings or refer to the pre-printed agenda booklet, which will include the following language, as approved by City Council:

Please direct your comments to the City Council as a whole rather than to any individual. Please do not use expletives or make derogatory or disparaging comments about any individual or group. If you do, there may be immediate consequences, including being muted and having your comments omitted from any re-broadcast of the meeting. Please abide by these rules in order to minimize the possibility of disrupting the meeting.

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

H. POSTPONED ITEMS:

H.1. No Postponed Items

I. REGULAR BUSINESS:

I.1. Board and Committee Appointments: a) Mayoral Appointments - None; b) City Council Appointments - Historic District Commission

a) Mayoral Appointments: None

b) City Council Appointments

Suggested Resolution

Resolution #2026-03-
Moved by
Seconded by

RESOLVED, That the Troy City Council of the City of Troy hereby **APPOINTS** the following nominated person(s) to serve on the Boards and Committees as indicated:

Historic District Commission

Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Historic District Commission:

Term Expires: 3/1/2029	Rosalyn Emerson
	Term currently held by: Rosalyn Emerson
Term expires: 3/1/2029	Sadek Rahman
	Term currently held by: Sadek Rahman

Yes:

No:

MOTION CARRIED / FAILED

- I.2. **Board and Committee Nominations: a) Mayoral Nominations - Brownfield Redevelopment Authority, Global Troy Advisory Committee; b) City Council Nominations - Charter Revision Committee; Historic District Commission, Liquor Advisory Committee, Personnel Board, Zoning Board of Appeals**

a) Mayoral Nominations:

Suggested Resolution

Resolution #2026-04-
Moved by
Seconded by

RESOLVED, That the Mayor of the City of Troy hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Brownfield Redevelopment Authority

Appointed by Mayor
7 Regular Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2
Beyer, Joseph	10/26/2022	4/30/2027		
Gottlieb, Steven	11/24/2016	4/30/2028		
Kornacki, Rosemary	2/23/2028	4/30/2026		Requests Reappointment
Noguez-Ortiz, Carolina	4/3/2025	4/30/2026		
Tadepalli, Hemanth	11/7/2025	4/30/2026		
Vassallo, Joseph	10/16/2026	4/30/2027		

Nominations to the Brownfield Redevelopment Authority:

Term Expires: 4/30/2029	
	Term currently held by: Rosemary Kornacki
Term Expires: 4/30/2029	
	Term currently held by: Carolina Noguez-Ortiz
Term Expires: 4/30/2029	
	Term currently held by: Hemanth Tadepalli

Interested Applicants:

Name	Application Expiration	Notes 1
Bartnik, Mark	4/9/2026	Charter Rev. Comm exp 4/30/2027
Catron, Tina	7/15/2027	Animal Control Appeal Bd exp 9/30/2028; P&R Bd exp 9/30/2027
Chabay, Bibika	1/30/2027	
Comiskey, Ann	1/20/2028	Liquor Adv Comm exp 1/31/2027
Ristov, Bill	12/10/2026	
Savage, David	2/16/2028	

Global Troy Advisory Committee

Appointed by Mayor
12 Regular Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2
Baker, Ethan		11/8/2027	Mayor	

Bica-Grodsky, Lisa	9/23/2025	10/30/2026		
Chezick, Edward	10/20/2024	10/30/2028		
Fakhoury, Awni	9/28/2023	10/30/2027		
Lee, Seojin Sarah		7/31/2026	Troy High School Student Rep.	
Ljulldjuraj, Lula		7/31/2026	International Academy Student Rep	
Marshall, Everett		7/31/2026	Athens High School Student Rep.	
Mohideen, Syeda	9/28/2023	10/30/2027		
Natcheva, Daniela	11/8/2021	10/30/2028		
Neal, Lisa		10/30/2026		
Sekhri, Suneel	11/5/2023	10/30/2027		
Vacancy		10/30/2026	Sadia Cheriguene resigned in 2025	
Vacancy		10/30/2028	Carolina Noguez-Ortiz resigned 1/5/2026	Brownfield Redev Auth exp 4/30/2026
Vacancy		10/30/2026	Michelle Haight resigned 11/3/2025	
Zhou, Yudong	12/7/2024	10/30/2028		

Nominations to the Global Troy Advisory Committee:

Term Expires: 10/30/2026	
	Term currently held by: Vacancy - Michelle Haight resigned
Term Expires: 10/30/2026	
	Term currently held by: Vacancy - Sadia Cheriguene resigned
Term Expires: 10/30/2028	
	Term currently held by: Vacancy-Carolina Noguez-Ortiz resigned

Interested Applicants:

Name	Application Expiration	Notes 1
Amato, Karen	11/19/2027	Liquor Adv. Comm. exp 1/31/2027
Anam, Kavya	7/15/2027	Troy HS Student - Graduates 2028
Batool, Syeda	3/5/2026	
Comiskey, Ann	12/22/2026	Liquor Adv. Comm. exp 1/31/2027
Devulapalli, Ramachandra	8/29/2026	
Dicker, Susanne Forbes	12/26/2026	

Gill, Jasper	1/13/2028	
Suresh, Nidheesh	7/29/2027	International Academy Student - Graduates 2026
Swaminathan, Abi	7/8/2027	Traffic Comm exp 1/31/2027; Historic Dist Comm exp 5/15/2027

Yes:

No:

MOTION CARRIED / FAILED

b) City Council Nominations:

Suggested Resolution

Resolution #2026-04-

Moved by

Seconded by

RESOLVED, That the Troy City Council hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Charter Revision Committee

Appointed by Council

7 Regular Members

3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 2	Notes 3
Bartnik, Mark	4/9/2026	4/30/2027		
Beltramini, Robin	5/6/2027	4/30/2028		
Burns, Timothy	3/20/2025	4/30/2028		
Evans, Laurie	3/13/2025	4/30/2027		
Fukuzawa, David	4/17/2025	4/30/2026		
Howrylak, Frank	3/22/2025	4/30/2026		Requests Reappointment
Vacancy		4/30/2027	Toby Buechner resigned	

Nominations to the Charter Revision Committee:

Unexpired Term Expires: 4/30/2027	
	Term currently held by: Vacancy

Term Expires: 4/30/2029	
	Term currently held by: David Fukuzawa
Term Expires: 4/30/2029	
	Term currently held by: Frank Howrylak

Interested Applicants:

Name	Application Expiration	Notes 1
Comiskey, Ann	12/22/2026	Liquor Adv Comm exp 1/31/2027
Murrish, Dale	2/6/2027	Historic Dist. Comm exp 5/15/2027
Von Oeyen, Schuyler	3/12/2027	

Historic District Commission

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 2	Notes 3
Adams, John Howard	3/5/2026	5/15/2027	Bd of Review exp 1/31/2029	
Chambers, Barbara	1/18/2025	3/1/2026	ZBA exp 1/31/2027	Requests Reappointment
<i>Emerson, Rosalyn</i>	12/12/2027	3/1/2026		
Frisen, Sande	1/2/2027	3/1/2028	BCBA exp 1/1/2030	
Murrish, Dale	2/6/2027	5/15/2027		
<i>Rahman, Sadek</i>	10/15/2022	3/1/2026		
Swaminathan, Abi	9/2/2025	5/15/2027	Traffic Comm exp 1/31/2027	

Nominations to the Historic District Commission:

Term Expires: 3/1/2029	
	Term currently held by: Barbara Chambers

Interested Applicants:

Name	Application Expiration	Notes 1
Billington, Alecial	3/4/2028	
Gault, Thomas	3/2/2028	
Gill, Jasper	1/13/2028	Traffic Comm exp 1/31/2029

Liquor Advisory Committee

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 3
Amato, Karen	11/19/2027	1/31/2027	
Comiskey, Ann	1/20/2026	1/31/2027	
Giorgi, Lynn		Chapter 101	
Gorcyca, David	12/4/2021	1/31/2026	No Reappointment
Haight, David	4/11/2024	1/31/2028	Resigned 3/11/2026
Jones, Kelly	12/20/2024	1/31/2029	
Kaltsounis, Andrew	6/30/2027	1/31/2027	
Martin, Matthew	5/11/2024	1/31/2028	

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2029	
	Term currently held by: David Gorcyca
Unexpired Term Expires: 1/31/2028	
	Term currently held by: David Haight (Resigned)

Interested Applicants:

Name	Application Expiration	Notes 1
Billington, Alecia	3/4/2028	
Gault, Thomas	3/2/2028	
Sabbagh, Allen	9/17/2026	
Wodzinski, Todd	12/9/2026	Local Dev Finance Auth exp 6/30/2027

Personnel Board

Appointed by Council
5 Regular Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 3
Forster, Jeffrey	1/22/2026	4/30/2027	ZBA exp 1/31/2027	

Gordon, Pamela	4/2/2020	4/30/2027		
Haight, David	7/17/2022	4/30/2026	Resigned	
Parpart, Jane	4/3/2026	4/30/2027		
Sackrison, Anne	2/23/2028	4/30/2026		Requests Reappointment

Nominations to the Personnel Board:

Term Expires: 4/30/2029	
	Term currently held by: Haight, David - Resigned 3/11/2026
Term Expires: 4/30/2029	
	Term currently held by: Sackrison, Anne

Interested Applicants:

Name	Application Expiration	Notes 1	Notes 2
Adams, John Howard	12/15/2027		Board of Review exp 1/31/2029
Beyer, Joseph	10/15/2026		Brownfield Redev Auth exp 4/30/2027
Billington, Alecia	3/4/2028		
Sabbagh, Allen	9/17/2026		

Zoning Board of Appeals

Appointed by Council
7 Regular Members; 2 Alternates
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 2	Notes 3
Bossenbroek, Michael	3/7/2025	4/30/2026		Requests Reappointment
Chambers, Barbara	1/23/2026	1/31/2027	Alternate	Hist. Dist. Comm exp 3/1/2026
Desmond, Thomas	5/6/2026	4/30/2027		
Eisenbacher, David	3/21/2027	4/30/2028		
Forster, Jeffrey	1/22/2026	1/31/2027	Alternate	Personnel Bd exp 4/30/2027
Fox, Tyler	12/2/2027	12/31/2026	PC Rep on ZBA	
Green, Aaron	4/1/2027	4/30/2028		
Kenkre, Mahendra	4/10/2026	4/30/2027		

McCauley, James	2/23/2028	4/30/2026		Requests Reappointment
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Nominations to the Zoning Board of Appeals:

Term Expires: 4/30/2029	
	Term currently held by: Michael Bossenbroek
Term Expires: 4/30/2029	
	Term currently held by: James McCauley

Interested Applicants:

Name	Application Expiration	Notes 1
Frisen, Sande	1/2/2027	BCBA exp 1/1/2030

Yes:

No:

MOTION CARRIED / FAILED

I.3. Request for Closed Session

Suggested Resolution

Resolution #2026-04-

Moved by

Seconded by

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268(e) - pending litigation – City of Troy v McDonald's, Oakland County Circuit Court case number 2025-212739-CC

Yes:

No:

MOTION CARRIED / FAILED

I.4. 2026 City Council Meeting Schedule - Special (Introduced by: Frank Nastasi, City Manager)

Suggested Resolution

Resolution #2026-04-

Moved by

Seconded by

RESOLVED, That Troy City Council **SHALL HOLD** a Special Meeting on the following date at 9:00

AM at the Troy Community Center or as otherwise provided by the City Council Rules of Procedure:

Saturday, November 21, 2026

November 2026 Advance

BE IT FINALLY RESOLVED, That Troy City Council **MAY RESCHEDULE** Regular Meetings and/or **SCHEDULE** additional Special Meetings in accordance with the City Charter and Michigan Open Meetings Act.

Yes:

No:

MOTION CARRIED / FAILED

I.5. Bid Waiver for Media Production and Cable Television Equipment Management Services (Introduced by: Courtney Flynn, Communications Director)

Suggested Resolution

Resolution #2026-04-

Moved by

Seconded by

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** the attached Agreement with *Polito Media LLC* for media production and cable television equipment management services for one-year with the option to renew for two additional years.

BE IT FURTHER RESOLVED, That the Troy Communications Director is **AUTHORIZED** to **EXECUTE** the agreement with *Polito Media LLC*, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes:

No:

MOTION CARRIED / FAILED

I.6. Opposition to Michigan House Bills That Eliminate Troy's Zoning Authority (Introduced by: Brent Savidant, Community Development Director)

Suggested Resolution

Resolution #2026-04-

Moved by

Seconded by

WHEREAS, House Bills 5529-5532 and 5581-5585 have been introduced in the State of Michigan House of Representatives (hereinafter "bills"); and,

WHEREAS, The above referenced bills have been referred to the State House of Representatives Government Operations Committee; and,

WHEREAS, If enacted into law, these bills would impose new requirements for studies and documents for site plan review that will bog down the well-established development plan review process; and,

WHEREAS, If these bills are enacted into law, they would restrict minimum home square footage requirements, thus adding immense pressure on local infrastructure improvements such as water and sewer and also public safety; and,

WHEREAS, If enacted into law, these bills would change parking and mobile home requirements that would disrupt many decades of planning that shaped current residential zoning; and,

WHEREAS, If these bills are enacted into law, local communities would be restricted from deciding the width between residential homes; and,

WHEREAS, If enacted, these bills would permit duplexes on parcels currently zoned for single-family residential; and,

WHEREAS, The Michigan Statutes have traditionally delegated local Municipal Zoning regulations to cities and townships; and,

WHEREAS, Local communities are best situated to assess infrastructure capabilities, such as water and sewer capacity, so that future development may be properly planned; and

WHEREAS, Local communities can DETERMINE limits on land use so as to address the requirements of those willing to invest while ensuring the health, safety and enjoyment of the residents that will call the community home.

NOW THEREFORE, BE IT RESOLVED, That the Troy City Council strongly **OPPOSES** passage of House Bills 5529-5532 and 5581-5585 on the basis that local municipalities are best situated to enact zoning regulations to ensure the health, safety and welfare of their residents.

BE IT FURTHER RESOLVED, That a copy of this Resolution shall be **DISTRIBUTED** to all state legislators representing the City of Troy, and **ATTACHED** to the original Minutes of this meeting.

Yes:

No:

MOTION CARRIED / FAILED

J. CONSENT AGENDA:

J.1.a Approval of “J” Items NOT Removed for Discussion

Suggested Resolution

Resolution #2026-04-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented with the exception of Item(s) _____, which shall be **CONSIDERED** after Consent

Agenda (J) items, as printed.

Yes:

No:

MOTION CARRIED / FAILED

J.1.b Address of “J” Items Removed for Discussion by City Council

J.2. Approval of City Council Minutes

Suggested Resolution

Resolution #2026-04-

RESOLVED, That Troy City Council hereby **APPROVES** the following Minutes as submitted:

J.2.a. City Council Minutes-Draft - March 23, 2026

J.2.b. City Council Special Meeting Minutes-Draft - March 25, 2026

J.3. Proposed City of Troy Proclamations: None Submitted

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 2: Sole Bidder Meeting Specifications – Vehicle Accessories

Suggested Resolution

Resolution #2026-04-

RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract with the option to renew for three (3) one-year terms to provide Vehicle Accessories and as-needed installation to sole bidder meeting specifications, *Auto and Truck Accessories of Warren, Michigan*, at unit prices and discounts contained in the bid tabulation opened March 12, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract expiring March 31, 2031.

J.4.b. Standard Purchasing Resolution 4: State of Michigan MiDEAL Cooperative Purchasing Agreement – Fleet Vehicles

Suggested Resolution

Resolution #2026-04-

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase two (2) Chevrolet Silverado pickup trucks from Berger Chevrolet of Grand Rapids, Michigan as per the State of Michigan MiDEAL Cooperative Purchasing contract #MA240000001191 for an estimated total cost of

\$88,764.00 as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase three (3) Ford F250 pickup trucks with plows and two (2) Ford F150 pickup trucks from Gorno Ford of Woodhaven, Michigan as per the State of Michigan MiDEAL Cooperative Purchasing contract #MA240000001193 for an estimated total cost of \$277,504.00 as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

J.4.c. Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – 2026 Joint and Crack Seal Program

Suggested Resolution
Resolution #2026-04-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Scodeller Construction Inc. of Wixom, MI*, for the 2026 Joint and Crack Seal Program for an estimated not to exceed project total amount of \$160,000 at unit prices contained in the bid tabulation opened March 26, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon the contractor's submission of properly executed bid and contract documents, including bonds, insurance certificates, and all other specified requirements.

J.5. Requested Salary Increase for City Manager and City Attorney Following Evaluations

Suggested Resolution
Resolution #2026-04-

RESOLVED, That as a result of a favorable personnel evaluation, as of July 1, 2026 and the lack of a salary adjustment for the current fiscal year, the City Manager's salary **SHALL BE INCREASED** in an amount commensurate with the percentage increase provided to all other classified and exempt employees receiving personnel evaluation scores for the 2025-2026 fiscal year that fall within the highest tier.

BE IT FURTHER RESOLVED, That as a result of a favorable personnel evaluation, as of July 1, 2026, the City Manager's salary **SHALL ALSO BE INCREASED** in an amount commensurate with the percentage increase provided to all other classified and exempt employees receiving personnel evaluation scores for the 2026-2027 fiscal year that fall within the highest tier, based on the new salary as set forth in the previous paragraph.

BE IT FURTHER RESOLVED, That as a result of a favorable personnel evaluation, as of July 1, 2026, the City Attorney's salary **SHALL BE INCREASED** in an amount commensurate with the percentage increase provided to all other classified and exempt employees receiving personnel evaluation scores for the 2026-2027 fiscal year that fall within the highest tier.

**J.6. Private Agreement - Contract for Installation of Municipal Improvements -
John R Commons Townhome Development - Project No. 25.918.3**

Suggested Resolution
Resolution #2026-04-

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and John R Troy LLC for the installation of Water Main, Sanitary Sewer, Storm Sewer, Detention Basin, Concrete/Asphalt Pavement & Sidewalk, and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.7. Zanious Terrell Murphy v. City of Troy et. al

Suggested Resolution
Resolution #2026-04-

BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** and **DIRECTS** the City Attorney's Office to defend the City of Troy and the unnamed officers in the matter of Zanious Terrell Murphy v. Troy et. seq., (U.S. District Court, Eastern District of Michigan, Case No. 2:26-cv-10902), and is **AUTHORIZED** to pay necessary costs and expenses and to retain any necessary expert witnesses required to adequately represent the City.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K.1. Announcement of Public Hearings: None Submitted

K.2. Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted

L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

N. COUNCIL REFERRALS:

N.1. No Council Referrals Submitted

O. REPORTS:

O.1. Minutes – Boards and Committees: None Submitted

O.2. Department Reports:

O.2.a. First Quarter Litigation Report

O.3. Letters of Appreciation: None Submitted

O.4. Proposed Proclamations/Resolutions from Other Organizations: None Submitted

P. COUNCIL COMMENTS:

P.1. No Council Comments

Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

R. CLOSED SESSION

R.1. Closed Session

S. ADJOURNMENT

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Frank A. Nastasi", with a stylized, flowing script.

Frank A. Nastasi
City Manager

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Monday, April 13, 2026	Special Meeting - Proposed 2026 Budget
Wednesday, April 15, 2026 (as needed)	Special Meeting - Proposed 2026 Budget
Monday, July 27, 2026	Special Meeting - EMS Performance Evaluation

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

April 27, 2026	Regular Meeting
May 11, 2026	Regular Meeting
May 18, 2026	Regular Meeting
June 15, 2026	Regular Meeting
June 29, 2026	Regular Meeting
July 13, 2026	Regular Meeting
July 27, 2026	Regular Meeting
August 10, 2026	Regular Meeting
August 31, 2026	Regular Meeting
September 14, 2026	Regular Meeting
September 28, 2026	Regular Meeting
October 5, 2026	Regular Meeting
October 26, 2026	Regular Meeting
November 9, 2026	Regular Meeting
November 16, 2026	Regular Meeting
December 7, 2026	Regular Meeting
December 14, 2026	Regular Meeting



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

C.1.

Agenda Item:

C.1. Proclamation to Recognize Brandon Hall as the 2025 Firefighter of the Year

ATTACHMENT(S):

20260406 Proclamation to Recognize Lt Hall Firefighter of 2025

**PROCLAMATION TO RECOGNIZE
LT. BRANDON HALL
AS THE 2025 FIREFIGHTER OF THE YEAR**

WHEREAS, Lt. Brandon Hall is a true pillar of the Troy Fire Department and Station 1, and has been for the nearly 17 years he has served as a firefighter. He is widely respected for his depth of knowledge, his professionalism, his reliability, and his unwavering commitment to both the department and the people within it, making him the ideal candidate for the 2025 Troy Firefighter of the Year Award; and

WHEREAS, Lt. Hall serves as an invaluable resource for the members of the Troy Fire Department, particularly regarding policies, procedures, and operational standards. His understanding of the technical demands of the fire service, along with Standard Operating Procedures, is exceptional. In the rare instance Lt. Hall does not have an immediate answer, he demonstrates humility and initiative by seeking it out, ensuring that the question is resolved; and

WHEREAS, Lt. Hall challenges those around him to improve through positive reinforcement, accountability, and constructive feedback. Lt. Hall takes a personal interest in the growth of others by mentoring and offering thoughtful, experience-based guidance. His mentorship strengthens not only individuals but the entire department. As Lt. Hall helps others grow, he too is committed to growing as a professional and an individual; and

WHEREAS, in 2025, Lt. Hall responded to over 185 calls, consistently ranking among Station 1's most active responders, year after year. His commitment to professional development is equally remarkable, having logged more than 440 hours of training in 2025. These numbers reflect more than attendance; they reflect commitment.

NOW THEREFORE, BE IT RESOLVED, That the Mayor and City Council congratulate **Lt. Brandon Hall** on being named the 2025 Troy Firefighter of the Year; and

BE IT FURTHER RESOLVED, That the Troy City Council and all of Troy's residents congratulate **Lt. Brandon Hall** for exuding the qualities of a dedicated leader and public servant.

Presented this 6th day of April 2026.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

C.2.

Agenda Item:

- C.2. Proclamation to Recognize Troy Baseball Boosters for 65 Years of Serving the Community

ATTACHMENT(S):

20260406 Proclamation to Recognize Troy Baseball Boosters

**PROCLAMATION TO RECOGNIZE
TROY BASEBALL BOOSTERS
FOR 65 YEARS OF SERVING THE COMMUNITY**

WHEREAS, in 1961 the **Troy Baseball Boosters** was created to help ensure area children had the chance to play baseball and learn the life lessons that come along with the sport; and

WHEREAS, over the last 65 years, enrollment in the local baseball program has ebbed and flowed, peaking at around 2,000 players. Currently, about 500 players participate across various age groups and competitive and non-competitive leagues. The leagues offered by the **Troy Baseball Boosters** include Tee-Ball League, Instructional League, Farm League, Rookie League, Minor League, Major League, Mustang League, Pony League, Colt League, and Bronco League; and

WHEREAS, the **Troy Baseball Boosters** has served as a cornerstone of our community by providing young athletes with opportunities to build confidence, learn teamwork, and develop discipline, all while having fun in a supportive environment. Children who have participated in the **Troy Baseball Boosters** program have learned sportsmanship, perseverance, and respect, all important qualities that can be carried into adulthood. Beyond the field, the **Troy Baseball Boosters** has brought families, neighbors, and volunteers together, creating lasting relationships and a shared sense of community pride; and

WHEREAS, much of the Troy Baseball Boosters' success is driven by the dedication of its volunteers. Their passion for teaching children the game of baseball has made a lasting impact on every young player who has participated in the program; and

NOW THEREFORE, BE IT RESOLVED, That the Mayor and City Council congratulate the **Troy Baseball Boosters** on serving the Troy community for 65 years; and

BE IT FURTHER RESOLVED, That the Troy City Council and all of Troy's residents thank the **Troy Baseball Boosters** for providing community-oriented youth sports programs that reflect the heart of our community.

Presented this 6th day of April 2026.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

E.1.

Date: April 2, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: Public Hearing - ZONING ORDINANCE TEXT AND MAP AMENDMENTS (File Number ZOTA 258) – Neighborhood Node Revisions – Text Amendments and Map Amendments (Rezoning) (Introduced by: Brent Savidant, Community Development Director)

The City of Troy Master Plan 2040 amendment process focused on amending the Neighborhood Node land use classification (see attached). The Master Plan is a policy document. Master Plan policies are implemented through the Zoning Ordinance. Zoning Ordinance text and map amendments are proposed to implement the adopted policy changes. The attached memo summarizes the proposed changes.

There are no development projects that are driving this effort. These changes are required to implement the revisions to the Master Plan.

On its face, this effort seems relatively simple; we are amending the Neighborhood Node provisions as per the Master Plan. However, in reality there are many moving parts involved:

- Zoning Ordinance text amendments: The Neighborhood Node Section of Article 5 was comprehensively amended. The attached memo prepared by Carlisle/Wortman Associates summarizes the revisions.
- Regulating Plan amendments: The Regulating Plan is the core of a form-based code district. It designates precise locations where building form standards are applied. Although the Regulating Plan includes maps, it is not the Zoning District Map. Therefore, amending the Regulating Plan is a text amendment and not a map amendment. Every Node in the Regulating Plan was either revised or eliminated.
- Zoning Ordinance map amendments: Ninety (90) properties are proposed to be rezoned.

This effort required significant mailings to property owners and neighbors within 300 feet of the proposed rezoning(s). Given the volume of residents notified, we set up a page on the Planning page of the City website to assist with transparency.

The Planning Commission held a public hearing on this item on February 24, 2026 and recommended approval of the proposed text and map amendments by a vote of 9-0.

Attachments:

1. City of Troy Master Plan 2040 (excerpt, related to Neighborhood Nodes)
2. City Council Public Hearing Draft (text amendments including regulating plan amendments)
3. Proposed Neighborhood Node Reindexing
4. Proposed Map Amendments (Rezoning)
5. Memo prepared by Carlisle/Wortman Associates, with attachment
6. Planning Commission minutes from the February 24, 2026 Regular meeting (draft/excerpt)
7. Public comment

Suggested Resolution:

WHEREAS, The City of Troy Master Plan is the policy document for land use and development for the City of Troy; and,

WHEREAS, In 2024, Troy City Council adopted amendments to the City of Troy Master Plan, following a lengthy amendment process, and,

WHEREAS, The effort to amend the Master Plan focused on studying the Neighborhood Node classification, including walking tours of specific Nodes by the Planning Commission and City Council; and,

WHEREAS, Master Plan policies are implemented by the Zoning Ordinance, the law regulating land use and development; and,

WHEREAS, The Planning Commission has worked diligently on preparing text and map amendments related to the Neighborhood Node Zoning District that reflect the Neighborhood Node policies in the Master Plan; and,

WHEREAS, A Planning Commission Subcommittee was formed to assist the Planning Commission in the Master Plan Zoning Ordinance amendment effort; and,

WHEREAS, The Planning Commission prepared text amendments related to the Neighborhood Node Zoning District, including the Regulating Plan; and,

WHEREAS, Modifications to the Neighborhood Node Zoning District required that the Zoning District Map be amended; and,

WHEREAS, Ninety (90) properties are proposed to be rezoned; and,

WHEREAS, The properties proposed to be rezoned, organized by intersection, are as follows:

WATTLES AND LIVERNOIS

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-15-353-052	4072 Livernois 101 - 109	NN	RT

88-20-15-353-053	4062 Livernois - 4066	NN	CB
88-20-15-353-054	N/A	NN	CB
88-20-15-355-066	4000 Livernois	NN	CB
88-20-22-101-043	3838 Livernois	NN/CF	CF
88-20-16-478-035	60 W Wattles - 62	NN	CF
88-20-16-478-036	4009 Livernois	NN	CB
88-20-22-101-001	3950 Livernois	NN	CB
88-20-22-101-002	3900 Livernois	NN	CB
88-20-22-101-003	92 E Wattles	NN	CB

LONG LAKE AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-10-477-038	5017 Rochester	NN	GB
88-20-10-477-039	935 E Long Lake	NN	GB
88-20-10-477-049	5027 Rochester - 5137	NN	GB
88-20-11-351-006	5042 Rochester - 5044	NN	GB
88-20-11-351-007	5032 Rochester	NN	GB
88-20-11-351-008	5016 Rochester - 5024	NN	GB
88-20-11-351-009	5012 Rochester	NN	GB
88-20-11-351-010	1047 E Long Lake - 1055	NN	GB
88-20-11-351-011	1057 E Long Lake - 1155	NN	GB
88-20-11-351-013	5054 Rochester - 5120	NN	GB
88-20-14-101-003	4932 Rochester	NN	GB
88-20-14-101-004	4930 Rochester	NN	GB
88-20-14-101-006	4880 Rochester	NN	CB
88-20-14-101-040	1120 E Long Lake	NN	GB
88-20-14-101-042	1050 E Long Lake	NN	GB
88-20-14-101-043	4924 Rochester	NN	GB
88-20-14-101-044	N/A	NN	CB
88-20-14-101-047	1152 E Long Lake	NN	GB
88-20-14-101-048	4966 Rochester	NN	GB
88-20-15-201-015	850 E Long Lake	NN	GB

88-20-15-201-016	920 E Long Lake	NN	GB
88-20-15-201-018	4995 Rochester	NN	GB
88-20-15-201-038	940 E Long Lake	NN	GB
88-20-15-201-040	4915 Rochester - 4967	NN	GB
88-20-15-201-048	4897 Rochester	NN	GB
88-20-15-201-049	4889 Rochester	NN	GB

LONG LAKE AND LIVERNOIS

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-09-476-029	5015 Livernois	NN	GB
88-20-09-476-034	5053 Livernois - 5079	NN	GB
88-20-09-476-042	5145 Livernois	NN	GB
88-20-09-476-043	70 W Long Lake	NN	GB
88-20-10-351-018	31 E Long Lake - 125	NN	GB
88-20-10-351-019	25 E Long Lake	NN	GB
88-20-15-101-001	30 E Long Lake	NN	GB
88-20-15-101-030	102 E Long Lake	NN	GB
88-20-15-101-031	N/A	NN	GB
88-20-16-200-018	61 W Long Lake - 109	NN	GB
88-20-16-200-019	55 W Long Lake	NN	GB
88-20-16-200-020	4973 Livernois - 4979	NN	GB
88-20-16-202-001	4968 Treeside Lane	NN	RT

SOUTH BOULEVARD AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-02-102-010	6780 Rochester	NN	CB
88-20-03-226-013	6951 Rochester	NN	GB
88-20-03-226-042	6905 Rochester	NN	GB
88-20-03-226-046	6835 Rochester - 6843	NN	GB

WATTLES AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
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88-20-14-351-008	4086 Rochester	NN	GB
88-20-14-351-056	4048 Rochester - 4066	NN	GB
88-20-15-478-015	4035 Rochester	NN	CB
88-20-22-226-040	3951 Rochester - 3955	NN	GB
88-20-22-226-041	3939 Rochester	NN	GB
88-20-22-226-042	3921 Rochester	NN	GB
88-20-22-226-074	3995 Rochester	NN	GB
88-20-23-100-044	3990 Rochester	NN	GB
88-20-23-100-070	3946 Rochester - 3978	NN	GB
88-20-23-100-078	1064 E Wattles	NN	GB

MAPLE AND JOHN R

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-26-482-031	1883 E Maple	O	NN
88-20-26-482-032	1853 E Maple	O	NN
88-20-26-482-033	1869 E Maple	O	NN
88-20-26-483-009	N/A	CB	NN
88-20-26-483-047	1975 E Maple	CB	NN
88-20-26-483-048	1905 E Maple	GB	NN
88-20-26-483-050	N/A	CB	NN
88-20-26-483-053	N/A	CB	NN
88-20-26-483-055	1915 E Maple	GB	NN
88-20-35-226-042	1980 E Maple	GB	NN
88-20-35-226-095	1940 E Maple	GB	NN
88-20-35-226-096	1477 John R	GB	NN
88-20-36-100-057	1494 John R	O	NN

DEQUINDRE AND FOURTEEN MILE

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-36-476-036	33259 Dequindre	NN	IB
88-20-36-476-037	1783 E Fourteen Mile	NN	IB
88-20-36-476-038	1835 E Fourteen Mile - 1837	NN	IB

88-20-36-476-039	33215 Dequindre	NN	IB
88-20-36-476-040	33181 Dequindre	NN	IB
88-20-36-476-050	33373 Dequindre	NN	IB
88-20-36-476-071	1725 E Fourteen Mile - 1729	NN	IB
88-20-36-476-074	33333 Dequindre - 33341	NN	IB
88-20-36-476-075	33145 Dequindre	NN	IB
88-20-36-476-076	1881 E Fourteen Mile	NN	IB

LONG LAKE AND JOHN R

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-11-481-016	5135 Orchard Crest	NN	R-1C
88-20-11-481-017	5121 Orchard Crest	NN	R-1C

CROOKS AND WATTLES

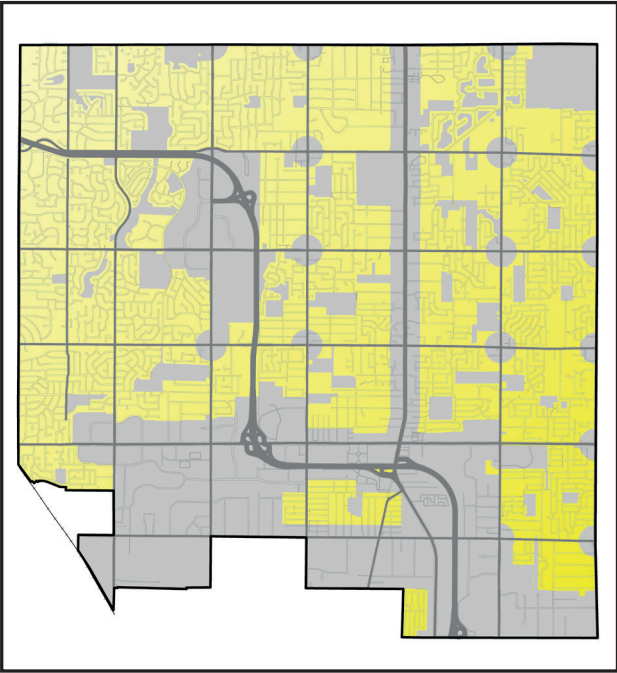
PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-16-301-011	N/A	NN	R-1B
88-20-16-301-012	926 W Wattles	NN	R-1B

BE IT RESOLVED, That Article 5 of Chapter 39 of the Code of the City of Troy, which includes provisions related to Neighborhood Nodes, including the Regulating Plan, be **AMENDED** to read as written in the proposed Zoning Ordinance Text Amendment (ZOTA 258), City Council Public Hearing Draft, as recommended by the Planning Commission.

BE IT FURTHER RESOLVED, The proposed rezonings listed herein are hereby **APPROVED**.

BE IT FINALLY RESOLVED, The Zoning District Map is hereby **AMENDED**.

Single-Family Residential:
The Social Neighborhood



- **Social units of the City.**
- **Walkable, safe places to live.**
- **Centered on schools or other community facilities.**
- **Linked with nearby services.**

The predominant land use in the City of Troy is single-family residential. This category is intended to preserve the existing quality residential neighborhoods of the City while recognizing the need for other uses that support the main function of residential areas. The single-family areas of the City are arranged around Social Neighborhoods. Social Neighborhoods are unique, self-contained areas bounded by Troy’s main thoroughfares. They are mostly single-family areas centered on community elements like schools or parks. Social Neighborhoods are described in more depth at the end of this Chapter and are illustrated by the solid circles shown on the Neighborhoods Map on page 87.

In the Single Family Residential areas of the City, non-residential uses will be considered only

when the use is clearly incidental to and ancillary to single-family residential, or when the use is a park, school, or other community-oriented public or quasi-public use.

The Social Neighborhoods of the City are bounded by the mile square grid pattern of Troy’s thoroughfares. These defined areas can provide the sense of place that Vision 2020 and this Master Plan are striving for. In most cases, they have a school as central focus. Schools continue to be a means of stimulating social interaction on many fronts; children establish their first friendships, parents meet other local parents, schools often host public events. Furthermore, the play areas at school provide readily accessible recreation opportunities. Many Social Neighborhoods in Troy have sidewalks promoting accessibility and exercise, and Troy schools have walking paths that are open to the public.

The ideal Social Neighborhood will exemplify the safer, more enjoyable walking environments envisioned by the “Safe Routes to School” program.

DESIGN CONCEPT

- Neighborhoods are approximately 15 minutes walking from end-to-end.
- A wide variety of residential architecture characterizes the various neighborhoods of the City. Non-residential architecture for schools and places of worship complement the residential setting.

BUILDING LOCATION

- Homes must be located in relation to the street in a manner that complements surrounding, established homes.

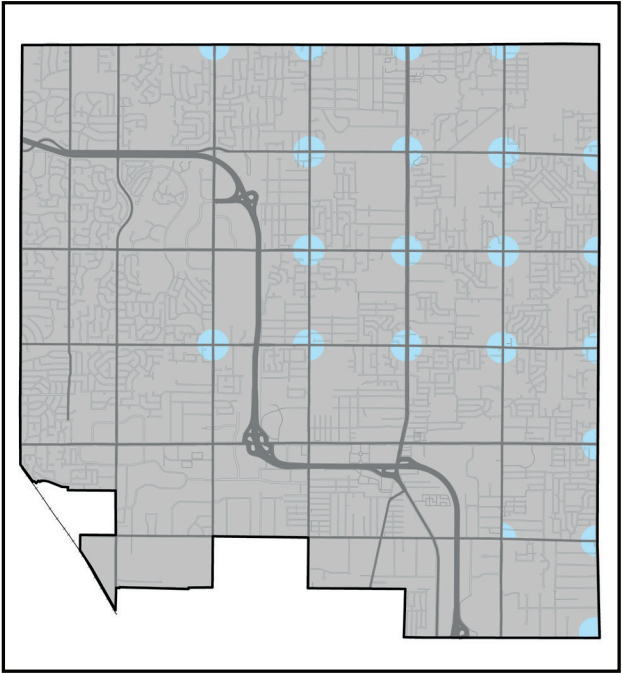
SITE DESIGN ATTRIBUTES

- Walks which link residences to destinations such as schools, libraries, abutting neighborhood commercial service areas, coffee shops, and other neighborhoods are critical.
- The neighborhoods must include improved perimeter walks that are functional and aesthetically pleasing. These exterior walks will directly connect to the activity nodes at major intersections and adjacent neighborhoods. Wide walks will be constructed which will incorporate landscaping and innovative stormwater detention

areas. These areas will be artistically developed, but functional landforms that carry visual interest. The perimeter walks have the ability to bring residents of adjacent neighborhoods together.

- Neighborhoods should be connected to one another to increase the area where residents can readily navigate on foot and expand the boundaries of social interaction. Crosswalks near the mid-mile areas of each grid will improve outside linkages.
- Lighting will not encroach on adjacent properties and will be used carefully to provide safety and security, and for accent illumination.

Neighborhood Nodes:
The Economic Neighborhood



- **Located at intersections of the City’s main roads.**
- **Work together with Social Neighborhoods to create a more livable community.**
- **Mixed use.**
- **Provide neighborhood gathering places.**
- **Accommodate the daily needs of residents.**

Neighborhood Nodes are intended to be commercial and mixed-use centers situated at major intersections of Troy thoroughfares that serve as the center of the City’s Economic Neighborhoods. The nodes are specifically identified on pages 91 and 92. Economic Neighborhoods are destinations created as “go to” places that take on a social role, serving both as a place to meet basic needs of the community and as 21st Century village centers. The attributes of Economic Neighborhoods are described in more detail in the final section of this Chapter, and the design characteristics of Neighborhood Nodes will be described in depth in Chapter 10. The nodes may permit a mix of commercial, office, mixed use with a residential component, open space and pocket parks. The predominant uses in any Neighborhood Node development must be in keeping with the node characteristics described on pages 91 and 92. Industrial uses will not be permitted in the Neighborhood Nodes.

The Economic Neighborhoods of Troy also center on the square mile grid system. Unlike the social neighborhood, the Economic Neighborhoods are centered on major road intersections where commercial, office, and mixed use development occurs. When destinations are created, these nodes become a “go to” place and take on a social role. Each of these nodes serves up to four quadrants of the overlapping social neighborhoods and has the ability to bring residents of all abutting neighborhoods together. These nodes are intended to serve the neighborhoods they abut. Non-motorized connections should be considered when appropriate from nodes into neighborhoods and be accessible by bicycle or pedestrians.

These Economic Neighborhood nodes are destinations that draw people, visually distinguished from the balance of corridor strips through greater density and scale. Variation in building height will often be used to separate the node from the surrounding area but will not be so extreme as to visually overpower abutting neighborhoods. The separation of building heights at intersections with the “between” segments of corridors stimulates the visual concept of “pulsing” development and sets up a system of visual anchors.

Moderately dense residential environments within

mixed use developments may be encouraged within some nodes to provide steady activity for longer periods of the day. Residences may be mixed with offices on upper floors or be developed immediately adjacent to the commercial areas. Residential uses should be an accessory use in a node. Development within nodes on the same or adjacent parcels shall be seamlessly integrated with a focus on pedestrian connections. During the course of multiple planning processes, the Planning Commission closely analyzed the role, function, and location of neighborhood nodes throughout the City.

DESIGN CONCEPT

- These nodes are within a fifteen minute walking distance of residential neighborhoods to encourage alternative modes of transportation such as bicycle and pedestrian.
- Development may be denser and taller than the surrounding area, encouraging visual prominence to signal a gathering space.
- Nodes should be generally confined to a 1,000 foot radius from a major intersection.
- The nodes provide uses and spaces that attract and welcome neighborhood residents.
- First floor is intended to be commercial in nature.

SITE DESIGN ATTRIBUTES

- Buildings should be separated from the street by a landscaped greenbelt and a pedestrian walk.
- Primary parking areas will be located within rear or interior side yards.
- Off-street parking should be screened from the public right-of-way preferably by a hedge or row of shrubs. If landscaping is not possible, parking should be screened by a knee wall or low decorative fence.
- Walks will connect adjacent developments and the public sidewalks.
- Well-defined crosswalks with timed signalization will permit safe crossings.
- Provide a flexible use of space allowing modest outdoor gathering spaces. This may include plazas with seating, landscape and open space features, water features, public art, or a similar feature.

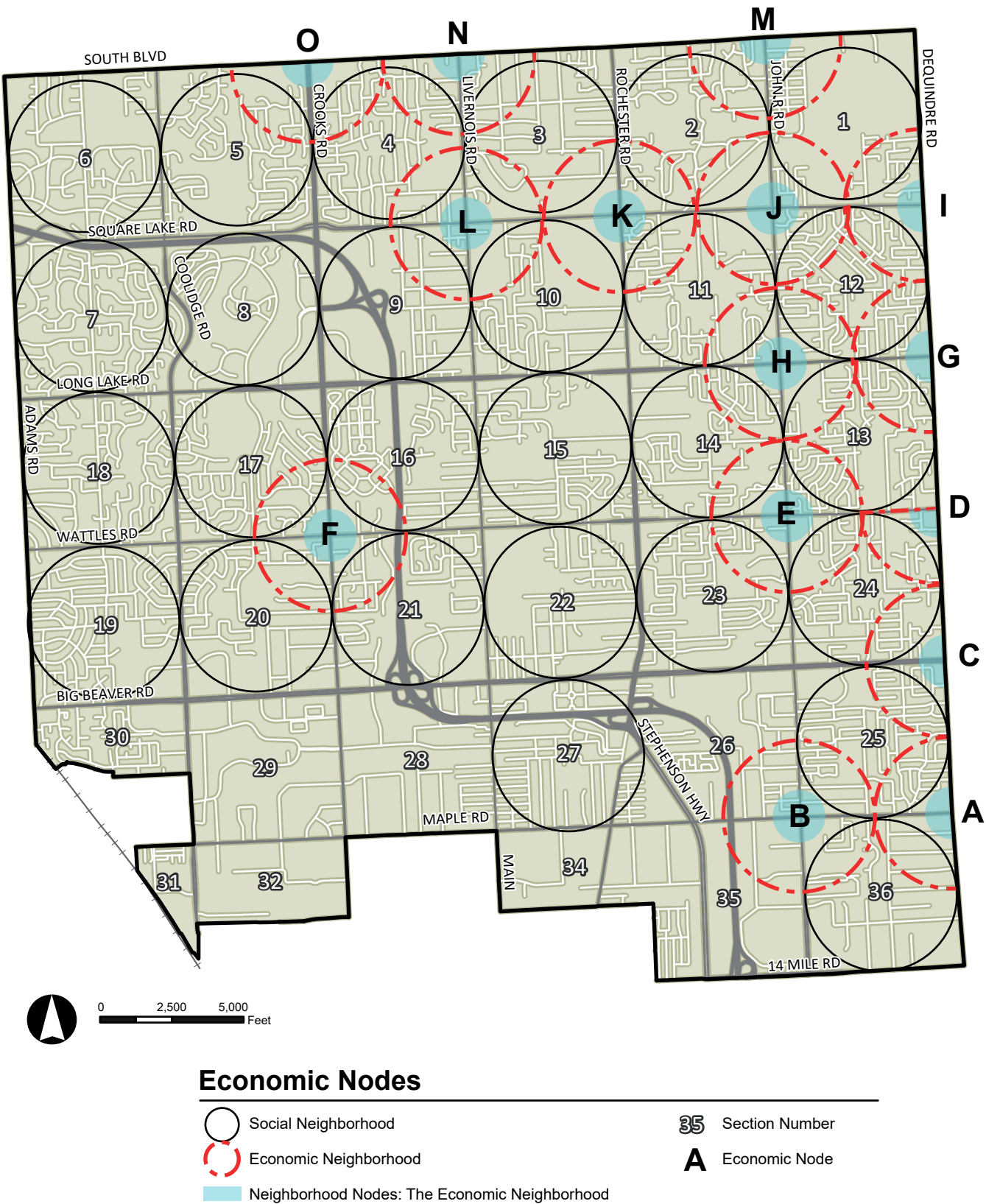
- Encourage a creative mix of open space and landscaping to provide an amenity to the residents, visual relief to passersbys, and a buffer to adjacent properties.

BUILDING DESIGN ATTRIBUTES

- One-story buildings should have a minimum exterior height of sixteen feet. In multiple story buildings, the ground level story should have a minimum height of twelve feet from finished floor to finished ceiling.
- Three stories may be permitted for mixed use development with the first floor being a commercial use and two upper stories of residential.
- Multiple story buildings should be placed along major thoroughfare and not adjacent to residential uses.
- Facades facing major thoroughfares will be treated as fronts and should have a minimum of half transparent glass and special architectural design treatments.
- Fenestration (the arrangement of windows and doors) should be highlighted through the use of awnings, overhangs, or trim detailing.
- Lighting will be carefully managed so as not to encroach on adjacent residential areas. One-story buildings should have a minimum exterior height of sixteen feet.
- A ground level story should have a minimum height of twelve feet from finished floor to finished ceiling.

	Node/Intersection	Primary Uses and Character
A	Maple Road and Dequindre Road	The unique neighborhood node is home to a collection of uses serving the local Polish population. Uses complementary to the cultural center and bank which help this area serve as a gathering place and focus area for the neighborhood could include service uses, or specialty retail and dining. Infill commercial development within existing underutilized parking lots should be explored. However, infill or redevelopment of existing commercial properties should provide an appropriate buffer and transition to the adjacent residential uses. There may be opportunities for limited infill residential development in the northwest corner of the node. The residential should be of a scale and massing to complement the existing low-scale nature of the area.
B	John R. Road and Maple Road	The node should expand to all four corners. The City should be open to redevelopment of all parcels in the node to best serve the area with a predominantly commercial mix of uses catering to the immediate residential and employment areas.
C	Big Beaver Road and Dequindre Road	Any redevelopment in this area should be designed to create a very noticeable “gateway” into Troy. Redevelopment south of Big Beaver should focus on commercial uses that serve the adjacent neighborhoods but also provide an appropriate transition and buffer to the adjacent residential neighborhood. The City should encourage continued investment in the commercial property on the northwest corner
D	Wattles Road and Dequindre Road	The north side of the node should be removed and reclassified to residential use which may include single-family, cluster, low-scaled multiple family, or assisted living to provide creative housing options in the area. South side should continue to focus on office uses. However, limited commercial and service uses designed to complement the main focus of the area as an office node may also be permissible.
E	John R Road and Wattles Road	This node should focus on mixed-use, service, or commercial uses to serve the immediate neighborhoods. Any development or redevelopment shall be of a scale and massing to complement the existing low scale nature of the area. Low scale multiple family may be permissible if it models the scale and orientation of the multiple family neighborhood at the northeast corner of the node.
F	Crooks Road and Wattles Road	The southeast corner of this node satisfies the commercial, service and multi-family residential uses to serve the immediate neighborhoods. Any development or redevelopment of the northwest corner shall be of a scale and massing to complement the existing low-scale nature of the area and protect the existing natural resources including Lane Drain. Additional commercial development is not desirable for this corner. Low-scale single family attached residential is encouraged if it models the intensity scale and orientation of the single family attached neighborhood at the northeast corner of the Node E (Wattles and John R). Development in the northwest corner shall also ensure appropriate transition to adjacent properties via increased setbacks, reduced heights, and enhanced landscape buffers. Due to the existing traffic patterns along both Crooks and Wattles, incorporation of a park use, or low intensity and scale residential, including the expansion of the Stonehaven subdivision into the southwest corner of this node, utilizing the already existing entrances from Crooks and Wattles would be appropriate. If a continuation of Stonehaven is not possible, any future development of this corner shall limit access to Crooks and Wattles, to not increase existing traffic conflicts. The City may consider rezoning the southwest corner to a one-family attached or single-family zoned designation. The City also recognizes that expansion of the White Chapel Cemetery or the continuation of single-residential uses in the northeast corner of this node would be appropriate. The City may consider rezoning the northeast corner to a single-family zoned designation.
G	Dequindre Road and Long Lake Road	Predominantly commercial, catering to both local needs and regional traffic, new development and redevelopment should be mostly commercial, identifying opportunities for small office and mixed-use. Large undeveloped parcels to the north and south of Long Lake Road should be low scale multiple family, which provides an appropriate transition and buffer to adjacent residential neighborhoods. Inter-pedestrian connections and pedestrian access to the adjoining area and effective screening should be primary areas of focus during the site design process.

	Node/Intersection	Primary Uses and Character
H	John R Road and Long Lake Road	New development and redevelopments should either be compact, walkable mixed-use development with a combination of uses serving the immediate surroundings or low-scale multiple family, such as duplexes, triplexes, or senior housing which provide an appropriate transition and buffer to adjacent residential neighborhoods. Integrated compact development which would allow a user to park once and meet several daily needs would be a positive contribution to the node. Because the node has a significant amount of open space, preservation of green space shall be incorporated into any development or redevelopment within the node.
I	Dequindre Road and Square Lake Road	Redevelopment should include an integrated compact residential component, live/work units, or small office. Service oriented use development in combination with new residential development would provide a unique setting here. New residential can include low scale multiple family, such as duplexes or triplexes, which provides an appropriate transition and buffer to adjacent residential neighborhoods
J	John R Road and Square Lake Road	This node must be careful to respect this important natural resource. New development or redevelopment should complement the churches and limited commercial uses in the area and should incorporate robust landscaping, natural buffers, and conscientious site design to enhance the known natural features in the area.
K	Rochester Road and Square Lake Road	Existing commercial uses should continue to provide a foundation for this neighborhood node. As tenants change, new service uses, retail, and limited office uses should provide service to the immediate residential neighborhood
L	Livernois Road and Square Lake Road	Development in this area historically known as Troy Corners should be especially considerate of the historic past of the area. Any new development should integrate various types of community gathering spaces, such as parks, public art, historical elements, plazas, community centers, and recreational facilities into the design. Adaptive reuse of existing historic structures should be considered before demolition or relocation of these resources. This node will have low intensity uses of a non-automotive oriented nature that creates a central neighborhood village, that is walkable and accessible. Any automotive oriented use shall not be considered in this node. Low-scale single family attached residential may be permissible if it models the scale and orientation of the single family attached family neighborhood at the northeast corner of Node E (Wattles and John R).
M	John R Road and South Boulevard	Small local commercial uses and office uses should be the focus of this node to complement the large-scale office development across the City’s boundary to the north, within the City of Rochester Hills. The southwest corner provides a significant opportunity for a mixed-use development that provides a low-scale multiple family development with neighborhood-oriented retail on the first floor. Any new development should incorporate distinctive elements to create a “gateway” feeling into Troy. Distinctive elements include gateway signage, streetscape, and unique architecture.
N	Livernois Road and South Boulevard	Limited local commercial and housing for seniors should remain the primary focus of this neighborhood node. Any new development should incorporate distinctive elements to create a “gateway” feeling into Troy. Distinctive elements include gateway signage, streetscape, and unique architecture.
O	Crooks Road and South Boulevard	Area should remain predominantly commercial, catering to local needs of the surrounding neighborhoods. New development and redevelopment should be either be mixed use or commercial that serves to further enhance this successful commercial area. Any new development should incorporate distinctive elements to create a “gateway” feeling into Troy. Distinctive elements include gateway signage, streetscape, and unique architecture.



DESIGN ATTRIBUTES / GUIDELINES

1. Multiple-story mixed-use with first floor retail serving the adjacent neighborhood.
2. Low-scale multiple-family development serving as a transition from commercial uses along the corridor to adjacent residential uses.
3. Infill development replaces underutilized parking lots.
4. Parking is conveniently provided behind buildings and screened with landscaping. Pedestrian elements are also provided.
5. Multiple-row landscape buffer provides visual buffer between land uses.
6. Access and circulation is improved by creating shared-access points, properly spacing driveways, and creating delineations between pedestrian and vehicular zones.
7. Properly designed sidewalks and crosswalks of the appropriate width, with street trees, street furniture, and a defined semi-public edge.
8. A defined "street wall" is formed by buildings fronting on a street with consistent setbacks. Placement, scale, and design quality of the street wall determine the character of the streetscape.



Commercial uses that directly front on major mile road



Low-scale multiple-family developments serving as a transition between commercial and adjacent single-family residential



Single-family residential





RESIDENTIAL

Three levels of intensity as you move away from the main corridor:

- 1. Commercial uses that directly front on major mile road
- 2. Low-scale multiple-family developments serve as a transition between commercial and adjacent single-family residential
- 3. Single-family residential

Design elements such as:

- A. Curvilinear streets
- B. Shared driveways
- C. Sideloaded and recessed garages increase visual appeal by reducing the impact of garage doors and softening the view from the road with greenscape

Node-wide design elements for residential:

- D. Direct pedestrian connections from residential to commercial uses and public sidewalks along the main corridor
- E. Multiple-row landscape edges provide buffer between land uses



JOHN R & E LONG LAKE ROADS

The redesigned intersection includes a variety of elements which blend in to the surrounding neighborhood, including:

- 1. Duplexes
- 2. Two- to three-story mixed-use commercial and residential

- 3. A 1.2-acre neighborhood park
- 4. Curvilinear entry drive connecting Orchard Crest and Wilmet Drives
- 5. Two- to three-story townhomes along John R with rear facing garages
- 6. Reconfigured retail including existing pharmacy and new small scale retail tenants.

Node-wide design elements for residential:

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— FEMA Regulated Floodway (approximate)
— Proposed park boundary



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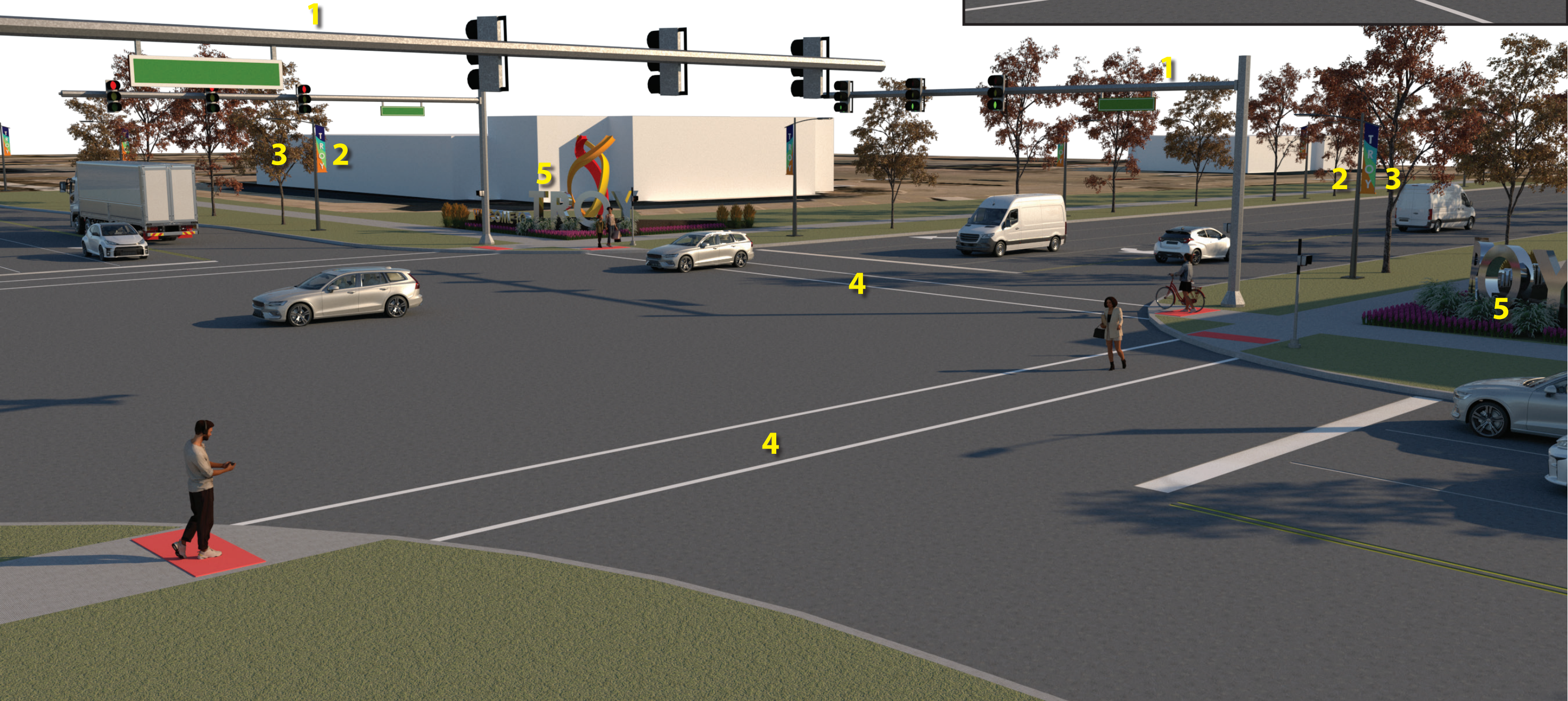
CITY GATEWAY DESIGN ATTRIBUTES / GUIDELINES

1. Upgraded traffic signal and street sign poles.

2. Street lights with pole banners.

3. Street trees.

4. Marked crosswalks with pedestrian activated signals, curb cuts, and textured warning strips to meet ADA guidelines.
5. “Welcome to Troy” signage with landscaping. Additional art or sculptural elements can be included at key intersections.



CITY OF TROY

AN ORDINANCE TO AMEND
CHAPTER 39 OF THE CODE OF THE CITY OF TROY
CITY COUNCIL PUBLIC HEARING DRAFT

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as an amendment to Chapter 39, Zoning Ordinance, of the Code of the City of Troy.

Section 2. Amendment

Chapter 39 of the Code of the City of Troy is amended as follows:

Revise Section 5.06 to read as follows:

SECTION 5.06 NEIGHBORHOOD NODES DISTRICT

A. Intent. The Neighborhood Nodes (NN) District is derived from the 2008 [City of Troy Master Plan](#), and updated after extensive review in 2024, which specifically identifies 24 15 specific intersections that play a critical role in the daily function, image, quality of life, and continued viability of the City. These nodes vary widely in character and context, but share common characteristics.

Neighborhood Nodes are meant to serve as the core of the “economic neighborhoods” of Troy identified in the [Master Plan](#). Economic neighborhoods are destinations created as “go to” places that take on a social role, serving both as a place to meet basic needs of the community and as 21st century village centers, which can include integrated residential development. They are intended to serve the abutting neighborhoods.

The Neighborhood Nodes should draw people, and should be visually distinguished from the surrounding area because of their greater intensity, density and design. Design techniques such as the variation of building height, land use transitions, increased buffers, and landscape techniques shall be required ~~encouraged~~ by these regulations to help ~~separate~~ transition development in the Node from to the surrounding area. Such variations, however, will protect ~~respect~~ the adjacent neighborhoods and will not be so extreme as to visually overpower ~~transitional~~ or residential areas.

The success of the Neighborhood Nodes will play a critical role in the protection and cultivation of a high quality of life in Troy.

B. Regulating Plan.

1. The [regulating plan](#), as set forth in [Figure Map 5.06.1](#), identifies allowable [uses](#) and permissible development within the District based on location.

2. The regulating plan is based on ~~two (2)~~ factors: Site Type and Street Type. Site Types, as described in Section 5.06.B.3, are determined by lot size, location, and relationship to neighboring sites. ~~Street Types, as set forth in Section 5.06.B.4, recognize that street patterns within the City of Troy are established. Streets range from primary corridors which carry a large volume of traffic to local streets which convey lower volumes of neighborhood traffic.~~

3. Site Types. The regulating plan includes ~~two (2)~~ three (3) different site types, described as follows:

a. Site Type NN:A (high intensity, ~~predominantly commercial, or mixed use regionally visible~~) – ~~These sites are predominantly located directly on major arterial roads, have larger acreage than their Site Type NN:B counterparts, and have established driveways, cross access, and larger square footage existing buildings with commercial uses.~~ The NN:A category is meant to accommodate the most ambitious redevelopment within the Nodes, as they typically have the ~~prime~~ location and the size to allow for the most creative solutions for mixed use and node-specific development ~~as outlined in the Master Plan with a mix of open space and landscaping to provide an amenity to residents, visual relief to passersbys, and a buffer to adjacent properties.~~ They are predominantly located at the hard corner of major arterial roads, and rarely abut single family residential neighborhoods. Type A sites are predominantly large enough to provide adequate setback and landscape buffers and provide proper building height transitions to mitigate any negative impact on adjacent properties.

They have larger parcel sizes than their Site Type NN:B or NN:C counterparts, and have established driveways, cross access, and typically larger square footage that can accommodate commercial and Mixed Uses.

~~While the established and intended character of each Node is distinct, the NN:A sites remain more similar to one another than do the NN:B sites, which are far more diverse in terms of use, acreage, and existing buildings.~~ While the NN:B and NN:C sites are intended primarily to provide a transition between the Node and the adjacent residential areas, the NN:A sites are intended to house the destination retail, service, and employment uses that are central to the economic neighborhoods outlined by the [Master Plan](#). These NN:A sites may also ~~often~~ incorporate higher-density residential development on upper floors ~~when possible, to incubate create~~ a compact, walkable environment at the Node and to diversity the City's

housing base. A general zoning provision for form-based districts is that larger parcels permit greater intensity and density for development, and also greater use flexibility. The ordinance encourages combining parcels in order to allow for efficient site development, reduce both infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers.

b. Site Type NN:B (transitional smaller scale, employment based, commercial, office, retail and mixed use) – Site Type NN:B sites consolidates the smaller, are the most diverse of all neighborhood node site types. They are located along major arterial roads and are typically smaller than Site Type A but larger than Site Type C. They may contain a variety of uses, including residential at grade, in a higher-density arrangement, but may also include medium scale retail and service or office uses. Site Type B parcels are intended to serve as a transitional buffer between more intense Type A sites and/or major arterial roads to Site Type C and/or abutting residential neighborhoods. Site Type B may incorporate a variety of uses including low to medium-scale duplex and attached residential and/or service, office and commercial development sites at and around Nodes throughout the City. They are located both in support of NN:A sites as transitional areas between more intense Nodes and the adjacent neighborhoods, and on their own, covering an entire Node, for those Nodes identified in the Master Plan as less intense, smaller scale Nodes with a direct connection to a residential area.

The ordinance encourages combining parcels in order to allow for efficient site development, reduce both infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers. Combining parcels such as combining Site Type C parcels together or combining a Site Type C parcel with a Site Type B parcel to create a larger parcel is a standard for a site type modification, as set forth in Section 5.06.B.4.

~~While not always present between NN:A sites and residential neighborhoods, when possible or preferable based on the parcel arrangement and existing circumstances, the NN:B category allows the Node to develop in a tiered manner, with more intense developments and uses permitted within the core of the Node, and less intense projects providing a buffer for the residential area.~~

~~NN:B sites may contain a variety of [uses](#), including residential at grade, in a higher-density arrangement, but may also include small scale retail and service or office uses. A strong focus on transitional landscaping and a suitable connection to the neighboring residential areas is of critical concern for the NN:B sites, as they will often serve as the primary zone through which residents in a social neighborhood, as identified in the~~

~~Master Plan, engage the Node, which serves as the core of the economic neighborhood.~~

c. Site Type NN:C (single-family, low-scale duplex and attached residential, and smaller-scale, neighborhood-serving commercial areas that are accessible by foot or bike from adjacent residential neighborhoods) – NN:C are the smallest sites located at the edges of Neighborhood Nodes throughout the City. They serve as transitional and buffer areas between more intense Nodes Site Type B and the adjacent established neighborhoods. They are intended to serve as single-family, low-scale duplex and attached residential. In limited and specific circumstances, they can also support compact scale neighborhood-oriented commercial development. The ordinance encourages combining parcels in order to allow for efficient site development, reduce infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers. Combining parcels such as combining Site Type C parcels together or combining a Site Type C parcel with a Site Type B parcel to create a larger parcel is a standard for a site type modification, as set forth in Section 5.06.B.4.

~~4. Street Types. The regulating plan includes two (2) different Street Types, described as follows:~~

~~a. Street Type NN:A (Arterials) — Category NN:A is meant for the main northsouth and east-west roads that intersect at each of the twenty-one (21) neighborhood nodes. These roads are characterized by high traffic volumes and few individual residential curb cuts. They accommodate the majority of the regional traffic through Troy, connect Troy with its adjacent communities, and serve as the primary framework for circulating throughout the City.~~

~~The intersections of these arterial roads present opportunities to cultivate highly visible, highly used areas that connect the various elements of the City, and bridge the gap between the residential portions of Troy with the major corridors, commercial areas, employment centers, and adjacent communities of Troy.~~

~~These roads will evolve over time to form “complete streets” which continue to accommodate regional traffic, but also cater to the emerging neighborhood nodes at their intersections. These roads and intersections will have well-defined crosswalks, and will make use of a series of features intended to protect pedestrians by establishing equity between pedestrians and motorists through effective design. Raised walks of high-quality materials, signage, landscaping, and pedestrian respite islands are several options that may be found within Category NN:A.~~

~~Arterial Roads will also be characterized by strong landscaping designed to mitigate the negative impacts of high traffic volumes from adjacent residential areas which provide a unique and memorable visual character for the roadway.~~

b. ~~Street Type NN:B (Local/Collector) — Category NN:B roads are those roads tying together smaller areas and connecting various parts of individual developments within the Nodes. Either as public or private streets, NN:B streets will have a more varied and localized character than larger roads, depending on their context within predominantly office, retail, or residential areas.~~

~~They act as the connection between the Node and adjacent neighborhoods. Very few examples of streets identified as NN:B streets exist in Troy, but they can also be developed as part of a larger project in the NN District, which may require new streets to be created to adequately and successfully implement the project. It is likely that any new road in the NN District will be a Category NN:B road.~~

~~Category NN:B roads will be very welcoming of non-motorized users and will have defined pedestrian rest areas and other amenities whenever possible. Their scale will be similar to that of a main road within a conventional subdivision or industrial park, and their width will be determined primarily on their purpose. A Category NN:B road within an industrial area may be required to be wider than one in a residential area, although their purpose is similar.~~

~~Category NN:B roads will have a much higher frequency of curb cuts than Category NN:A roads, and will often provide direct rear or side-yard access to retail centers, office complexes, or high density residential projects.~~

~~Sufficient width should be retained on either side of the roadway whenever possible to allow for on-street parking to ensure that a variety of local parking options exist to directly serve the Nodes without requiring significant surface lots on private property.~~

4. Modification of Regulating Plan in Neighborhood Nodes.

A. Process:

I. The Planning Commission has the authority to grant a modification to site type or street type of a regulating plan as part of the site plan review process after holding a public hearing.

II. The Planning Commission shall hold a public hearing as set forth in 3.04.

B. Standards: The Planning Commission shall consider the following in making a determination to modify a site type designation:

I. Area has been added to or deleted modified from the subject property in question requiring the modification or there has been a change in conditions since the Master Plan was adopted.

II. The proposed modification and resulting development will not alter the essential character of the area.

III. The proposed modification meets the intent of the district and is consistent with the Master Plan.

IV. The proposed modification will ensure compatibility with adjacent uses of land.

C. Authorized Use Groups. Authorized ~~use~~ groups, as set forth in ~~Section 5.03.A~~ and in ~~Table 5.06.C-12~~, are applied to the site types and street types in Neighborhood Nodes District in ~~Table 5.06.C-1~~.

D. Authorized Building Forms.

1. Authorized building forms, as are set forth in Section 5.03.B and Table 5.06.C-2 3, is applied to the site types and street types in the Neighborhood Nodes District in Table 5.06.C-2.

2. Residential-One Family Detached shall apply R-1E residential district dimensional requirements as set forth in Section 4.06.C.

3. Residential-Two Family shall apply RT One-Family Attached Residential district requirements as set forth in Section 4.07.C.

E. Design Standards. In addition to standards set forth in this Ordinance, all proposed development shall comply with the standards set forth herein.

1. Building Orientation and Entrance.

a. Intent. The intent of these standards is to ensure that entrances within Neighborhood Nodes contribute to a non-motorized-oriented environment, enhance architectural character, and provide an appropriate transition between public and private space. Entrances shall be designed to promote safety, accessibility, and a sense of place consistent with the mixed-use character of the district.

b. Primary Entrance. The primary building entrance for any building facing a street shall be clearly identifiable, functional, and directly accessible from the front façade facing the street shall be clearly identifiable and useable and located in the front façade parallel to the street.

c. Non-Residential Use. Entrances for all non-residential and mixed-use dwellings shall be clearly identified by at least one (1) of the following:

- i. Projecting or recessed doorways.
- ii. Enhanced materials, lighting or trim details.
- iii. Mixed use buildings. For mixed-use buildings, separate and distinguishable entrances shall be provided for residential and nonresidential portions of the building.

b. Recessed Doorways. Where the building entrance is located on or within five (5) feet of a lot line, doorways shall be recessed into the face of the building to provide a sense of entrance and to add variety to the streetscape. The entrance recess shall not be less than the width of the door(s) when opened outward.

~~c. Residential Dwellings. Entrances for all residential dwellings shall be clearly defined by at least one (1) of the following:~~

~~i. Projecting or recessed entrance. A recessed entrance is required if the building entrance is located on or within five (5) feet of the lot line.~~

~~ii. Stoop or enclosed or covered porch.~~

~~iii. Transom and/or side light window panels framing the door opening.~~

~~iv. Architectural trim or unique color treatments framing the door opening.~~

d. Residential Use

i. The Planning Commission may waive the primary entrance requirement in Section 1(b) for a residential use after considering the following standards and determining that a sufficient criterion have been met:

1) A primary entrance facing the street is not feasible due to security and/or privacy considerations.

2) The development provides sidewalk connections from the primary building entrance to public walkways, parking areas, and adjacent uses.

3) The development provides an internal pedestrian circulation system that ensures safe and convenient access throughout the site.

4) The building facade facing the street includes architectural and design elements that advance the neighborhood node zoning district intent of engaging the street, increasing pedestrian activity, and promoting high-quality design.

5) Buildings are separated from the street by a landscaped greenbelt or other transitional feature that reinforces the pedestrian environment and provides visual interest.

2. Ground Story Activation.

a. Transparency.

i. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a right-of-way street or private road shall be no less than fifty (50) percent windows and doors, and the minimum transparency for facades facing a side street, side yard, or parking area shall be no less than thirty (30) percent of the façade.

A. The Planning Commission may waive this requirement for projects requiring site plan approval when an existing building with unique or historic attributes that help define the character of the node, as determined by the Planning

Commission, is being reused or for residential uses where the Planning Commission determines that transparency requirements may impede residential safety and privacy. In these cases, the Planning Commission may require additional architectural requirements in lieu of transparency to comply with the design intent of the Neighborhood Node district.

ii. ~~The minimum transparency requirement shall apply to all sides of a building that abut an open space, including a side yard, or public right-of-way. Transparency requirements shall not apply to sides building elevations which abut an alley or a side or rear yard.~~

iii. ~~Windows for building sides shall be concentrated toward the front edge of the building, in locations most visible from an urban open space or public right-of-way.~~

b. Transparency Alternatives. The following alternatives may be used singularly or in combination. If used in combination, they may count toward no more than ~~eighty (80) fifty (50)~~ percent of the transparency requirement set forth in Section 5.04 E-4 5.06.E.2.a. ~~The wall design alternative may count toward one hundred (100) percent of the side street transparency requirement, provided the entirety of the length and height of the wall is considered.~~

i. Wall Design. ~~Wall designs that provide visual interest and pedestrian scale may count toward no more than fifty (50) percent of primary street and fifty (50) percent of side street transparency requirements.~~ Wall designs must provide a minimum of three (3) of the following elements, occurring at intervals no greater than twenty-five (25) feet horizontally and ten (10) feet vertically:

- (a) Expression of structural system and infill panels through change in plane not less than three (3) inches.
- (b) System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters.
- (c) System of horizontal and vertical reveals or battens not less than one (1) inch in width/depth.
- (d) Variations in material module, pattern, and/or color.
- (e) System of integrated architectural ornamentation.
- (f) Green screen or planter walls.
- (g) Translucent, fritted, patterned, or colored glazing.

ii. Outdoor Dining/Seating. Outdoor dining/seating that is located between the building and the primary arterial street zone lot line ~~may count toward no more than sixty (60) percent of the transparency requirement. Outdoor dining/seating located between the building and side street zone lot line may count toward no more than eighty (80) percent of the transparency requirement.~~

iii. Permanent Art. Non-commercial art or graphic design of sufficient scale located between the building and the arterial street lot line ~~and orientation to be perceived from~~

~~the public right-of-way~~ and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall ~~may count toward no more than forty (40) percent of the transparency requirement.~~

3. Semi-basement Apartment Units.

(a) Intent: To allow for the creation and safe use of semi-basement apartment units as quality housing within multi-family residential areas.

(b) Definition: A residential unit located on a floor that is below the main entry level of a building but is partially exposed to the outside environment. This exposure permits natural light, ventilation, and emergency egress, allowing the unit to meet habitable space requirements.

(c) Standards:

1. Minimum Ceiling Height: A minimum of eight (8) feet, or as Building Code requires, from floor to ceiling in habitable rooms is required to ensure comfort and livability.

2. Natural Light: At least twenty percent (20%) of habitable floor area must be within access of natural light, typically through windows or light wells. Each habitable room must have at least one operable window for natural light and ventilation.

3. Minimum Floor Area: The minimum area for a semi-basement unit shall be no less than three hundred (300) square feet to ensure comfortable living space.

4. Outdoor space (patio) must be provided

a) Patio spaces must be adjacent to the semi-basement apartment and directly accessible from within the unit.

b) Minimum Size Requirement: Patio spaces must provide a minimum of thirty (30) square feet per unit to allow for comfortable outdoor seating.

c) Patios must include railing of at least four (4) feet in height on any side adjacent to other units or public areas.

d) Railing materials should be consistent with the architectural style of the building and neighborhood.

3. Transitional Features.

a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity [uses](#) and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large [setbacks](#).

b. Intensity. A continuum of use and height intensity, where moderate intensity uses and height are sited between high-intensity [uses](#) and low-intensity uses and heights, shall be developed for multi-building developments. ~~An example would be an office use between commercial and residential uses.~~

c. Height.

i. Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5-stories, 30 feet in height. Height in the Neighborhood Node district shall be calculated as the vertical distance measured from the established grade to the highest point of the roof.

ii. Any building, or portion of a building, on a parcel that is not abutting a one family residentially zoned parcel shall not exceed 3-stories, 38 feet in height. Height in the Neighborhood Node district shall be calculated as the vertical distance measured from the established grade to the highest point of the roof.

d. Setback and Greenbelt:

i. When a parcel is abutting a one-family residential zoned parcel the building setback and landscape buffer from the property line of the one-family residential zoned parcel shall be as follows: ~~When a parcel is abutting a one-family residential zoned parcel the building setback from the property line of the one-family residential zoned parcel shall be no less than the height of the proposed building or twenty (20) feet, whichever is greater.~~

<u>Site Type A</u>	<u>No less than the height of the proposed building or thirty (30) feet, whichever is greater.</u>
<u>Site Type B</u>	<u>No less than the height of the proposed building or twenty-five (25) feet, whichever is greater.</u>
<u>Site Type C</u>	<u>No less than the height of the proposed building or twenty (20) feet, whichever is greater.</u>

ii. The greenbelt shall be landscaped and screened in accordance with Section 13.02.B. ~~When a parcel is abutting a one-family residential zoned parcel a minimum 20-foot landscaped greenbelt shall be maintained from the property line of the one-family residential zoned parcel.~~

iii. The Planning Commission may deviate from these setback and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form or Section 13.02.B. In the review of the deviation, the Planning Commission shall consider the following standards:

- (a) The deviation will not adversely impact public health, safety, and welfare.
- (b) The deviation maintains compatibility with adjacent uses.
- (c) The deviation is compatible with the Master Plan and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.
- (d) The deviation will not adversely impact essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire

protection, drainage systems, refuse disposal, water and sewage facilities, and schools.

(e) The deviation will be in compliance with all other zoning ordinance standards.

(f) The deviation will not adversely impact any on-site or off-site natural features.

e. Orientation. Buildings shall be oriented in such a way as to minimize the impact on abutting residential uses.

f. Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

4. Site Access, Parking, and Loading.

a. Required Parking. Off-street parking shall be provided for a [principal use](#), erected, altered, or expanded after the effective date of this Ordinance in accordance with the standards set forth in [Article 13, Site Design Standards](#).

The [form-based](#) districts are intended to encourage pedestrian- and transit friendly design and compact mixed-use developments. Applicants are encouraged to consider the provisions for shared parking set forth in [Section 13.06.E](#), and flexibility in application set forth in [Section 13.06.F](#).

b. Location.

i. When parking is located in a [side yard](#) (behind the front [building line](#)) but fronts on the required building line, no more than fifty (50) percent of the total site's linear feet along the required building line or one hundred (100) feet, whichever is less, shall be occupied by parking.

ii. For a [corner lot](#), shall be no more than fifty (50) percent of the site's cumulative linear feet along the required building lines or one hundred (100) feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to the intersection.

iii. For a [double frontage lot](#) or a [lot](#) that has frontage on three (3) [streets](#), the cumulative total of all frontages occupied by parking shall be no more than sixty-five (65) percent of the total site's linear feet along a required building line or one hundred and twenty-five (125) feet, whichever is less.

iv. Where off-street parking is visible from a [street](#), it should be screened in accordance with the standards set forth in [Section 13.02.C](#).

Table 5.06.C-1 Use Groups Permitted			
Use Group¹	Site Type A	Site Type B	Site Type C
1. <u>Residential – One Family Detached</u>	<u>NP</u>	<u>NP</u>	<u>S</u>
2. <u>Residential – One Family Attached and Two Family</u>	<u>NP</u>	<u>P</u>	<u>P</u>
3. <u>Residential – Multi Family</u>	<u>P₂</u>	<u>P</u>	<u>S</u>
4. <u>Office</u>	<u>P</u>	<u>P</u>	<u>S</u>
5. <u>Retail / Entertainment / Service</u>	<u>P</u>	<u>P</u>	<u>S</u>
6. <u>Miscellaneous</u>	<u>S</u>	<u>NP</u>	<u>NP</u>
7. <u>7. Mixed Use</u>	<u>P / S₃</u>	<u>P</u>	<u>S</u>
Notes: 1. <u>Drive-through uses are not permitted</u> 2. <u>Permitted on upper floors only as part of a mixed-use development</u> 3. <u>Mixed use includes a vertical or horizontal mix of any permitted uses in district.</u> <u>If one use of the proposed mix of uses requires a special use then the mixed-</u> <u>use development requires a special use</u> <u>P – Permitted Use Groups</u> <u>S – Special Use Approval Groups</u> <u>NP – Prohibited Use Groups</u>			

<u>Table 5.06.C-2</u> <u>Principal Use</u>
<u>Use Group 1: One Family Detached Residential:</u> <u>One Family Detached</u>
<u>Use Group 2: One Family Attached Residential and Two Family Residential:</u> <u>One Family Attached</u> <u>Two Family</u>
<u>Use Group 3: Multiple Family Residential / Institutional Living:</u> <u>Multiple Family Dwelling</u> <u>Live / Work Units</u> <u>Senior Housing – Independent Living</u> <u>Senior Housing – Congregate Care</u>
<u>Use Group 4: Office:</u> <u>General Office</u> <u>Professional and Medical Office</u> <u>Publicly Owned / Operated Office and Service Facility</u> <u>Veterinary Clinic</u> <u>Child Care Center</u>
<u>Use Group 5: Retail / Entertainment / Service:</u> <u>Financial Institutions</u> <u>General Retail</u> <u>Restaurants</u> <u>Personal Service</u> <u>Business Services</u>
<u>Use Group 6: Miscellaneous Uses:</u> <u>Places of Worship</u> <u>Fitness, Gymnastics and Exercise Centers</u> <u>Theaters and Places of Assembly</u> <u>Indoor Commercial Recreation Establishments</u> <u>Commercial Kennels / Pet Day Care</u>
<u>Use Group 7: Mixed Use</u>

Table 5.06.C-3 Building Forms Permitted			
Building Forms	Site Type A	Site Type B	Site Type C
<u>Single- Family Residential Detached</u>	<u>NP</u>	<u>NP</u>	<u>P</u>
<u>Two Family Residential</u>	<u>NP</u>	<u>P</u>	<u>P</u>
<u>A: Small, single-purpose out buildings</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>B: Small, multi-tenant commercial with mixed use</u>	<u>P</u>	<u>P</u>	<u>S</u>
<u>C: Attached single-family residential or live-work</u>	<u>NP</u>	<u>P</u>	<u>P</u>
<u>D: Multi-story mixed use, medium density</u>	<u>S</u>	<u>NP</u>	<u>NP</u>
Notes: <u>P – Permitted Use Groups</u> <u>S – Special Use Approval Groups</u> <u>NP – Prohibited Use Groups</u>			

Table 5.06.C-1 Use Groups Permitted				
Use Group (Table 5.03-1)	Site Type NN: A		Site Type NN: B	
	Street Type NN: A Arterials	Street Type NN: B Locals and Collectors	Street Type NN: A Arterials	Street Type NN: B Locals and Collectors
1 Residential	NP	NP	NP	NP
2* Residential/Lodging	P1	P1	P	P
3 Office/Institution	P	P	P	P
4 Auto/Transportation	S	S	NP	NP
5 Retail/Entertainment/Service	P	P	P	P
6 Misc. Commercial	S	S	NP	NP
7 Industrial	NP	NP	NP	NP
1 Permitted on upper floors only P—Permitted Use Groups S—Special Use Approval Groups NP—Prohibited Use Groups *Lodging uses are permitted subject to Special Use Approval				

Table 5.06.C-2 Building Forms Permitted				
Building Forms	Site Type NN: A		Site Type NN: B	
	Street Type NN: A Arterials	Street Type NN: B Locals and Collectors	Street Type NN: A Arterials	Street Type NN: B Locals and Collectors
A: Small, single purpose, out buildings	NP	NP	NP	NP
B: Small, multi-tenant commercial with mixed use	P1	P1	P	P
C: Attached residential or live/work	P	P	P	P
D: Multi-story mixed use, medium density	S	S	NP	NP
E: Large format commercial	P	P	P	P
F: Large format mixed use	S	S	NP	NP
P— Permitted Building Form S— Special Use Building Form NP— Prohibited Building Form				

Map 5.06.1: Neighborhood Node District Regulating Plan

Legend

NN District

Site Type A

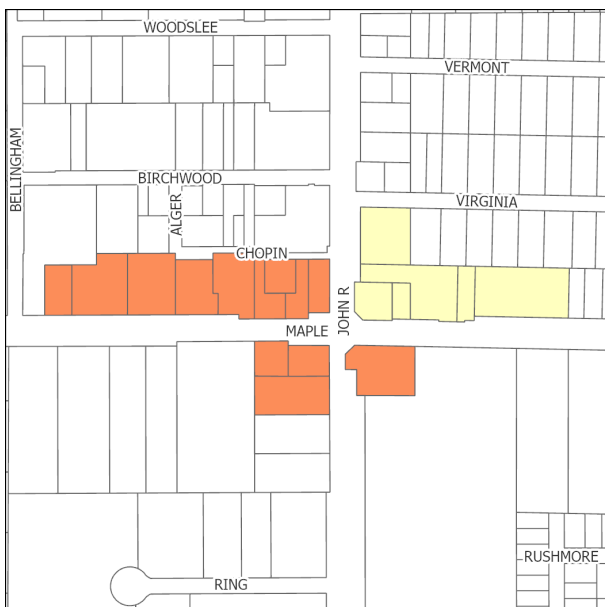
Site Type B

Site Type C

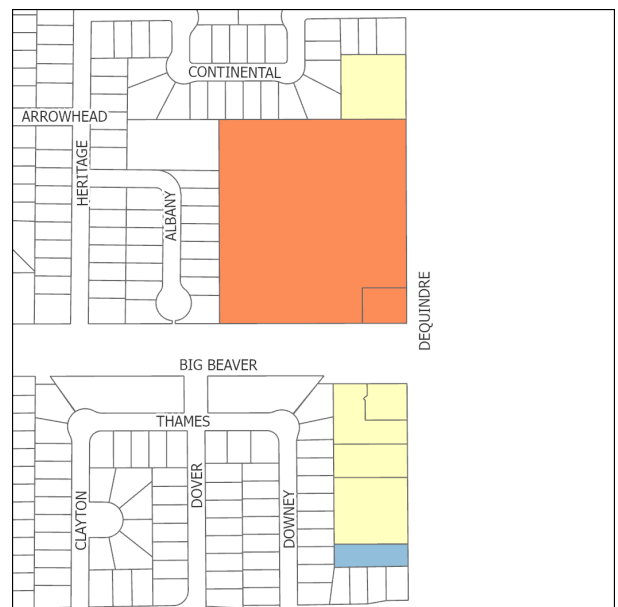
Node A



Node B

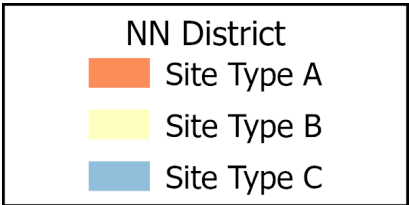


Node C



Map 5.06.1: Neighborhood Node District Regulating Plan

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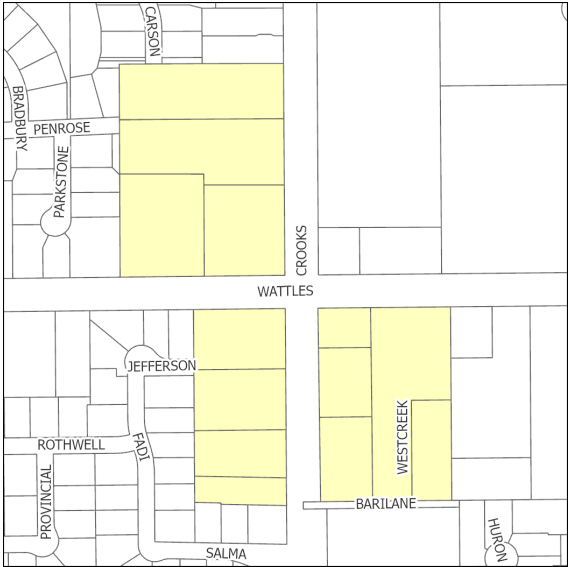
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Node E

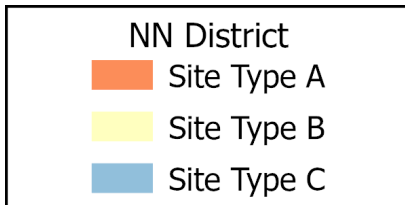


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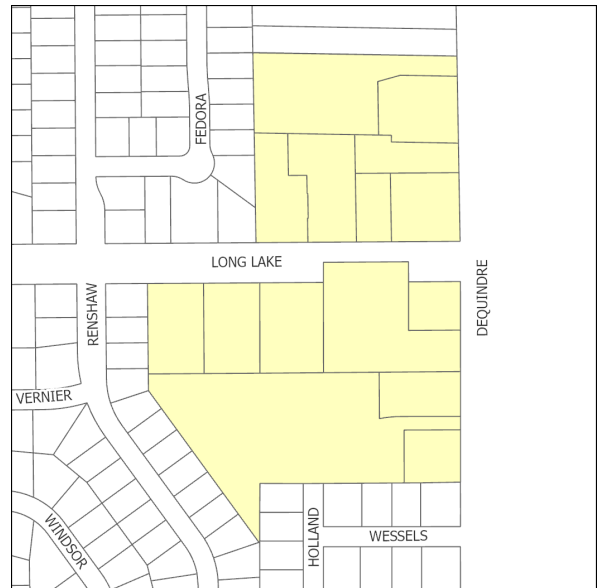


Map 5.06.1: Neighborhood Node District Regulating Plan

Legend



Node G



Node H

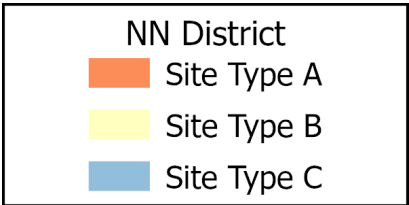


Node I

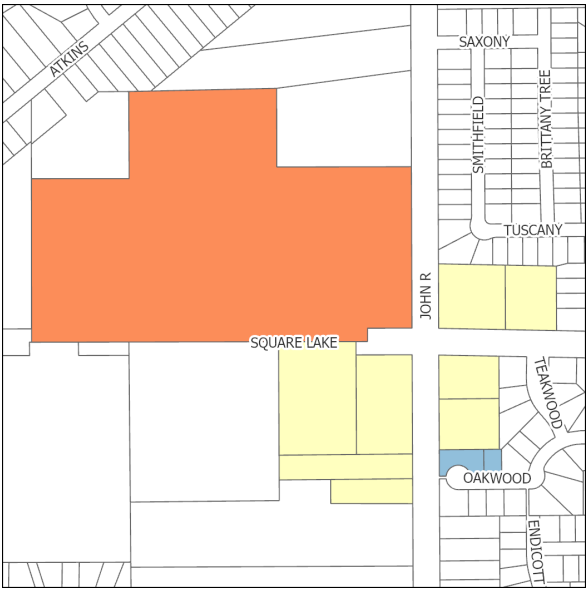


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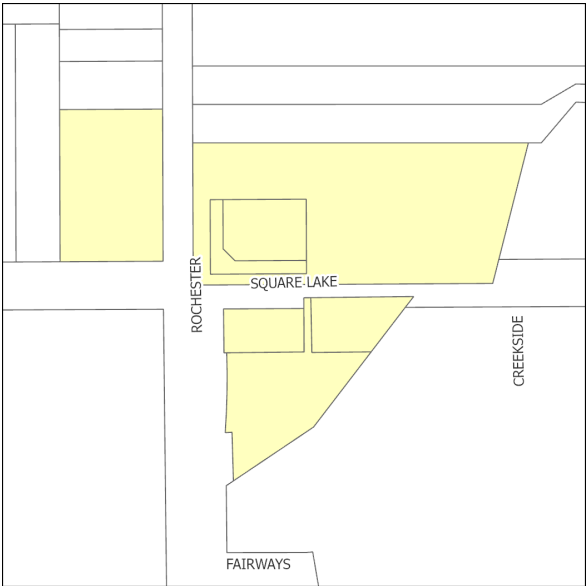
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Node J



Node K

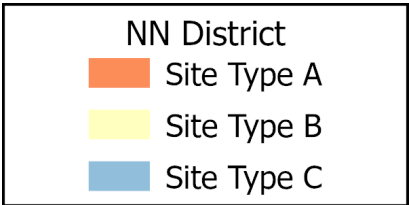


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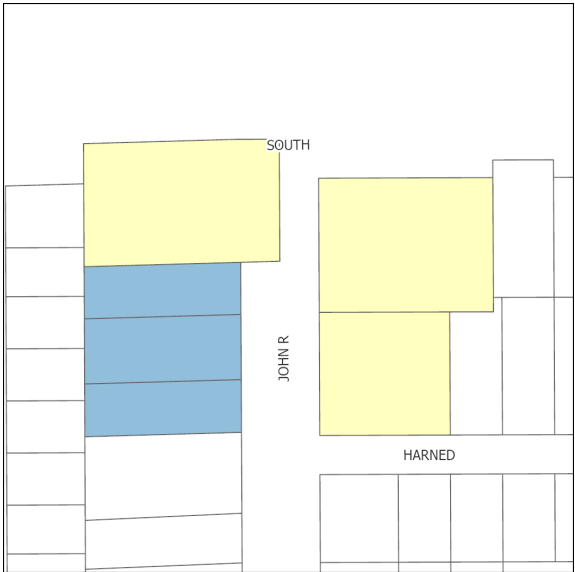


Map 5.06.1: Neighborhood Node District Regulating Plan

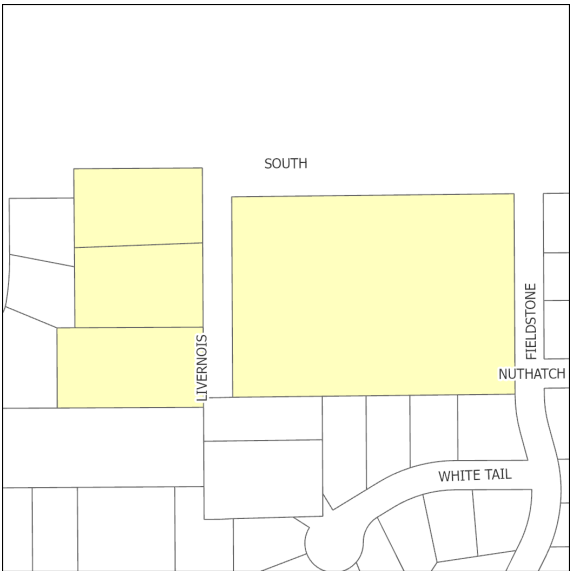
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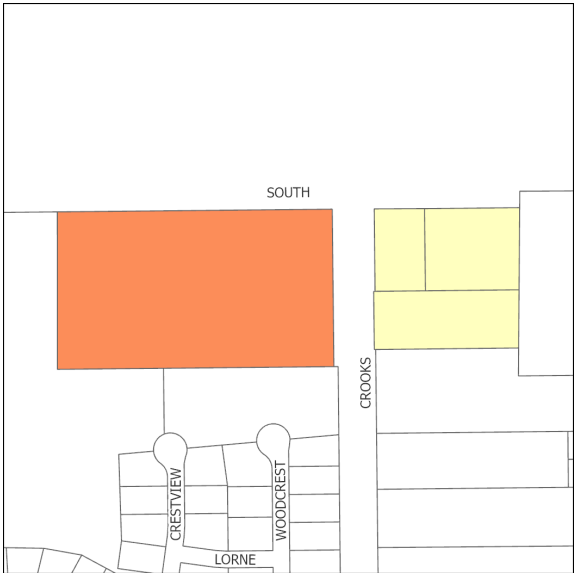
Node M



Node N



Node O

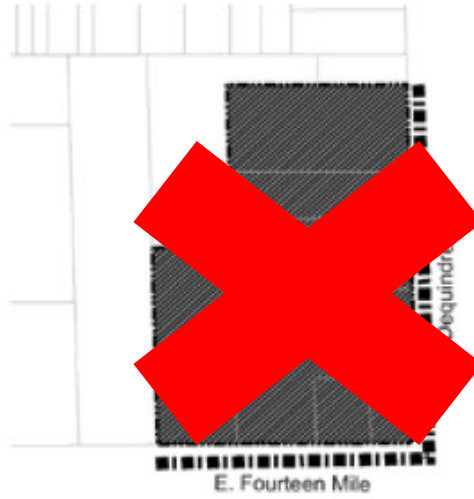


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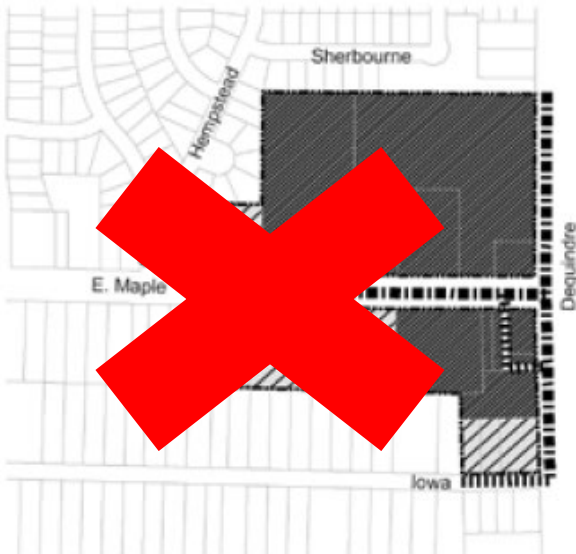
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Node A



Node B

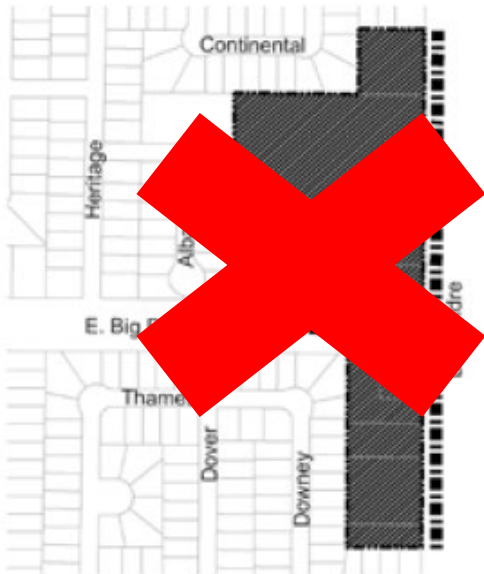


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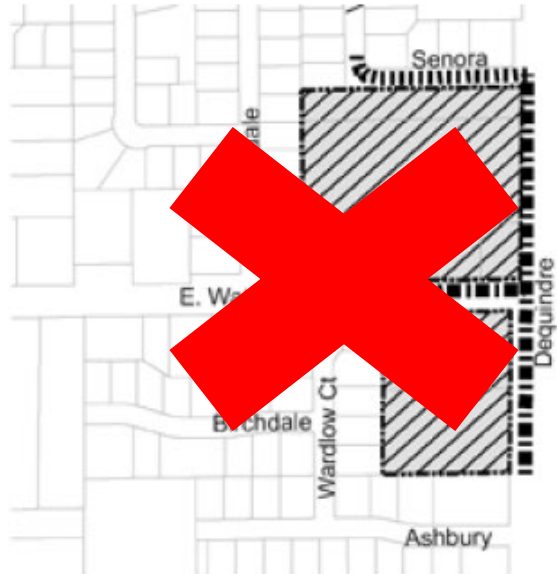


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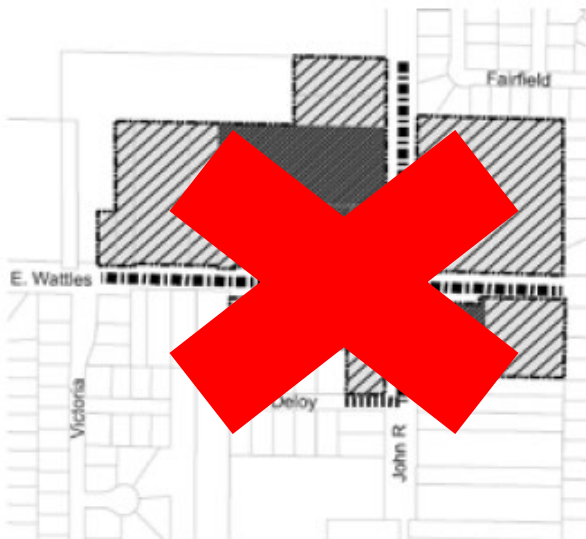
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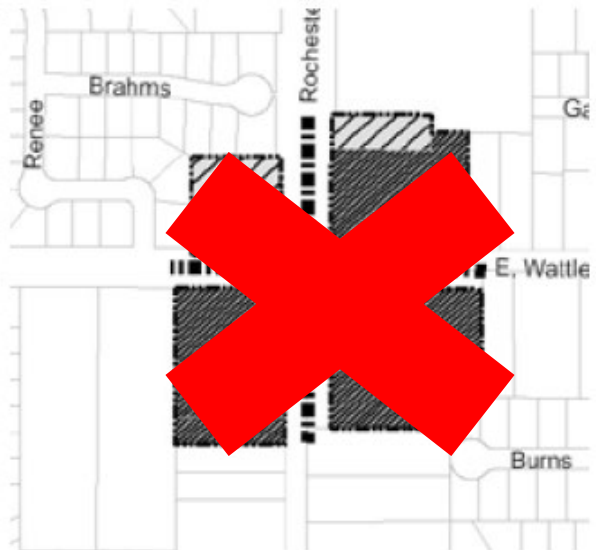
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Node F



Node G

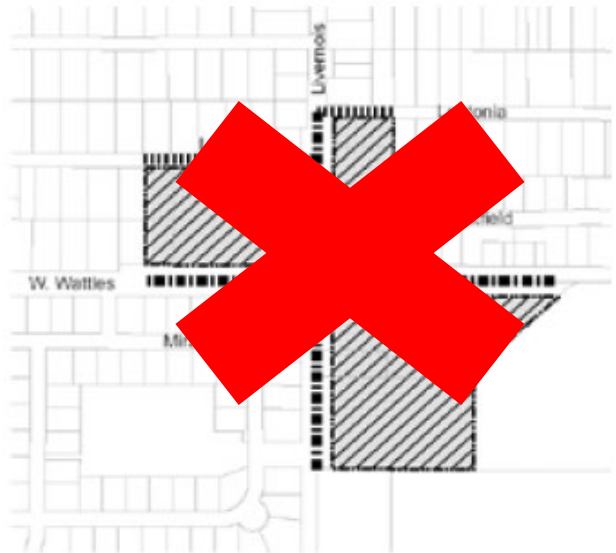


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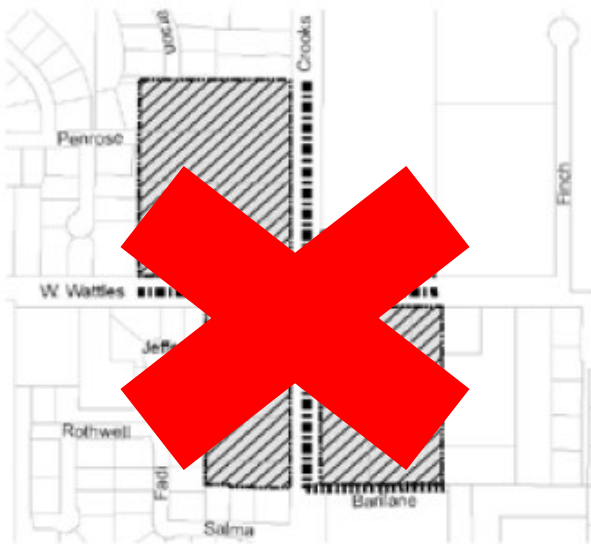
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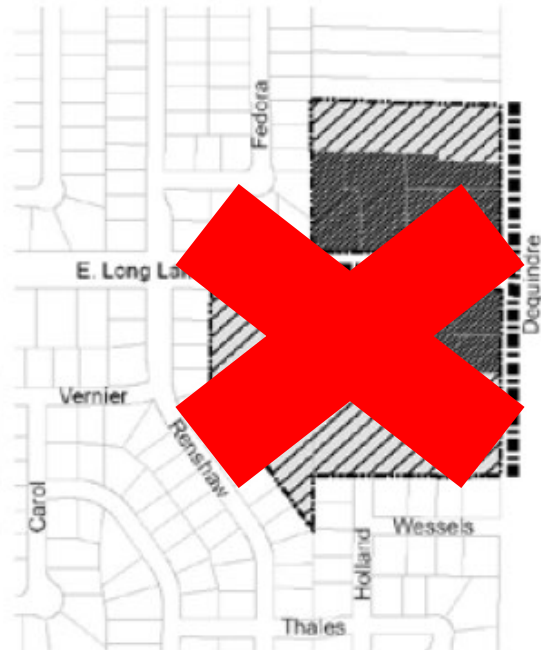
Node H



Node I

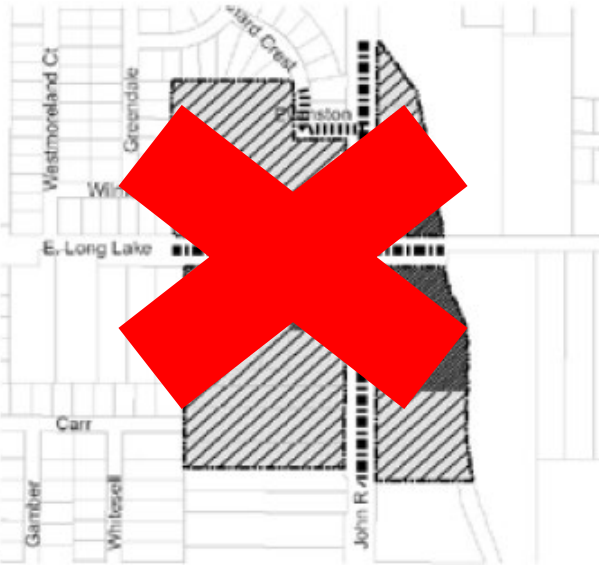


Node J

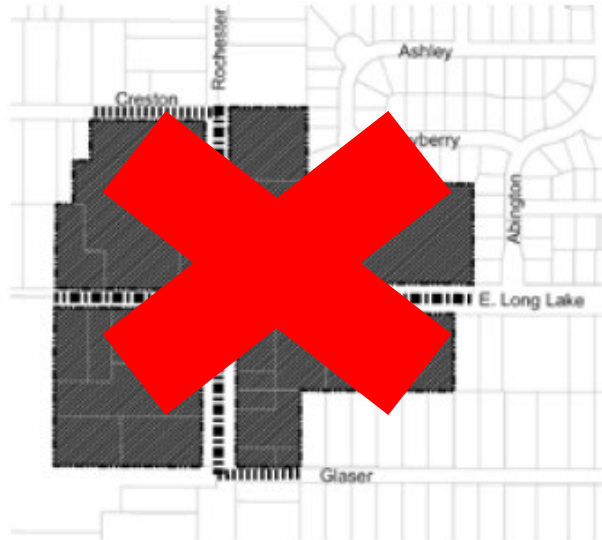


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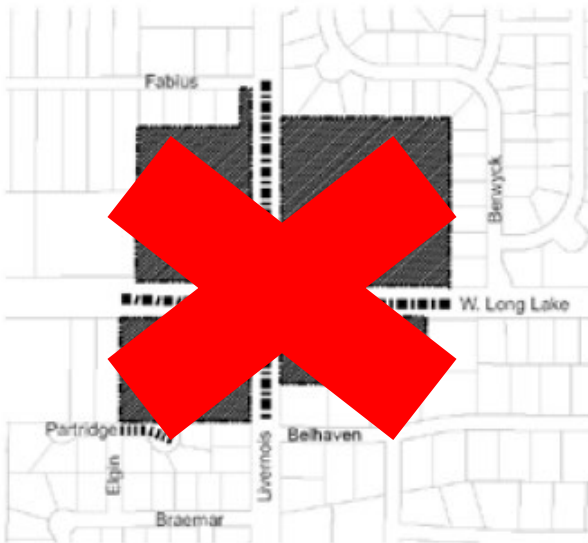
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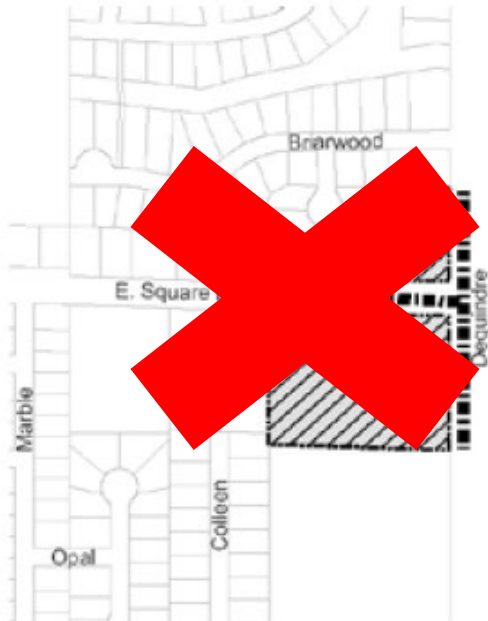
Node L



Node M



Node N

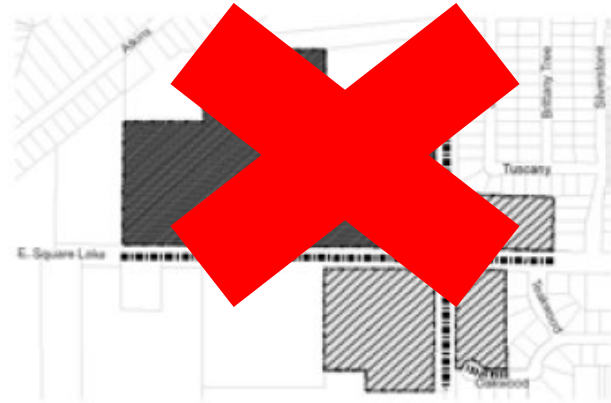


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Legend



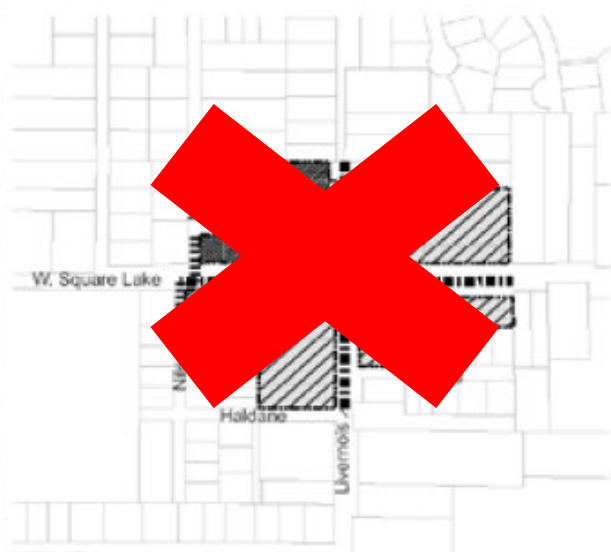
Node O



Node P



Node Q



~~Map 5.06.1: Neighborhood Node District Regulating Plan (Continued)~~

Node R



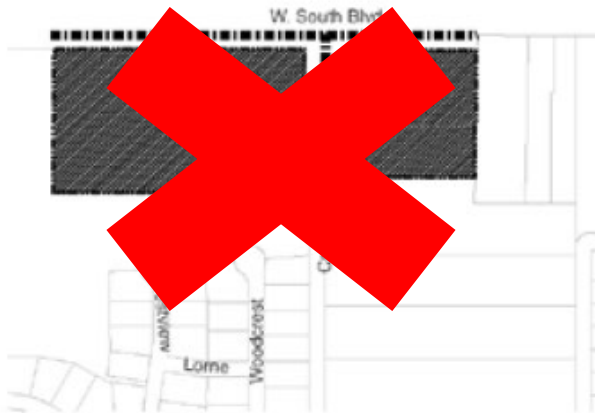
Node S



Node T



Node U



Section 3. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this penal regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 4. Severability Clause

Should any word, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

Section 5. Effective Date

This amendment to the Zoning Ordinance shall take effect seven (7) days after publication, which shall be published within 15 days of adoption, as required the Michigan Zoning Enabling Act (Act 110 of 2006).

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, MI, on the _____ day of _____, 2026.

Ethan Baker, Mayor

Aileen Dickson, City Clerk

PROPOSED
NEIGHBORHOOD NODE REINDEXING

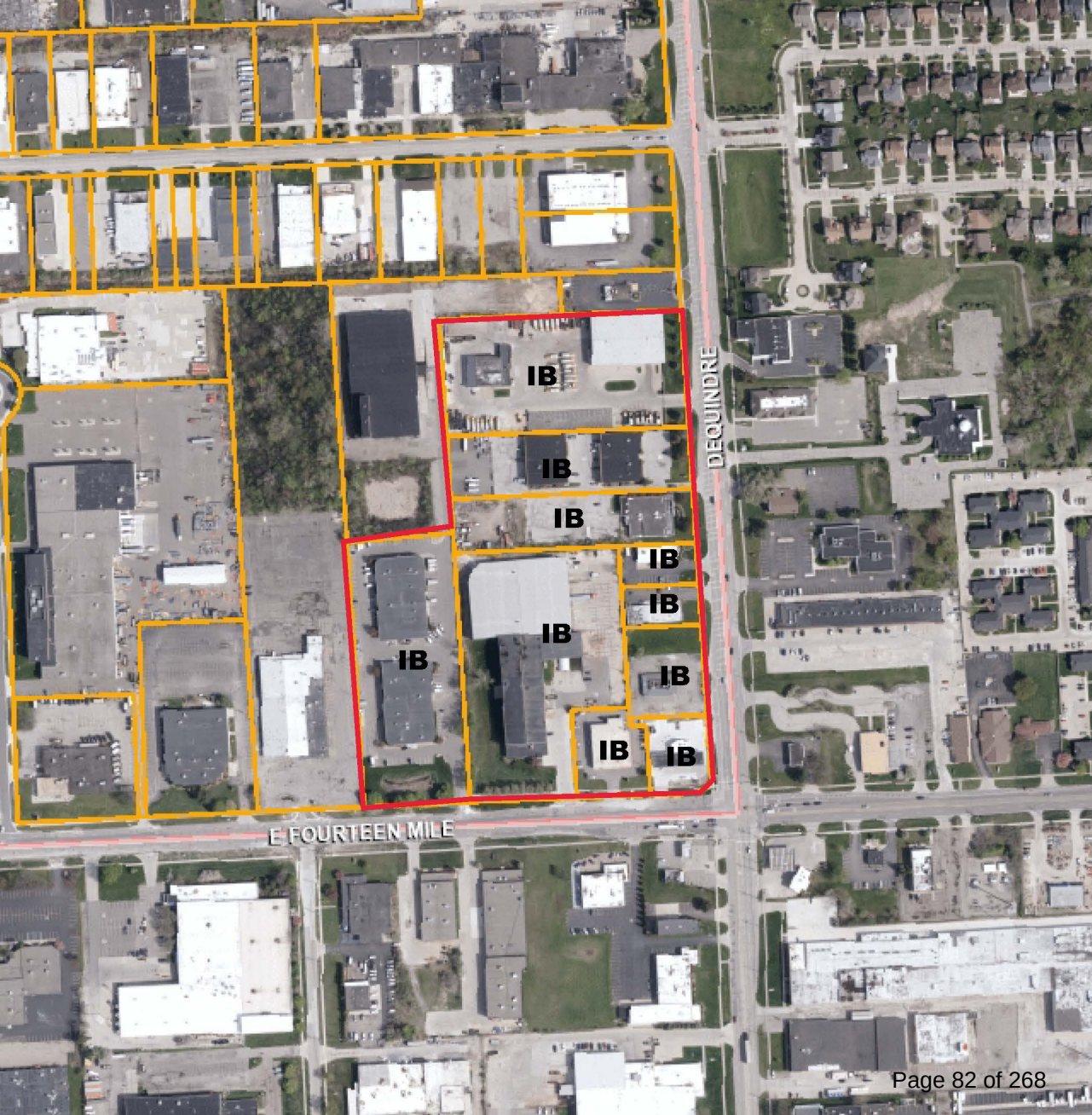
Existing Neighborhood Node	Intersection	Proposed Neighborhood Node
A	E Fourteen Mile & Dequindre	To Be Removed (Rezoned to IB)
B	Maple & Dequindre	A
C	Maple & John R	B
D	Big Beaver & Dequindre	C
E	Wattles & Dequindre	D
F	Wattles & John R	E
G	Wattles & Rochester	To Be Removed (Rezoned to GB)
H	Wattles & Livernois	To Be Removed (Rezoned to CB, RT & CF)
I	Wattles & Crooks	F
J	Long Lake & Dequindre	G
K	Long Lake & John R	H
L	Long Lake & Rochester	To Be Removed (Rezoned to GB & CB)
M	Long Lake & Livernois	To Be Removed (Rezoned to GB & RT)
N	Square Lake & Dequindre	I
O	Square Lake & John R	J
P	Square Lake & Rochester	K
Q	Square Lake & Livernois	L
R	South Blvd & John R	M
S	South Blvd & Rochester	To Be Removed (Rezoned to GB & RT)
T	South Blvd & Livernois	N
U	South Blvd & Crooks	O

PROPOSED MAP AMENDMENTS (REZONINGS)

DEQUINDRE AND FOURTEEN MILE

This Node (Node A) is proposed to be eliminated and the entire Node is proposed to be rezoned to IB.

Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-36-476-036	33259 DEQUINDRE	NN	IB
88-20-36-476-037	1783 E FOURTEEN MILE	NN	IB
88-20-36-476-038	1835 E FOURTEEN MILE -1837	NN	IB
88-20-36-476-039	33215 DEQUINDRE	NN	IB
88-20-36-476-040	33181 DEQUINDRE	NN	IB
88-20-36-476-050	33373 DEQUINDRE	NN	IB
88-20-36-476-071	1725 E FOURTEEN MILE -1729	NN	IB
88-20-36-476-074	33333 DEQUINDRE -33341	NN	IB
88-20-36-476-075	33145 DEQUINDRE	NN	IB
88-20-36-476-076	1881 E FOURTEEN MILE	NN	IB



IB

IB

IB

IB

IB

IB

IB

IB

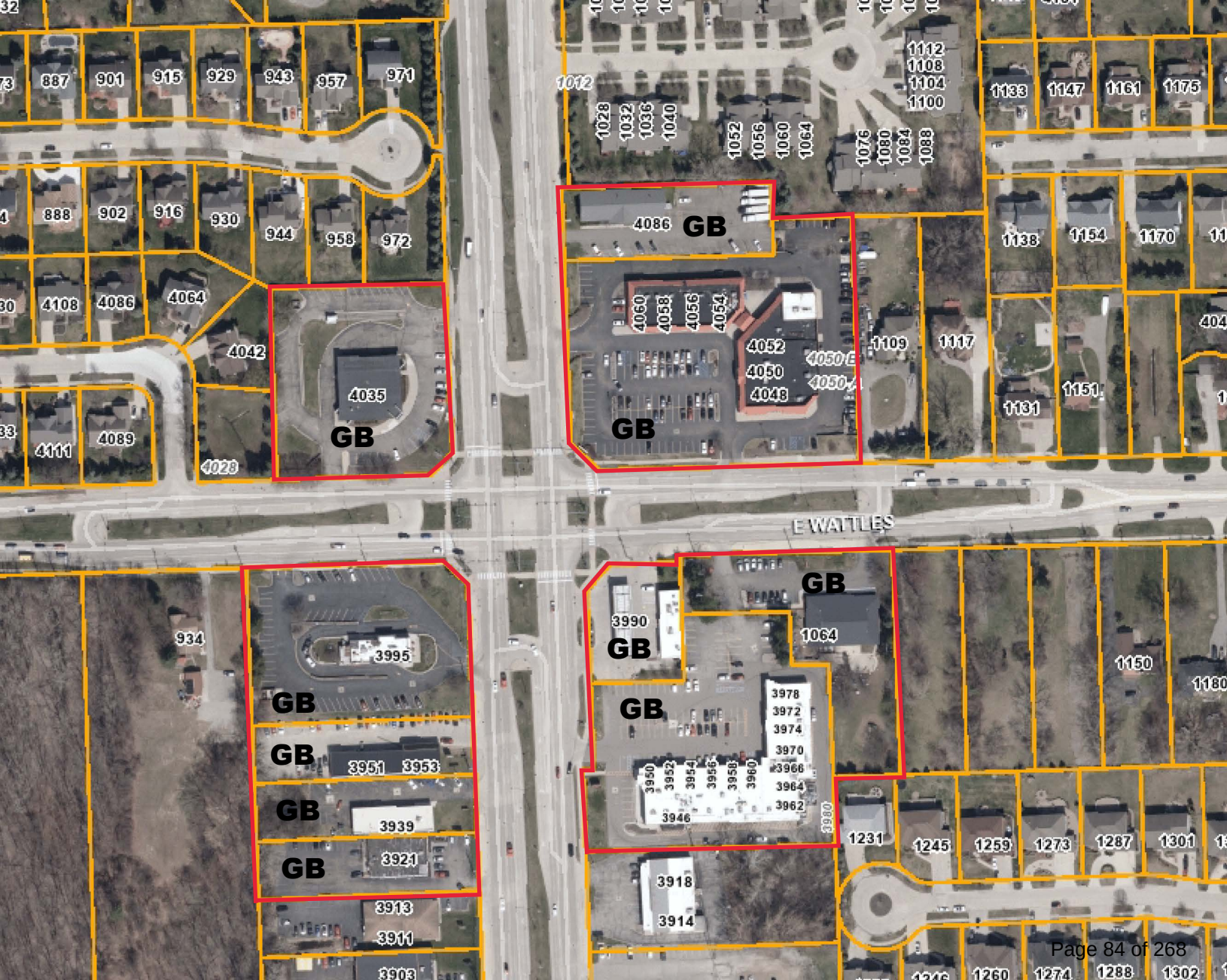
IB

IB

WATTLES AND ROCHESTER

This Node (Node G) is proposed to be eliminated. All properties are proposed to be rezoned to GB.

Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-14-351-008	4086 ROCHESTER	NN	GB
88-20-14-351-056	4048 ROCHESTER -4066	NN	GB
88-20-15-478-015	4035 ROCHESTER	NN	CB
88-20-22-226-040	3951 ROCHESTER -3955	NN	GB
88-20-22-226-041	3939 ROCHESTER	NN	GB
88-20-22-226-042	3921 ROCHESTER	NN	GB
88-20-22-226-074	3995 ROCHESTER	NN	GB
88-20-23-100-044	3990 ROCHESTER	NN	GB
88-20-23-100-070	3946 ROCHESTER -3978	NN	GB
88-20-23-100-078	1064 E WATTLES	NN	GB



GB

GB

GB

GB

GB

GB

GB

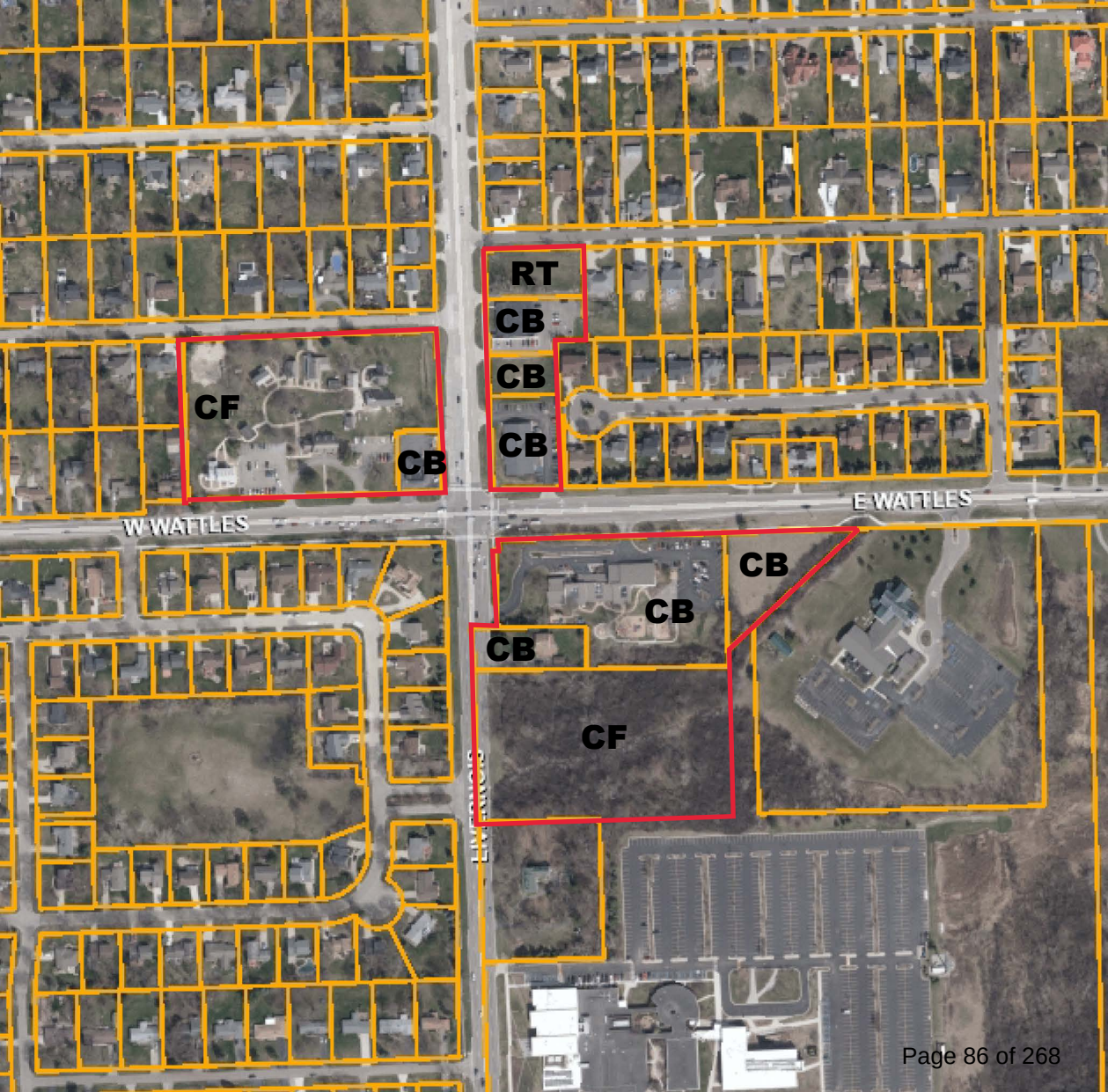
GB

GB

WATTLES AND LIVERNOIS

This Node (Node H) is proposed to be eliminated and rezoned to multiple zoning districts (RT, CB and CF).

Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-15-353-052	4072 LIVERNOIS 101-109	NN	RT
88-20-15-353-053	4062 LIVERNOIS -4066	NN	CB
88-20-15-353-054	N/A	NN	CB
88-20-15-355-066	4000 LIVERNOIS	NN	CB
88-20-22-101-043	3838 LIVERNOIS	NN/CF	CF
88-20-16-478-035	60 W WATTLES -62	NN	CF
88-20-16-478-036	4009 LIVERNOIS	NN	CB
88-20-22-101-001	3950 LIVERNOIS	NN	CB
88-20-22-101-002	3900 LIVERNOIS	NN	CB
88-20-22-101-003	92 E WATTLES	NN	CB



RT

CB

CB

CB

CF

CB

W WATTLES

E WATTLES

CB

CB

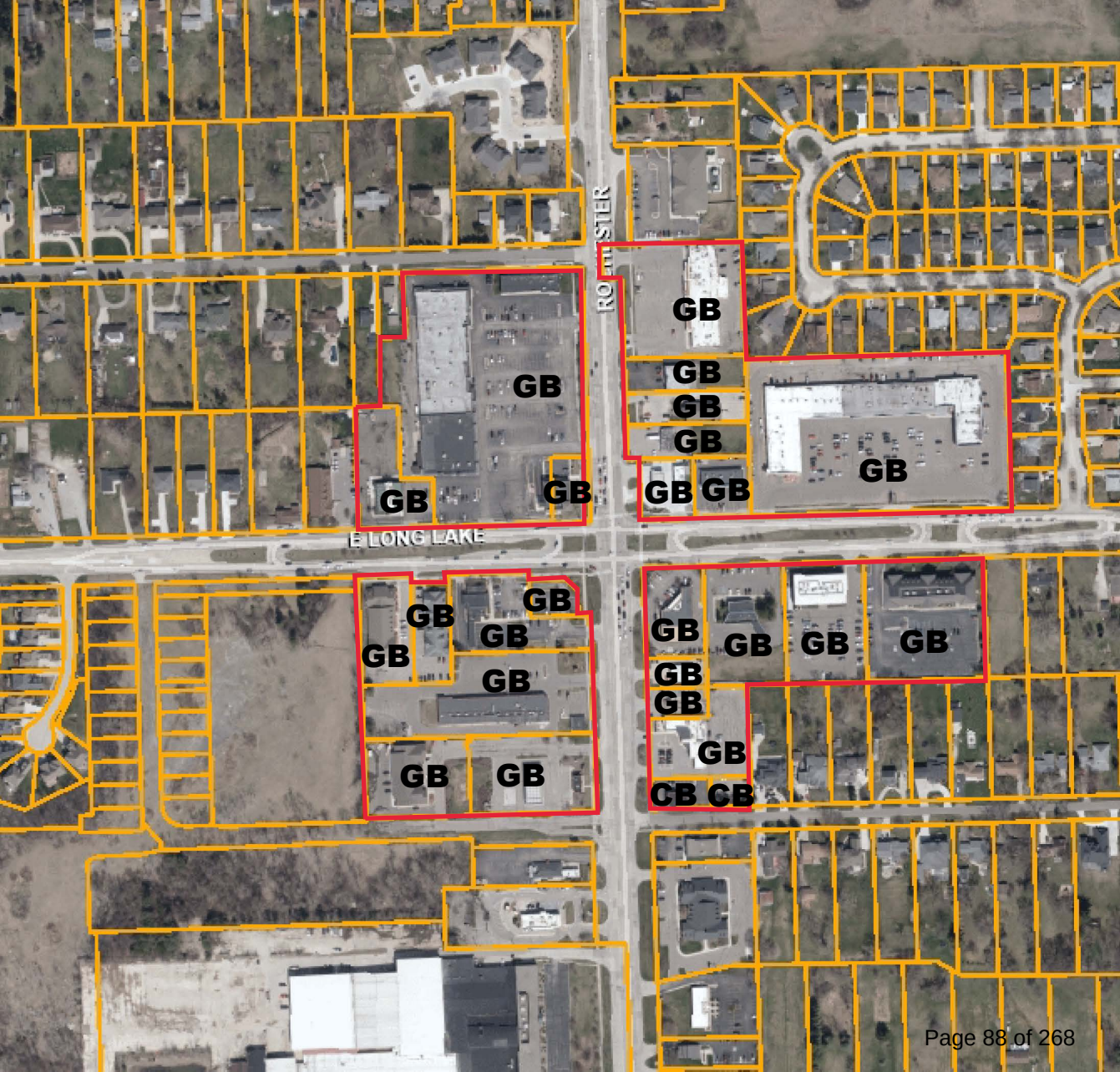
CB

CF

LONG LAKE AND ROCHESTER

This Node (Node L) is proposed to be eliminated and all properties are proposed to be rezoned to either GB or CB.

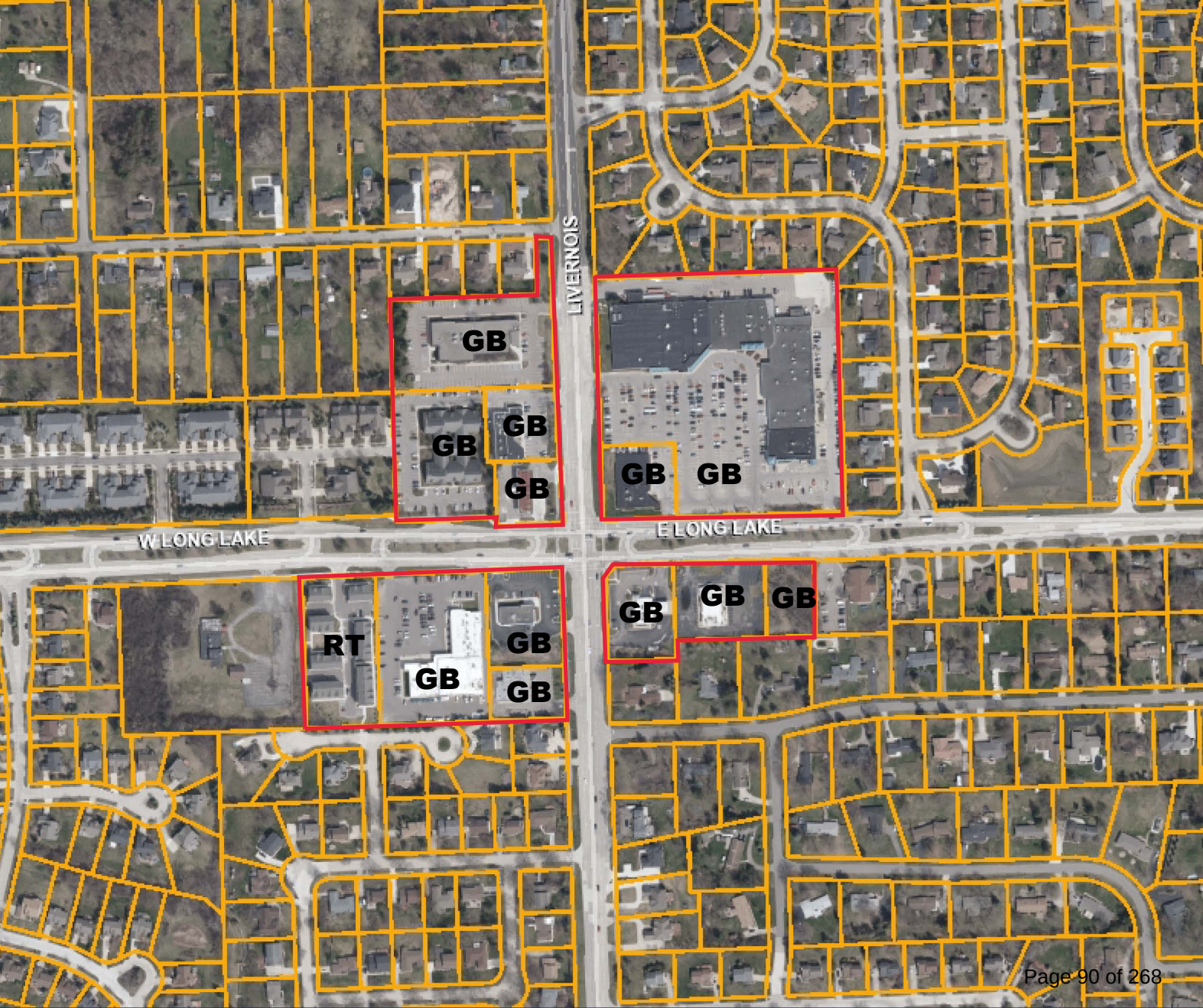
Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-10-477-038	5017 ROCHESTER	NN	GB
88-20-10-477-039	935 E LONG LAKE	NN	GB
88-20-10-477-049	5027 ROCHESTER -5137	NN	GB
88-20-11-351-006	5042 ROCHESTER -5044	NN	GB
88-20-11-351-007	5032 ROCHESTER	NN	GB
88-20-11-351-008	5016 ROCHESTER -5024	NN	GB
88-20-11-351-009	5012 ROCHESTER	NN	GB
88-20-11-351-010	1047 E LONG LAKE -1055	NN	GB
88-20-11-351-011	1057 E LONG LAKE -1155	NN	GB
88-20-11-351-013	5054 ROCHESTER -5120	NN	GB
88-20-14-101-003	4932 ROCHESTER	NN	GB
88-20-14-101-004	4930 ROCHESTER	NN	GB
88-20-14-101-006	4880 ROCHESTER	NN	CB
88-20-14-101-040	1120 E LONG LAKE	NN	GB
88-20-14-101-042	1050 E LONG LAKE	NN	GB
88-20-14-101-043	4924 ROCHESTER	NN	GB
88-20-14-101-044	N/A	NN	CB
88-20-14-101-047	1152 E LONG LAKE	NN	GB
88-20-14-101-048	4966 ROCHESTER	NN	GB
88-20-15-201-015	850 E LONG LAKE	NN	GB
88-20-15-201-016	920 E LONG LAKE	NN	GB
88-20-15-201-018	4995 ROCHESTER	NN	GB
88-20-15-201-038	940 E LONG LAKE	NN	GB
88-20-15-201-040	4915 ROCHESTER -4967	NN	GB
88-20-15-201-048	4897 ROCHESTER	NN	GB
88-20-15-201-049	4889 ROCHESTER	NN	GB



LONG LAKE AND LIVERNOIS

This Node (Node M) is proposed to be eliminated and all properties are proposed to be rezoned to GB or RT.

Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-09-476-029	5015 LIVERNOIS	NN	GB
88-20-09-476-034	5053 LIVERNOIS -5079	NN	GB
88-20-09-476-042	5145 LIVERNOIS	NN	GB
88-20-09-476-043	70 W LONG LAKE	NN	GB
88-20-10-351-018	31 E LONG LAKE -125	NN	GB
88-20-10-351-019	25 E LONG LAKE	NN	GB
88-20-15-101-001	30 E LONG LAKE	NN	GB
88-20-15-101-030	102 E LONG LAKE	NN	GB
88-20-15-101-031	N/A	NN	GB
88-20-16-200-018	61 W LONG LAKE -109	NN	GB
88-20-16-200-019	55 W LONG LAKE	NN	GB
88-20-16-200-020	4973 LIVERNOIS -4979	NN	GB
88-20-16-202-001	4968 TREESIDE LN	NN	RT



LIVERNOIS

W LONG LAKE

E LONG LAKE

GB

GB

GB

GB

GB

GB

RT

GB

GB

GB

GB

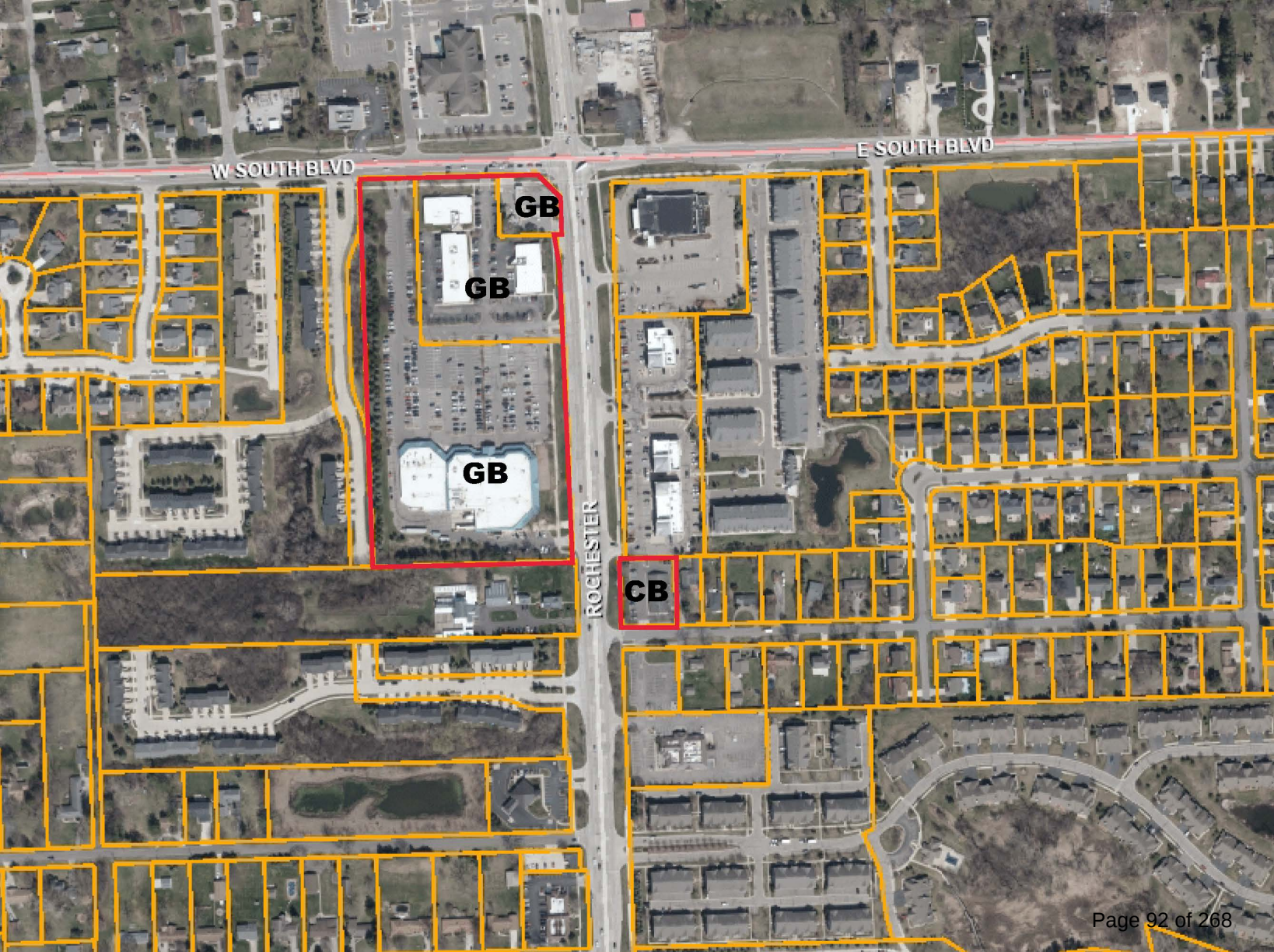
GB

GB

SOUTH BOULEVARD AND ROCHESTER

This Node (Node S) is proposed to be eliminated and all properties rezoned to either GB or CB.

Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-02-102-010	6780 ROCHESTER	NN	CB
88-20-03-226-013	6951 ROCHESTER	NN	GB
88-20-03-226-042	6905 ROCHESTER	NN	GB
88-20-03-226-046	6835 ROCHESTER -6843	NN	GB



W SOUTH BLVD

E SOUTH BLVD

ROCHESTER

GB

GB

GB

CB

MAPLE AND JOHN R

This Node is presently designated as Node C. The Node includes only the northeast quadrant. It is proposed that this Node be expanded to include properties on the northwest, southwest and southeast quadrants. It is proposed to be designated as Node B.

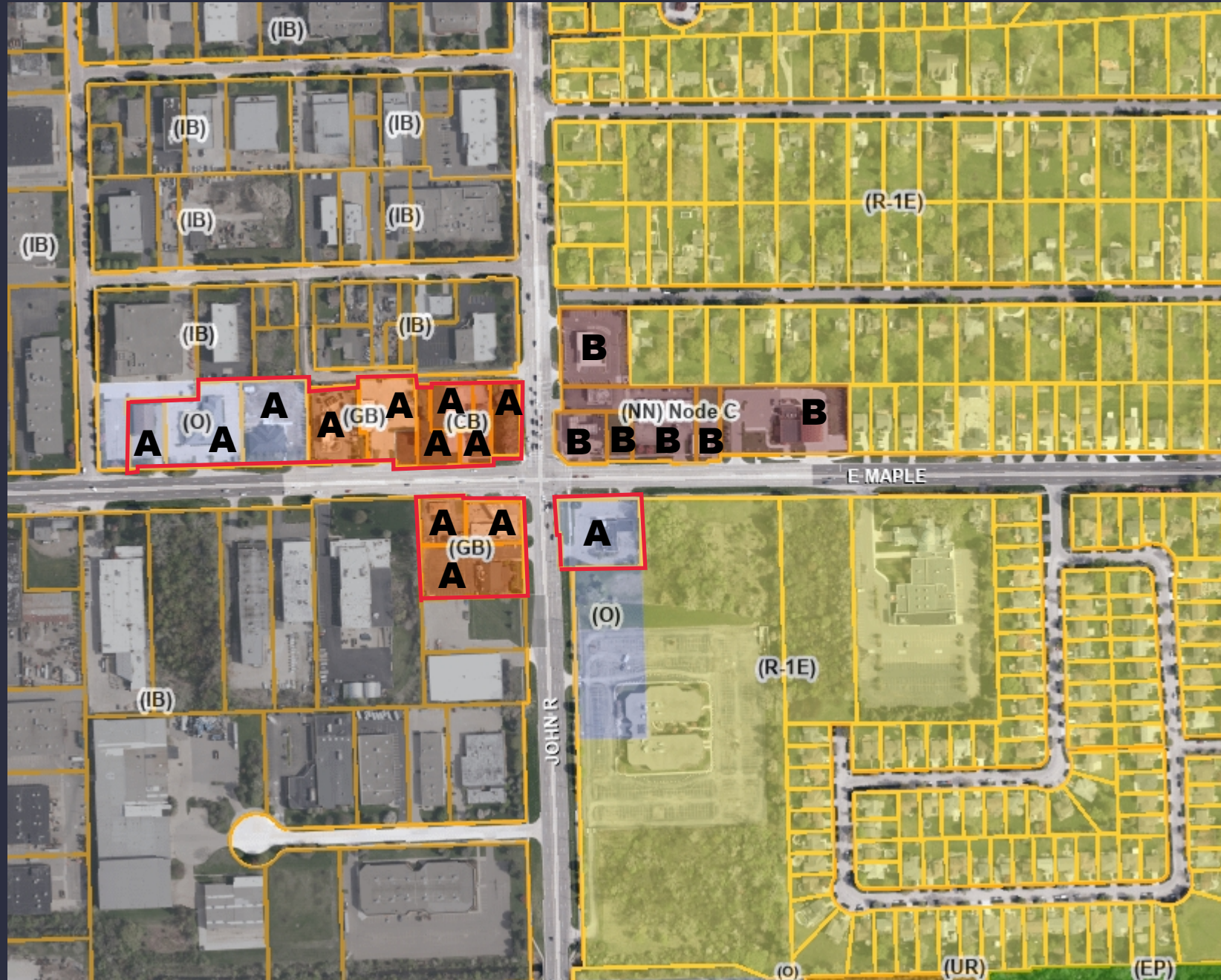
Parcel	Property Address	Current Zoning	Proposed Zoning	Site Type
88-20-26-482-031	1883 E MAPLE	O	NN	A
88-20-26-482-032	1853 E MAPLE	O	NN	A
88-20-26-482-033	1869 E MAPLE	O	NN	A
88-20-26-483-009	N/A	CB	NN	A
88-20-26-483-047	1975 E MAPLE	CB	NN	A
88-20-26-483-048	1905 E MAPLE	GB	NN	A
88-20-26-483-050	N/A	CB	NN	A
88-20-26-483-053	N/A	CB	NN	A
88-20-26-483-055	1915 E MAPLE	GB	NN	A
88-20-35-226-042	1980 E MAPLE	GB	NN	A
88-20-35-226-095	1940 E MAPLE	GB	NN	A
88-20-35-226-096	1477 JOHN R	GB	NN	A
88-20-36-100-057	1494 JOHN R	O	NN	A

Legend:

Form Based Zoning 2

- (PUD) Planned Unit Development; (PUD Development #17; (PUD-19) Planned Ur
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road
- (MR) Maple Road
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential D
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales
- (PUD) Planned Unit Development

Notes:



Map Scale: 1=543

Created: July 3, 2024



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

CROOKS AND WATTLES

This Node is presently designated as Node I. It is proposed that the northeast quadrant of the Node be removed from the Node and rezoned to R-1B. The Node is proposed to be designated as Node F.

Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-16-301-011	N/A	NN	R1-B
88-20-16-301-012	926 W WATTLES	NN	R1-B

Legend:

Form Based Zoning 2

- (PUD) Planned Unit Development; (PUD Development #17; (PUD-19) Planned Ur
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road
- (MR) Maple Road
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential D
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales
- (PUD) Planned Unit Development

Notes:



Map Scale: 1=543

Created: July 3, 2024



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

LONG LAKE AND JOHN R

This Node is presently designated as Node K. There are two parcels in the northwest quadrant that are zoned NN but the underlying use of both parcels is single-family residential. Both parcels are considered legal nonconforming and front on a residential street. It is proposed that both parcels be removed from the Node and rezoned to R-1C. It is proposed that the Node be designated as Node H.

Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-11-481-016	5135 ORCHARD CREST	NN	R1-C
88-20-11-481-017	5121 ORCHARD CREST	NN	R1-C



Legend:

Form Based Zoning 2

- (PUD) Planned Unit Development; (PUD Development #17; (PUD-19) Planned Ur
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road
- (MR) Maple Road
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential D
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales
- (PUD) Planned Unit Development

Notes:

Map Scale: 1=543

Created: July 3, 2024



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Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: City of Troy Planning Commission

From: Benjamin Carlisle, AICP

Date: December 3, 2025

Re: Neighborhood Node Zoning Text Amendments

Following the City Council’s adoption of the updated Master Plan—particularly its emphasis on revisions to the Neighborhood Nodes—the Planning Commission was tasked with amending the Zoning Ordinance to reflect the updated vision and policies. To lead this effort, a Neighborhood Node Steering Committee was established, composed of Chair Perakis, Commissioner Krent, Commissioner Lambert, and Commissioner Faison.

The Steering Committee convened for multiple working sessions. The objective of this process was to ensure the Zoning Ordinance aligned with the intent and purpose of the Master Plan, addressed recurring development challenges, and provided context-sensitive standards tailored to the unique character of each node.

Major amendments include:

1. Updated intent statement to reflect additions to Master Plan

- Reinforced that Neighborhood Nodes are small-scale, mixed-use centers.
- Encouraged walkability, public space, active ground floors, and context-sensitive design.
- Prioritized compatibility with adjacent single-family neighborhoods.
- Added clearer linkage to the 2024 Master Plan update.

2. Reorganized Regulating Plan Structure

- Clarified that Site Types (A, B, C) are determined by lot size, location, and context.
- Added much more narrative detail explaining:
 - Role of each site type within nodes.
 - Regional visibility and intensity for NN:A.
 - Transitional function for NN:B and NN:C.
- Repeated emphasis on parcel consolidation as a preferred development strategy.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

3. Updated Site Type Definitions

- NN:A (High Intensity)
 - Expanded explanation that NN:A supports:
 - Encourages medium density redevelopment.
 - Mixed use including upper-floor residential.
 - Destination retail and services.
 - Clarifies typical conditions: arterial corners, large parcels, cross-access.
- NN:B (Transitional / Mixed Residential & Commercial)
 - Identified as the most diverse site type.
 - Support for:
 - Small/medium retail and service.
 - Residential at grade or attached formats.
 - Transitional buffers.
 - Additional narrative on role in connecting neighborhoods to the Node.
- NN:C (Edge Residential / Low-Intensity Commercial)
 - Listed expectation that these primarily serve as residential buffers.
 - Allows small-scale neighborhood commercial only under limited conditions.
 - Add dimensional requirements for single family residential and duplexes

4. Added regulations and standards to modify a regulating plan (i.e amending a site type)

- Planning Commission may modify Site Type designations (e.g., from C to B) through public hearing and site plan review.
- Modification criteria include:
 - Change in conditions since the Master Plan
 - Compatibility with adjacent uses
 - Conformance with district intent

5. Expansion of Design Standards

- Clarify how height in Neighborhood Nodes is calculated
- Substantial additions strengthening form-based design.
- Building Orientation & Entrances
 - Primary entrances must directly face the street.
 - New detail for:
 - Mixed-use buildings (separate res./non-res entrances).
 - Residential entrance waiver—new criteria the PC must evaluate.
- Ground Story Activation & Transparency
 - Required first-floor transparency:
 - 50% on street frontages.
 - 30% facing parking.
 - Planning Commission may waive standards for:
 - Historic/unique buildings.
 - Residential safety/privacy.

- Transparency alternatives section including:
 - Wall design articulation.
 - Outdoor seating.
 - Permanent art.
 - Green screens.
 - Translucent glazing.

6. Simplified & Updated Authorize Use Groups and Building Form

- Use Groups (Table 5.06.C-2)
 - Reorganized use categories.
 - Drive-thrus explicitly prohibited.
 - Eliminate a number of uses allowed in Neighborhood Nodes:
 - Schools
 - All auto-use
 - Data Centers
 - Technology Centers/Office Research
 - Funeral Homes
 - Retail large format
 - Shopping Centers
 - Building and Lumber Supply
 - Garden Centers
 - Outdoor Commercial Recreation
 - Self-storage
 - Commercial kennels
 - Drive-Through Facilities
 - Contractor's equipment storage
 - Food products
 - Commercial outdoor storage
 - Manufacturing, processing, etc.
 - Metal plating Plastics Printing
 - Tool & die, gauge & machine shops
 - Truck/trailer rental
 - Warehousing/wholesale
 - Experimental research & testing labs
 - Allow single-family uses as a special use in very small sites (site type C).
 - Do not allow residential-only in larger Site Type A sites / only allow residential as part of a mixed use project in larger Site Type A sites.
 - Mixed-use clarified:
 - Upper-floor residential allowed by right in NN:A as part of mixed use.
 - Horizontal or vertical mixing clarified.
 - Mixed-use requires special use if any individual component does.
- Building Forms (Table 5.06.C-3)

- Cleaned duplication and formatting.
- Reinforces:
 - Multi-story mixed-use allowed only in NN:A (special approval).
 - NN:C focused on single-family and low-intensity attached formats.

7. New Section: Semi-Basement Apartment Units

- A fully new building type standard.
- Defines semi-basement units.
- Establishes:
 - 8-ft ceiling minimum.
 - Natural light/ventilation (% requirements).
 - Minimum unit size.
 - Required private patio with minimum size & railing standards.

8. Strengthened Transitional Features Section

- Defines transitional elements (architecture, massing, site features).
- Height transitions:
 - 2.5 stories/30 ft max next to one-family zoning.
 - 3 stories/38 ft elsewhere.
- Explicit measurement standard (grade to roof peak).
- Setback & Greenbelt
 - Mandatory 20 to 30-ft setback and greenbelt along single-family.
 - PC may deviate—new criteria added (public health, Master Plan, natural features).

9. Updated Site Access, Parking, and Loading

- Clear limits on the percentage of the building frontage that can be occupied by parking:
 - 50% along primary building line (or 100 ft).
 - Corner lots use cumulative frontage calculation.
 - Double-frontage lots capped at 65% (or 125 ft).
- Reinforces use of shared parking and parking flexibility provisions.
- Aligns screening with Section 13.02.C.

10. Additional Clarifications & Clean-Up

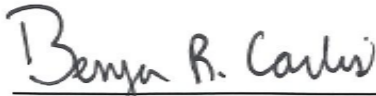
- Multiple duplicate tables removed or re-aligned.
- Consistency edits to height language, transparency metrics, and definitions.
- Improved formatting around regulating plan and maps.

11. Updated regulating maps

- See attached spreadsheet

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Benjamin R. Carlisle". The signature is written in a cursive, flowing style.

CARLISLE/WORTMAN ASSOC., INC
Benjamin R. Carlisle, AICP, LEED AP
President

Attachment: - Revised Neighborhood Node Ordinance (Redline)

~~5.02.G Modification of Regulating Plan.~~

SECTION 5.06 NEIGHBORHOOD NODES DISTRICT

- A. Intent. The Neighborhood Nodes (NN) District is derived from the 2008 [City of Troy Master Plan](#), ~~and updated after extensive review in 2024,~~ which specifically identifies ~~21-15~~ specific intersections that play a critical role in the daily function, image, quality of life, and continued viability of the City. These nodes vary widely in character ~~and context,~~ but share common characteristics~~s~~.

Neighborhood Nodes are meant to serve as the core of the "economic neighborhoods" of Troy identified in the [Master Plan](#). Economic neighborhoods are destinations created as "go to" places that take on a social role, serving both as a place to meet basic needs of the community and as 21st century village centers, which can include integrated residential development. ~~They are intended to serve the abutting neighborhoods.~~

The Neighborhood Nodes should draw people, and should be visually distinguished from the surrounding area because of their greater intensity, density and design. Design techniques such as the variation of [building height, land use transitions, increased buffers, and landscape](#) ~~shall techniques shall~~ be encouraged by these regulations to help ~~separate-transition development in the~~ the Node ~~from-to~~ the surrounding area. Such variations, however, will respect the adjacent neighborhoods and will not be so extreme as to visually overpower ~~transitional or~~ residential areas.

The success of the Neighborhood Nodes will play a critical role in the protection and cultivation of a high quality of life in Troy.

B. Regulating Plan.

1. The [regulating plan](#), as set forth in [Figure-Map 5.06.1](#), identifies allowable [uses](#) and permissible development within the District based on location.
2. The regulating plan is based on ~~two (2) factors: Site Type and Street Type~~. Site Types, as described in Section 5.06.B.3, are determined by lot size, location, and relationship to neighboring sites. ~~Street Types, as set forth in Section 5.06.B.4, recognize that street patterns within the City of Troy are established. Streets range from primary corridors which carry a large volume of traffic to local streets which convey lower volumes of neighborhood traffic.~~

~~—~~Site Types. The regulating plan includes ~~two-three~~ (32) different site types, described as follows:

3.

a. Site Type NN:A (high intensity, ~~predominantly commercial or mixed use~~, regionally visible)– ~~These sites are predominantly located directly on major arterial roads, have larger acreage than their Site Type NN:B counterparts, and have established driveways, cross access, and larger square footage existing buildings with commercial uses.~~

e. –The NN:A category is meant to accommodate the most ambitious redevelopment within the Nodes, as they typically have the ~~prime~~ location and the size to allow for the most creative solutions for mixed use and node-specific ~~development development with a as outlined in the Master Plan mix~~ of open space and landscaping to provide an amenity to residents, visual relief to passersbys, and a buffer to adjacent properties. They are ~~predominantly located at the hard corner of major arterial roads, and rarely abut single family residential neighborhoods. Type A sites are predominantly large enough to provide adequate setback and landscape buffers and provide proper building height transitions to mitigate any negative impact on adjacent properties.~~

They have larger parcel sizes than their Site Type NN:B or NN:C counterparts, and have established driveways, cross access, and typically larger square footage that can accommodate commercial and Mixed Uses.

While the ~~established and intended character of each Node is distinct, the NN:A sites remain more similar to one another than do the NN:B sites, which are far more diverse in terms of use, acreage, and existing buildings.~~ While the NN:B and NN:C sites are intended primarily to provide a transition between the Node and the adjacent residential areas, the NN:A sites are intended to house the destination retail, service, and employment uses that are central to the economic neighborhoods outlined by the Master Plan. These NN:A sites may also often incorporate higher-density residential development on upper floors ~~when possible~~, to ~~incubate create~~ a compact, walkable environment at the Node and to ~~diversify diversify~~ the City's housing base. A general zoning provision for form-based districts is that larger parcels permit greater intensity and density for development, and also greater use flexibility.

The ordinance encourages combining parcels in order to allow for efficient site development, reduce both infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers.

b. Site Type NN:B (transitional smaller scale, ~~employment based commercial, office, retail, and ,mixed use~~) – NN:B sites are the most diverse of all neighborhood node site types. They are located along major arterial roads and typically smaller than Site Type A but larger than Site Type C. They may contain a variety of uses, including

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residential at grade, in a higher-density arrangement, but may also include ~~small~~ medium ~~scale~~ retail and service or office uses. Site Type B parcels are intended to serve as a transitional buffer between more intense Type A sites and/or major arterial roads to Site Type C and/or, abutting, residential neighborhoods. Site Type B may incorporate a variety of uses including low to medium-scale duplex and attached residential, and/or service, office, and commercial development.

—The ordinance encourages combining parcels in order to allow for efficient site development, reduce infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers. Combining parcels such as combining Site Type B parcels together or ~~combining~~ combining a Site Type B parcel to a Site Type A parcel to create a larger parcel is a standard for a site type modification, as set forth in Section 5.06.B.4. ~~A strong focus on transitional landscaping and a suitable connection to the neighboring residential areas is of critical concern for the NN:B sites, as they will often serve as the primary zone through which residents in a social neighborhood, as identified in the Master Plan, engage the Node, which serves as the core of the economic neighborhood.~~

—Site Type NN:CB (single-family, low-scale duplex and attached residential, and smaller-scale, neighborhood-serving commercial areas that are accessible by foot or bike from adjacent residential neighborhoods.) –NN:C are the smallest sites ~~consolidates the smaller, diverse sites located at and around the edges of Neighborhood~~ Nodes throughout the City. They ~~are located both in support of NN:A sites serve as~~ as ~~as~~ transitional ~~areas and buffer areas~~ between more intense ~~Nodes~~ Site Type B and ~~and~~ the adjacent established neighborhoods. They are intended to serve as single-family, and low-scale duplex and attached residential. In limited and specific ~~circumstances~~ circumstances, they can also support compact scale neighborhood oriented commercial development, ~~and on their own, covering an entire Node, for those Nodes identified in the Master Plan as less intense, smaller scale Nodes with a direct connection to a residential area.~~ The ordinance encourages combining parcels in order to allow for efficient site development, reduce infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers. Combining parcels such as combining Site Type A–C parcels together or ~~combining~~ combining a Site Type AC parcel to a Site Type B parcel to create a larger parcel is a standard for a site type modification, as set forth in Section 5.06.B.4.

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While not always present between NN:A sites and residential neighborhoods, when possible or preferable based on the parcel arrangement and existing circumstances, the NN:B category allows the Node to develop in a tiered manner, with more intense developments and uses permitted within the core of the Node, and less intense projects providing a buffer for the residential area.

NN:B sites may contain a variety of uses, including residential at grade, in a higher density arrangement, but may also include small scale retail and service or office uses. A strong focus on transitional landscaping and a suitable connection to the neighboring residential areas is of critical concern for the NN:B sites, as they will often serve as the primary zone through which residents in a social neighborhood, as identified in the Master Plan, engage the Node, which serves as the core of the economic neighborhood.

4. Street Types. The regulating plan includes two (2) different Street Types, described as follows:

a. Street Type NN:A (Arterials) — Category NN:A is meant for the main north-south and east-west roads that intersect at each of the twenty-one (21) neighborhood nodes. These roads are characterized by high traffic volumes and few individual residential curb cuts. They accommodate the majority of the regional traffic through Troy, connect Troy with its adjacent communities, and serve as the primary framework for circulating throughout the City. The intersections of these arterial roads present opportunities to cultivate highly visible, highly used areas that connect the various elements of the City, and bridge the gap between the residential portions of Troy with the major corridors, commercial areas, employment centers, and adjacent communities of Troy.

These roads will evolve over time to form "complete streets" which continue to accommodate regional traffic, but also cater to the emerging neighborhood nodes at their intersections. These roads and intersections will have well-defined crosswalks, and will make use of a series of features intended to protect pedestrians by establishing equity between pedestrians and motorists through effective design. Raised walks of high-quality materials, signage, landscaping, and pedestrian respite islands are several options that may be found within Category NN:A.

Arterial Roads will also be characterized by strong landscaping designed to mitigate the negative impacts of high traffic volumes from adjacent residential areas which provide a unique and memorable visual character for the roadway.

b. Street Type NN:B (Local/Collector) — Category NN:B roads are those roads tying together smaller areas and connecting various parts of individual developments within the Nodes. Either as public or private streets, NN:B streets will have a more varied and localized character than larger roads, depending on their context within predominantly office, retail, or residential areas.

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They act as the connection between the Node and adjacent neighborhoods. Very few examples of streets identified as NN:B streets exist in Troy, but they can also be developed as part of a larger project in the NN District, which may require new streets to be created to adequately and successfully implement the project. It is likely that any new road in the NN District will be a Category NN:B road.

Category NN:B roads will be very welcoming of non-motorized users and will have defined pedestrian rest areas and other amenities whenever possible. Their scale will be similar to that of a main road within a conventional subdivision or industrial park, and their width will be determined primarily on their purpose. A Category NN:B road within an industrial area may be required to be wider than one in a residential area, although their purpose is similar.

Category NN:B roads will have a much higher frequency of curb cuts than Category NN:A roads, and will often provide direct rear or side yard access to retail centers, office complexes, or high density residential projects.

Sufficient width should be retained on either side of the roadway whenever possible to allow for on-street parking to ensure that a variety of local parking options exist to directly serve the Nodes without requiring significant surface lots on private property.

4. Modification of Regulating Plan in Neighborhood Nodes.

a. Process:

I. The Planning Commission has the authority to grant a modification to site type or street type of a regulating plan as part of the site plan review process after holding a public hearing.

II. The Planning Commission shall hold a public hearing as set forth in 3.04.

b. Standards: The Planning Commission shall consider the following in making a determination to modify a site type designation:

I. Area has been added to or deleted -modified from the subject property in question requiring the modification or there has been a change in conditions since the Master Plan was adopted.

II. The proposed modification and resulting development will not alter the essential character of the area.

III. The proposed modification meets the intent of the district and is consistent with the Master Plan.

IV. The proposed modification will ensure compatibility with adjacent uses of land.

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C. Authorized Use Groups. Authorized use groups, as set forth in Section 5.03.A and in Table 5.06.C-2, are applied to the site types and street types in Neighborhood Nodes District in Table 5.06.C-1.

D. Authorized Building Forms.

1. Authorized building forms, as are set forth in in Section 5.03.B and Table 5.06.C-2,3, is applied to the site types and street types in the Neighborhood Nodes District in Table 5.06.C-2.

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~~2. Residential One Family Detached shall apply R-1E residential district dimensional requirements as set forth in Section 4.06.C.~~

~~3. Residential Two Family shall apply RT One-Family attached residential district dimensional requirements as set forth in Section 4.07.C~~

E. Design Standards. In addition to standards set forth in this Ordinance, all proposed development shall comply with the standards set forth herein.

1. Building Orientation and Entrance.

a. ~~Intent. The intent of these standards is to ensure that entrances within Neighborhood Nodes contribute to a non-motorized-oriented environment, enhance architectural character, and provide an appropriate transition between public and private space. Entrances shall be designed to promote safety, accessibility, and a sense of place consistent with the mixed-use character of the district.~~

b. ~~Primary Entrance. The primary entrance for any building facing a street shall be clearly identifiable, functional, and directly accessible from the front façade facing the street.~~ ~~shall be clearly identifiable~~

~~and useable and located in the front façade parallel to an arterial street.~~

c. ~~Non-Residential Use. Entrances for all non-residential and mixed-use dwellings shall be clearly identified by at least one (1) of the following:~~

~~b. Recessed Doorways. Where the building entrance is located on or within five (5) feet of a lot line, doorways shall be recessed into the face of the building to provide a sense of entrance and to add variety to the streetscape. The entrance recess shall not be less than the width of the door(s) when opened outward.~~

~~b. Residential Dwellings. Entrances for all residential dwellings shall be clearly defined by at least one (1) of the following:~~

~~i. Projecting or recessed doorways.~~

~~ii. Stoop or enclosed or covered porch.~~

~~iii. Enhanced materials, lighting, or trim details.~~

~~iv. Mixed-Use Buildings. For mixed-use buildings, separate and distinguishable entrances shall be provided for residential and nonresidential portions of the building.~~

d. Residential Use

i. The Planning Commission may waive the primary entrance requirement in Section 1(b) for a residential use after considering the following standards and determining that a sufficient criterion have been met:

1) A primary entrance facing the street is not feasible due to security and/or privacy considerations.

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- 2) The development provides sidewalk connections from the primary building entrance to public walkways, parking areas, and adjacent uses.
- 3) The development provides an internal pedestrian circulation system that ensures safe and convenient access throughout the site.
- 4) The building facade facing the street includes architectural and design elements that advance the neighborhood node zoning district intent of engaging the street, increasing pedestrian activity, and promoting high-quality design.
- 5) Buildings are separated from the street by a landscaped greenbelt or other transitional feature that reinforces the pedestrian environment and provides visual interest.

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3.2 Ground Story Activation.

a. Transparency.

- i. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a ~~right-of-way street or private road~~ shall be no less than fifty (50) percent windows and doors, and the minimum transparency for facades facing ~~a side street, a side yard, or parking area or a side yard~~ shall be no less than ~~thirty~~ (30) percent of the façade.

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- a) The Planning Commission may waive this requirement for projects requiring site plan approval when an existing building with unique or historic attributes that help define the character of the node, as determined by the Planning Commission, is being reused, ~~or for residential uses where the Planning Commission determines that transparency requirements may impede residential safety and privacy. In these cases, the Planning Commission may require additional architectural requirements in lieu of transparency to comply with the design intent of the Neighborhood Node district.~~

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- i-ii. ~~The minimum transparency requirement shall apply to all sides of a building that abut an open space, including a side yard, or public right-of-way. Transparency requirements shall not apply to sides building elevations which abut an alley or a side or rear yard.~~

- ii-iii. Windows for building sides shall be concentrated toward the front edge of the building, in locations most visible from an urban open space or public right-of-way.

b. Transparency Alternatives. The following alternatives may be used singularly or in combination. If used in combination, they may count toward no more than ~~eighty~~ fifty (50) percent of the transparency requirement set forth in Section 5.046.E.2-E-4.a. ~~The wall design alternative may count toward one hundred (100) percent of the side street transparency requirement, provided the entirety of the length and height of the wall is considered.~~

- i. Wall Design. ~~Wall designs that provide visual interest and pedestrian scale may count toward no more than fifty (50) percent of primary street and fifty (50) percent of side street transparency requirements.~~ Wall designs must provide a minimum of three (3) of the following elements, occurring at intervals no greater than twenty-five (25) feet horizontally and ten (10) feet vertically:
 - (a) Expression of structural system and infill panels through change in plane not less than three (3) inches.
 - (b) System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters.
 - (c) System of horizontal and vertical reveals not less than one (1) inch in width/depth.
 - (d) Variations in material module, pattern, and/or color.
 - (e) System of integrated architectural ornamentation.
 - (f) Green screen or planter walls.
 - (g) Translucent, fritted, patterned, or colored glazing.
- ii. Outdoor Dining/Seating. ~~Outdoor dining/seating that is .—Outdoor dining/seating—located between the building and the primary arterial street zone-lot line may count toward no more than sixty (60) percent of the transparency requirement. Outdoor dining/ seating located between the building and side street zone lot line may count toward no more than eighty (80) percent of the transparency requirement.~~
- iii. Permanent Art. Non-commercial art or graphic design of sufficient scale ~~located between the building and the arterial street lot line and orientation to be perceived from the public right-of-way~~ and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall. ~~—may count toward no more than forty (40) percent of the transparency requirement.~~

3. Semi-basement Apartment Units.

- a) Intent: To allow for the creation and safe use of semi-basement apartment units as quality housing within multi-family residential areas.
- b) Definition: A residential unit located on a floor that is below the main entry level of a building but is partially exposed to the outside environment. This exposure permits natural light, ventilation, and emergency egress, allowing the unit to meet habitable space requirements.
- c) Standards:
 - 1) Minimum Ceiling Height: A minimum of 8.0 feet from floor to ceiling in habitable rooms is required to ensure comfort and livability.

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2) Natural Light: At least 20% of habitable floor area must be within access of natural light, typically through windows or light wells. Each habitable room must have at least one operable window for natural light and ventilation.

3) Minimum Floor Area: The minimum area for a semi-basement unit shall be no less than 300 square feet to ensure comfortable living space.

4) Outdoor space (patio) must be provided

a) Patio spaces must be adjacent to the semi-basement apartment and directly accessible from within the unit.

b) Minimum Size Requirement: Patio spaces must provide a minimum of 30 square feet per unit to allow for comfortable outdoor seating.

c) Patios must include railing of at least 4 feet in height on any side adjacent to other units or public areas.

e)d) Railing materials should be consistent with the architectural style of the building and neighborhood.

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4. Transitional Features.

a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.

b. Intensity.

i. A continuum of use and height intensity, where moderate intensity uses and height are sited between high-intensity uses and low-intensity uses and heights, shall be developed for multi-building developments.

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~~b. An example would be an office use between commercial and residential uses.~~

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c. Height.

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~~iv. Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5-stories, 30 feet in height. Height in the neighborhood nodes shall be calculated as the vertical distance as measured from the established grade to the highest point of the roof.~~

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~~iv. Any building, or portion of a building, on a parcel that is not abutting a one-family residentially zoned parcel shall not exceed 3-stories, 38 feet in height. Height in neighborhood nodes shall be calculated as the vertical distance as measured from the established grade to the highest point of the roof.~~

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d. Setback and Greenbelt:

- i. When a parcel is abutting a one-family residential zoned parcel the building setback and landscape buffer from the property line of the one-family residential zoned parcel shall be as follows:

<u>Site Type A</u>	<u>No less than the height of the proposed building or twenty (30) feet, whichever is greater.</u>
<u>Site Type B</u>	<u>No less than the height of the proposed building or twenty (25) feet, whichever is greater.</u>
<u>Site Type C</u>	<u>No less than the height of the proposed building or twenty (20) feet, whichever is greater.</u>

- ii. The greenbelt shall be landscaped and screened in accordance with 13.02.B.
- ~~i. When a parcel is abutting a one-family residential zoned parcel the building setback from the property line of the one-family residential zoned parcel shall be no less than the height of the proposed building or twenty (20) feet, whichever is greater.~~
- ~~ii. When a parcel is abutting a one-family residential zoned parcel a minimum 20-foot landscaped greenbelt shall be maintained from the property line of the one-family residential zoned parcel. The greenbelt shall be landscaped and screened in accordance with 13.02.B.~~
- iii. The Planning Commission may deviate from these setback and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form or Section 13.02.B. In the review of the deviation, the Planning Commission shall consider the following standards:
- The deviation will not adversely impact public health, safety, and welfare.
 - The deviation maintains compatibility with adjacent uses.
 - The deviation is compatible with the Master Plan and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.
 - The deviation will not adversely impact essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools.
 - The deviation will be in compliance with all other zoning ordinance standards.
 - The deviation will not adversely impact any on-site or off-site natural features.

- e. Orientation. Buildings shall be oriented in such a way as to minimize the impact on abutting residential uses.
 - f. Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.
4. Site Access, Parking, and Loading.
- a. Required Parking. Off-street parking shall be provided for a principal use, erected, altered, or expanded after the effective date of this Ordinance in accordance with the standards set forth in Article 13, Site Design Standards.
- The form-based districts are intended to encourage pedestrian- and transit-friendly design and compact mixed-use developments. Applicants are encouraged to consider the provisions for shared parking set forth in Section 13.06.E, and flexibility in application set forth in Section 13.06.F.
- b. Location.
 - i. When parking is located in a side yard (behind the front building line) but fronts on the required building line, no more than fifty (50) percent of the total site's linear feet along the required building line or one hundred (100) feet, whichever is less, shall be occupied by parking.
 - ii. For a corner lot, shall be no more than fifty (50) percent of the site's cumulative linear feet along the required building lines or one hundred (100) feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to the intersection
 - iii. For a double frontage lot or a lot that has frontage on three (3) streets, the cumulative total of all frontages occupied by parking shall be no more than sixty-five (65) percent of the total site's linear feet along a required building line or one hundred and twenty-five (125) feet, whichever is less.
 - iv. Where off-street parking is visible from a street, it should be screened in accordance with the standards set forth in Section 13.02.C.

Map 5.06.1: Neighborhood Node District Regulating Plans

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Table 5.06, C-1¹
Use Groups Permitted

Use Group (Table 5.03-1)	Site Type NN-A		Site Type NN-B	
	Special Type A-B-A Allowed	Special Type A-B-B Conditional Commercial	Special Type A-B-A Allowed	Special Type A-B-B Conditional Commercial
1 Residential	NP	NP	NP	NP
2 ² Residential/Lodging	P ²	P ²	P	P
3 Office/Institution	P	P	P	P
4 Auto/Transportation	S	S	NP	NP
5 Retail/Entertainment/ Service	P	P	P	P
6 Misc. Commercial	S	S	NP	NP
7 Industrial	NP	NP	NP	NP

¹ Permitted on upper floors only.
P—Permitted Use Groups
S—Special Use Approval Groups
NP—Prohibited Use Groups
² Lodging uses are permitted subject to Special Use Approval

Table 5.06, C-1¹
Use Groups Permitted

Use Group ¹	Site Type A	Site Type B	Site Type C
1. <u>Residential-One Family Detached</u>	NP	NP	<u>S</u>
2. <u>Residential-One Family Attached and Two Family</u>	NP	P	P
3. <u>Residential-Multiple Family</u>	P ²	P	<u>S</u>
4. <u>Office</u>	P	P	<u>S</u>
5. <u>Retail / Entertainment / Service</u>	P	P	<u>S</u>
6. <u>Miscellaneous</u>	<u>S</u>	NP	NP
7. <u>Mixed Use</u>	P / S ³	P	<u>S</u>

Notes:

1. No eDrive-through uses are not is permitted
2. Permitted on upper floors only as part of a mixed-use development
3. Mixed use includes a vertical or horizontal mix of any permitted uses in district. If one use of the proposed mix of uses requires a special use then the mixed-use development requires a special use.

P-Permitted Use Groups
S-Special USE Approval Groups
NP-Prohibited Use Group

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Table 5.06.C-2 Building Forms Permitted				
Building Forms	Site-Type NN-A		Site-Type NN-B	
	Shovel Type 123-A Asterisks	Shovel Type 456-B Local and Commercial	Shovel Type 123-A Asterisks	Shovel Type 456-B Local and Commercial
A: Small, single-purpose, out-buildings	P	P	P	P
B: Small, multi-tenant commercial with mixed use	P	P	P	P
C: Attached residential active/work	S	S	P	P
D: Multi-story mixed-use, medium density	P	P	S	S
E: Large-format com- mercial	P	S	NP	NP
F: Large-format mixed- use	P	S	NP	NP
P—Permitted Building Form S—Special Approval Building Form NP—Prohibited Building Form				

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Table 5.06.C-2 Principal Use
Use Group 1: One Family Detached
One Family Detached
Use Group 2: One Family Attached and Two Family
One Family Attached
Two Family
Use Group 3: Multiple Family / Institutional Living
Multiple Family Dwelling
Live/Work Units
Senior Housing - Independent Living
Senior Housing - Congregate Care

Use Group 4: Office

General Office

Professional and Medical Office

Publicly owned / operated office and service facility

Veterinary Clinic

Child Care Center

Use Group 5: Retail, Entertainment, and Service

Financial Institutions

General Retail

Restaurants

Personal Services

Business Services

Use Group 6: Miscellaneous Uses

Places of Worship

Fitness, Gymnastics, and Exercise Centers

Theaters and Places of Assembly

Indoor Commercial Recreation Establishments

Commercial kennels / Pet Day Care

Use Group 7: Mixed Use

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Table 5.06.C-3 Building Forms Permitted			
Building Forms	Site Type NN: A	Site Type NN: B	Site Type NN: C
Single-family residential detached	NP	NP	P
Two-family residential	NP	P	P
A: Small, single-purpose out buildings	P	P	P
B: Small, multi-tenant commercial with mixed use	P	P	S
C: Attached single-family residential or live-work	NP	P	P
D: Multi-story mixed-use, medium density	S	NP	NP
P-Permitted Building Form S-Special Approval Building Form NP-Prohibited Building Form			

Table 5.06.C-3 Building Forms Permitted			
Building Forms	Site Type NN: A	Site Type NN: B	Site Type NN: C
Single-family residential detached	NP	NP	P
Two-family residential	NP	P	P
A: Small, single-purpose out buildings	P	P	P
B: Small, multi-tenant commercial with mixed use	P	P	S
C: Attached single-family residential or live-work	NP	P	P
D: Multi-story mixed use, medium density	S	NP	NP
P-Permitted Building Form S-Special Approval Building Form NP-Prohibited Building Form			

NODE	PINDASH	PropAddressCombined	CURRENT ZONING
Big Beaver / Dequindre	88-20-24-476-005	2883 E BIG BEAVER -2999	NN
Big Beaver / Dequindre	88-20-24-476-006	2995 E BIG BEAVER	NN
Big Beaver / Dequindre	88-20-24-476-008	37373 DEQUINDRE	NN
Big Beaver / Dequindre	88-20-25-229-024	36949 DEQUINDRE	NN
Big Beaver / Dequindre	88-20-25-229-026	36895 DEQUINDRE	NN
Big Beaver / Dequindre	88-20-25-229-027	36745 DEQUINDRE	NN
Big Beaver / Dequindre	88-20-25-229-028	2966 E BIG BEAVER	NN
Big Beaver / Dequindre	88-20-25-229-029	2988 E BIG BEAVER	NN
John R/ Maple	88-20-25-352-004	1634 JOHN R	NN
John R/ Maple	88-20-25-352-045		NN
John R/ Maple	88-20-25-352-052	2059 E MAPLE -2071	NN
John R/ Maple	88-20-25-352-054	2073 E MAPLE	NN
John R/ Maple	88-20-25-352-073	2117 E MAPLE	NN
John R/ Maple	88-20-25-352-074	1680 JOHN R -1686	NN
John R/ Maple	88-20-26-482-031	1883 E MAPLE	O
John R/ Maple	88-20-26-482-032	1853 E MAPLE	O
John R/ Maple	88-20-26-482-033	1869 E MAPLE	O
John R/ Maple	88-20-26-483-009		CB
John R/ Maple	88-20-26-483-047	1975 E MAPLE	CB
John R/ Maple	88-20-26-483-048	1905 E MAPLE	GB
John R/ Maple	88-20-26-483-050		CB
John R/ Maple	88-20-26-483-053		CB
John R/ Maple	88-20-26-483-055	1915 E MAPLE	GB
John R/ Maple	88-20-35-226-042	1980 E MAPLE	GB
John R/ Maple	88-20-35-226-095	1940 E MAPLE	GB
John R/ Maple	88-20-35-226-096	1477 JOHN R	GB
John R/ Maple	88-20-36-100-057	1494 JOHN R	O
Long Lake / Dequindre	88-20-12-476-045	2995 E LONG LAKE	NN
Long Lake / Dequindre	88-20-12-476-046	2885 E LONG LAKE	NN
Long Lake / Dequindre	88-20-12-476-047	2925 E LONG LAKE	NN
Long Lake / Dequindre	88-20-12-476-048	41069 DEQUINDRE	NN
Long Lake / Dequindre	88-20-12-476-049	2955 E LONG LAKE	NN
Long Lake / Dequindre	88-20-12-476-070		NN
Long Lake / Dequindre	88-20-12-476-071	41167 DEQUINDRE	NN
Long Lake / Dequindre	88-20-13-228-013	2838 E LONG LAKE	NN
Long Lake / Dequindre	88-20-13-228-014	2888 E LONG LAKE	NN
Long Lake / Dequindre	88-20-13-228-017	2970 E LONG LAKE	NN
Long Lake / Dequindre	88-20-13-228-018	2904 E LONG LAKE -2918	NN
Long Lake / Dequindre	88-20-13-228-019	2932 E LONG LAKE	NN
Long Lake / Dequindre	88-20-13-228-022		NN
Long Lake / Dequindre	88-20-13-228-023		NN
Long Lake / Dequindre	88-20-13-228-024		NN
Long Lake / John R	88-20-11-481-015	1975 E LONG LAKE	NN
Long Lake / John R	88-20-12-351-008	5092 JOHN R	NN
Long Lake / John R	88-20-12-351-009	5072 JOHN R	NN
Long Lake / John R	88-20-12-351-010	5058 JOHN R	NN
Long Lake / John R	88-20-12-351-011	5044 JOHN R	NN
Long Lake / John R	88-20-12-351-025	5020 JOHN R	NN
Long Lake / John R	88-20-12-351-026		NN
Long Lake / John R	88-20-13-100-039	4916 JOHN R -4972	NN
Long Lake / John R	88-20-13-100-051	4850 JOHN R	NN
Long Lake / John R	88-20-14-226-014	1890 E LONG LAKE	NN
Long Lake / John R	88-20-14-226-015	1910 E LONG LAKE	NN
Long Lake / John R	88-20-14-226-016	1946 E LONG LAKE	NN
Long Lake / John R	88-20-14-226-020		NN
Long Lake / John R	88-20-14-226-021	4907 JOHN R	NN
Long Lake / John R	88-20-14-226-022	4895 JOHN R	NN
Long Lake / John R	88-20-14-226-035	4867 JOHN R	NN
Long Lake / John R	88-20-14-226-043	4963 JOHN R	NN
Maple/Dequindre	88-20-25-479-033	2775 E MAPLE	NN
Maple/Dequindre	88-20-25-479-034	2795 E MAPLE -2979	NN

PROPOSED ZONING	SITE TYPE	SHAPE_Length	SHAPE_Area	Acres
NN	A	2647.48	419281.69	9.63
NN	A	540.02	18001.28	0.41
NN	B	877.02	48079.38	1.10
NN	B	726.00	28249.71	0.65
NN	B	950.12	56264.69	1.29
NN	C	653.79	19222.78	0.44
NN	B	922.90	33797.78	0.78
NN	B	530.91	17202.08	0.39
NN	B	566.16	20842.59	0.48
NN	B	420.01	9799.38	0.22
NN	B	1181.95	52144.93	1.20
NN	B	566.00	14251.88	0.33
NN	B	1112.54	70110.94	1.61
NN	B	826.10	42462.29	0.97
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	B	819.91	42013.17	0.96
NN	B	967.44	43832.97	1.01
NN	B	1050.02	53433.97	1.23
NN	B	843.63	30640.25	0.70
NN	B	619.16	21436.53	0.49
NN	B	1681.63	104158.54	2.39
NN	B	858.50	46084.89	1.06
NN	B	874.55	45157.04	1.04
NN	B	874.18	45122.79	1.04
NN	B	599.98	22473.65	0.52
NN	B	919.49	51250.73	1.18
NN	B	1476.97	102959.70	2.36
NN	B	2660.95	232183.49	5.33
NN	B	758.12	32438.65	0.74
NN	B	651.22	26508.11	0.61
NN	B	2477.27	305330.80	7.01
NN	C	690.83	21805.92	0.50
NN	C	499.41	13946.49	0.32
NN	C	641.44	24913.42	0.57
NN	B	692.22	28340.95	0.65
NN	B	530.00	17549.80	0.40
NN	B	483.00	14218.86	0.33
NN	B	1556.34	149522.01	3.43
NN	B	1393.16	118686.75	2.72
NN	C	965.00	37681.13	0.87
NN	B	1141.00	71517.04	1.64
NN	B	985.00	41526.02	0.95
NN	B	1639.79	68659.19	1.58
NN	C	1375.29	50408.81	1.16
NN	C	1469.41	79203.16	1.82
NN	C	1401.52	58817.43	1.35
NN	B	904.58	50949.72	1.17
NN	C	797.98	37079.52	0.85
NN	C	791.39	36343.92	0.83

Maple/Dequindre	88-20-25-479-040		NN
Maple/Dequindre	88-20-25-479-043	2825 E MAPLE	NN
Maple/Dequindre	88-20-25-479-048	2889 E MAPLE	NN
Maple/Dequindre	88-20-25-479-050	2891 E MAPLE	NN
Maple/Dequindre	88-20-25-479-051	2975 E MAPLE	NN
Maple/Dequindre	88-20-36-226-013		NN
Maple/Dequindre	88-20-36-226-014		NN
Maple/Dequindre	88-20-36-226-018	2886 E MAPLE	NN
Maple/Dequindre	88-20-36-226-021	2892 E MAPLE	NN
Maple/Dequindre	88-20-36-226-025	2958 E MAPLE	NN
Maple/Dequindre	88-20-36-226-026	2960 E MAPLE	NN
Maple/Dequindre	88-20-36-226-051	34807 DEQUINDRE	NN
Maple/Dequindre	88-20-36-226-054	34707 DEQUINDRE -34725	NN
Maple/Dequindre	88-20-36-226-056	34835 DEQUINDRE	NN
Maple/Dequindre	88-20-36-226-065	2822 E MAPLE	NN
Maple/Dequindre	88-20-36-226-066	34761 DEQUINDRE -34781	NN
Maple/Dequindre	88-20-36-226-068	2975 IOWA	NN
Maple/Dequindre	88-20-36-226-069	2981 IOWA	NN
Maple/Dequindre	88-20-36-226-070	2908 E MAPLE -2938	NN
Maple/Dequindre	88-20-36-226-073	2888 E MAPLE	NN
Maple/Dequindre	88-20-36-226-074	2890 E MAPLE	NN
South / Crooks	88-20-04-100-007	6950 CROOKS	NN
South / Crooks	88-20-04-100-059	1981 W SOUTH BOULEVARD	NN
South / Crooks	88-20-04-100-060	6966 CROOKS	NN
South / Crooks	88-20-05-200-005	2045 W SOUTH BOULEVARD -2129	NN
South / John R	88-20-01-101-001	6990 JOHN R	NN
South / John R	88-20-01-101-041	6952 JOHN R	NN
South / John R	88-20-02-228-022	990 E SOUTH BOULEVARD	NN
South / John R	88-20-02-228-023	6955 JOHN R	NN
South / John R	88-20-02-228-024	6947 JOHN R	NN
South / John R	88-20-02-228-025		NN
South / Livernios	88-20-03-102-024	925 W SOUTH BOULEVARD	NN
South / Livernios	88-20-04-226-007	6995 LIVERNOIS	NN
South / Livernios	88-20-04-226-011		NN
South / Livernios	88-20-04-226-029	6975 LIVERNOIS	NN
Square Lake / Dequindre	88-20-01-476-032	43037 DEQUINDRE	NN
Square Lake / Dequindre	88-20-01-476-069	43109 DEQUINDRE	NN
Square Lake / Dequindre	88-20-12-200-026	42951 DEQUINDRE	NN
Square Lake / Dequindre	88-20-12-200-028	42885 DEQUINDRE -42915	NN
Square Lake / Dequindre	88-20-12-200-038	42815 DEQUINDRE -42835	NN
Square Lake / Dequindre	88-20-12-206-001	2889 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-002	2893 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-003	2897 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-004	2901 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-005	2905 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-006	2909 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-007	2913 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-008	2917 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-009	2921 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-010	2925 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-011	2937 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-012	2941 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-013	2945 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-014	2949 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-015	2935 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-016	2931 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-017	2927 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-018	2923 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-019	2915 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-020	2911 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-021	2907 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-022	2903 ARTEMIS	NN

NN	B	540.52	18157.11	0.42
NN	B	2119.31	224420.09	5.15
NN	B	950.00	50399.87	1.16
NN	B	1078.01	70560.99	1.62
NN	B	2646.10	298690.73	6.86
NN	C	740.00	22124.71	0.51
NN	C	740.00	22125.14	0.51
NN	B	742.57	22232.85	0.51
NN	B	752.51	22592.96	0.52
NN	B	525.61	8450.32	0.19
NN	B	523.31	8402.28	0.19
NN	B	280.01	4000.16	0.09
NN	B	680.00	28000.13	0.64
NN	B	523.10	16152.92	0.37
NN	B	1040.34	66377.18	1.52
NN	B	908.45	42275.32	0.97
NN	C	536.95	13694.87	0.31
NN	C	543.00	14299.93	0.33
NN	B	1242.92	97147.38	2.23
NN	B	895.70	30504.26	0.70
NN	B	518.27	14331.83	0.33
NN	B	1452.10	107750.88	2.47
NN	B	948.58	52968.31	1.22
NN	B	1262.76	99174.13	2.28
NN	A	3097.81	555061.85	12.74
NN	B	946.00	55001.99	1.26
NN	B	778.00	37799.96	0.87
NN	B	976.35	56632.11	1.30
NN	C	640.23	19205.03	0.44
NN	C	680.27	24008.11	0.55
NN	C	642.31	19448.13	0.45
NN	B	1983.40	238779.44	5.48
NN	B	843.95	41700.21	0.96
NN	B	930.15	49471.75	1.14
NN	B	864.74	44478.93	1.02
NN	B	705.31	29534.80	0.68
NN	B	759.07	35340.60	0.81
NN	B	632.20	21656.37	0.50
NN	B	799.99	39972.57	0.92
NN	B	670.38	26922.72	0.62
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.66	670.89	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.66	670.89	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.66	670.89	0.02
NN	B	106.67	671.11	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.66	670.89	0.02
NN	B	106.67	671.10	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.66	670.89	0.02

Square Lake / Dequindre	88-20-12-206-023	5985 STELLA	NN
Square Lake / Dequindre	88-20-12-206-024	5979 STELLA	NN
Square Lake / Dequindre	88-20-12-206-025	5973 STELLA	NN
Square Lake / Dequindre	88-20-12-206-026	5967 STELLA	NN
Square Lake / Dequindre	88-20-12-206-027	5961 STELLA	NN
Square Lake / Dequindre	88-20-12-206-028	5955 STELLA	NN
Square Lake / Dequindre	88-20-12-206-029	2902 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-030	2906 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-031	2910 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-032	2914 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-033	2922 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-034	2926 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-035	2930 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-036	2934 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-037	2933 ZANA	NN
Square Lake / Dequindre	88-20-12-206-038	2929 ZANA	NN
Square Lake / Dequindre	88-20-12-206-039	2925 ZANA	NN
Square Lake / Dequindre	88-20-12-206-040	2921 ZANA	NN
Square Lake / Dequindre	88-20-12-206-041	2913 ZANA	NN
Square Lake / Dequindre	88-20-12-206-042	2909 ZANA	NN
Square Lake / Dequindre	88-20-12-206-043	2905 ZANA	NN
Square Lake / Dequindre	88-20-12-206-044	2901 ZANA	NN
Square Lake / Dequindre	88-20-12-206-045	5931 STELLA	NN
Square Lake / Dequindre	88-20-12-206-046	5925 STELLA	NN
Square Lake / Dequindre	88-20-12-206-047	5919 STELLA	NN
Square Lake / Dequindre	88-20-12-206-048	5913 STELLA	NN
Square Lake / Dequindre	88-20-12-206-049	5907 STELLA	NN
Square Lake / Dequindre	88-20-12-206-050	5901 STELLA	NN
Square Lake / Dequindre	88-20-12-206-051	2900 ZANA	NN
Square Lake / Dequindre	88-20-12-206-052	2904 ZANA	NN
Square Lake / Dequindre	88-20-12-206-053	2908 ZANA	NN
Square Lake / Dequindre	88-20-12-206-054	2912 ZANA	NN
Square Lake / Dequindre	88-20-12-206-055	2920 ZANA	NN
Square Lake / Dequindre	88-20-12-206-056	2924 ZANA	NN
Square Lake / Dequindre	88-20-12-206-057	2928 ZANA	NN
Square Lake / Dequindre	88-20-12-206-058	2932 ZANA	NN
Square Lake / Dequindre	88-20-12-206-059	5922 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-060	5916 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-061	5910 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-062	5904 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-063		NN
Square Lake / John R	88-20-01-354-026	2041 E SQUARE LAKE	NN
Square Lake / John R	88-20-01-354-027		NN
Square Lake / John R	88-20-02-427-029	1825 E SQUARE LAKE	NN
Square Lake / John R	88-20-11-226-031	1950 E SQUARE LAKE	NN
Square Lake / John R	88-20-11-226-035	5903 JOHN R -5953	NN
Square Lake / John R	88-20-11-226-036	5895 JOHN R -5897	NN
Square Lake / John R	88-20-11-226-038	5877 JOHN R	NN
Square Lake / John R	88-20-12-100-057	2063 OAKWOOD	NN
Square Lake / John R	88-20-12-100-058		NN
Square Lake / John R	88-20-12-100-086	2032 E SQUARE LAKE	NN
Square Lake / John R	88-20-12-100-087	5940 JOHN R	NN
Square Lake / Livernois	88-20-03-301-051	6050 LIVERNOIS	NN
Square Lake / Livernois	88-20-03-301-063	6024 LIVERNOIS	NN
Square Lake / Livernois	88-20-03-301-077	75 E SQUARE LAKE	NN
Square Lake / Livernois	88-20-03-301-087	6054 LIVERNOIS	NN
Square Lake / Livernois	88-20-03-301-088		NN
Square Lake / Livernois	88-20-04-478-017	6071 LIVERNOIS	NN
Square Lake / Livernois	88-20-04-478-018	6059 LIVERNOIS	NN
Square Lake / Livernois	88-20-04-478-022	90 W SQUARE LAKE	NN
Square Lake / Livernois	88-20-04-478-032	26 W SQUARE LAKE -58	NN
Square Lake / Livernois	88-20-09-228-001	95 W SQUARE LAKE	NN

NN	B	106.67	671.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.67	671.11	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.67	671.11	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.67	671.11	0.02
NN	B	106.67	671.11	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.66	670.89	0.02
NN	B	106.67	671.11	0.02
NN	B	106.00	660.00	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.68	671.22	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.67	671.10	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.67	671.11	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.67	671.10	0.02
NN	B	7925.18	83846.97	1.92
NN	B	1180.01	86977.37	2.00
NN	B	1040.01	66683.31	1.53
NN	A	5684.77	1538709.23	35.32
NN	B	1713.46	177036.51	4.06
NN	B	1396.88	112504.96	2.58
NN	B	1422.79	66834.93	1.53
NN	B	958.06	40707.40	0.93
NN	C	400.09	9603.39	0.22
NN	C	681.32	19565.97	0.45
NN	B	928.60	52429.63	1.20
NN	B	996.31	61588.33	1.41
NN	B	700.44	26415.46	0.61
NN	B	865.74	42850.52	0.98
NN	B	748.29	21187.61	0.49
NN	B	822.46	34444.25	0.79
NN	B	1065.65	48588.80	1.12
NN	C	959.83	29402.54	0.67
NN	B	1103.96	31448.12	0.72
NN	C	401.39	10004.19	0.23
NN	B	1347.74	102918.16	2.36
NN	B	533.75	17792.72	0.41

Square Lake / Livernois	88-20-09-228-019	75 W SQUARE LAKE -77	NN
Square Lake / Livernois	88-20-09-229-002	35 W SQUARE LAKE	NN
Square Lake / Livernois	88-20-09-229-003	5977 LIVERNOIS	NN
Square Lake / Livernois	88-20-09-229-004	5965 LIVERNOIS	NN
Square Lake / Livernois	88-20-09-234-001	5907 PICALL	NN
Square Lake / Livernois	88-20-10-101-001	5980 LIVERNOIS -5986	NN
Square Lake / Livernois	88-20-10-101-002	46 E SQUARE LAKE	NN
Square Lake / Livernois	88-20-10-101-003	54 E SQUARE LAKE	NN
Square Lake / Livernois	88-20-10-101-004		NN
Square Lake / Livernois	88-20-10-101-007	5960 LIVERNOIS	NN
Square Lake / Livernois	88-20-10-101-008	5940 LIVERNOIS -5942	NN
Square Lake / Rochester	88-20-02-301-011	6012 ROCHESTER -6054	NN
Square Lake / Rochester	88-20-02-301-014	6010 ROCHESTER	NN
Square Lake / Rochester	88-20-03-451-070	6017 ROCHESTER -6065	NN
Square Lake / Rochester	88-20-11-101-001	5980 ROCHESTER	NN
Square Lake / Rochester	88-20-11-101-016	1050 E SQUARE LAKE	NN
Square Lake / Rochester	88-20-11-101-022	5950 ROCHESTER	NN
Wattles / John R	88-20-13-351-024	4080 JOHN R -4088	NN
Wattles / John R	88-20-13-351-027	4040 SUMMERFIELD	NN
Wattles / John R	88-20-14-426-018		NN
Wattles/Crooks	88-20-17-476-013	4115 CROOKS	NN
Wattles/Crooks	88-20-17-476-016	1070 W WATTLES	NN
Wattles/Crooks	88-20-17-476-060	4095 CROOKS	NN
Wattles/Crooks	88-20-17-476-062	1040 W WATTLES	NN
Wattles/Crooks	88-20-20-226-015	3991 CROOKS	NN
Wattles/Crooks	88-20-20-226-016	3941 CROOKS	NN
Wattles/Crooks	88-20-20-226-017	3905 CROOKS	NN
Wattles/Crooks	88-20-20-226-106		NN
Wattles/Crooks	88-20-21-101-001	3984 CROOKS	NN
Wattles/Crooks	88-20-21-101-002	3960 CROOKS	NN
Wattles/Crooks	88-20-21-101-003	3942 CROOKS -3945	NN
Wattles/Crooks	88-20-21-101-009	3960 WESTCREEK	NN
Wattles/Crooks	88-20-21-101-047	3965 WESTCREEK 3981	NN
Wattles/Dequindre	88-20-13-478-019	39185 DEQUINDRE	NN
Wattles/Dequindre	88-20-13-478-020	39155 DEQUINDRE	NN
Wattles/Dequindre	88-20-13-478-021	2887 E WATTLES	NN
Wattles/Dequindre	88-20-13-478-022	2909 E WATTLES	NN
Wattles/Dequindre	88-20-13-478-023	2939 E WATTLES	NN
Wattles/Dequindre	88-20-13-478-026	2941 E WATTLES	NN
Wattles/Dequindre	88-20-24-226-028	2950 E WATTLES	NN
Wattles/Dequindre	88-20-24-226-087	38921 DEQUINDRE	NN
Wattles/Dequindre	88-20-24-226-112	38815 DEQUINDRE 100	NN
Wattles/John R	88-20-14-426-014	1801 E WATTLES	NN
Wattles/John R	88-20-14-426-026	1985 E WATTLES	NN
Wattles/John R	88-20-14-426-030	1839 E WATTLES	NN
Wattles/John R	88-20-14-426-032	1865 E WATTLES	NN
Wattles/John R	88-20-14-426-034	1883 E WATTLES -1939	NN
Wattles/John R	88-20-14-426-036	1977 E WATTLES	NN
Wattles/John R	88-20-14-426-038	4107 JOHN R	NN
Wattles/John R	88-20-14-426-039	4101 JOHN R	NN
Wattles/John R	88-20-14-426-040	1825 E WATTLES	NN
Wattles/John R	88-20-14-426-042	1765 E WATTLES	NN
Wattles/John R	88-20-23-200-022	3985 JOHN R	NN
Wattles/John R	88-20-23-200-045	1974 E WATTLES	NN
Wattles/John R	88-20-23-200-049		NN
Wattles/John R	88-20-23-200-054	1950 E WATTLES	NN
Wattles/John R	88-20-24-100-003	3940 JOHN R -3944	NN
Wattles/John R	88-20-24-100-047	3982 JOHN R -3996	NN
	88-20-16-301-011		NN
	88-20-16-301-012	926 W WATTLES	NN
	88-20-02-102-010	6780 ROCHESTER	NN
	88-20-03-226-013	6951 ROCHESTER	NN

NN	B	708.53	31278.84	0.72
NN	B	539.16	18165.33	0.42
NN	B	572.91	20463.65	0.47
NN	B	666.63	14104.71	0.32
NN	B	1389.35	114721.10	2.63
NN	B	647.78	24306.10	0.56
NN	C	330.38	5794.87	0.13
NN	C	468.12	13694.36	0.31
NN	C	766.74	30456.86	0.70
NN	B	482.60	11185.18	0.26
NN	B	470.29	10137.72	0.23
NN	B	3155.74	235310.77	5.40
NN	B	704.38	31373.74	0.72
NN	B	1274.47	97753.29	2.24
NN	B	618.71	21838.54	0.50
NN	B	716.32	27725.11	0.64
NN	B	1447.06	70193.26	1.61
NN	B	900.05	49988.86	1.15
NN	B	2325.62	287584.88	6.60
NN	B	1913.97	199504.65	4.58
NN	B	1588.05	119034.04	2.73
NN	B	1350.69	112893.59	2.59
NN	B	1664.67	129253.37	2.97
NN	B	1238.09	95459.89	2.19
NN	B	1099.64	72312.76	1.66
NN	B	1104.11	73050.81	1.68
NN	B	1002.82	56213.39	1.29
NN	B	864.46	32744.89	0.75
NN	B	668.37	27388.43	0.63
NN	B	880.19	47505.74	1.09
NN	B	987.54	57574.44	1.32
NN	B	1013.25	52135.35	1.20
NN	B	1973.17	148669.69	3.41
NN	C	1417.00	55630.74	1.28
NN	B	1842.07	188173.69	4.32
NN	C	544.88	18538.29	0.43
NN	C	539.65	18168.76	0.42
NN	C	539.73	18172.93	0.42
NN	C	719.90	30815.15	0.71
NN	B	950.86	38220.71	0.88
NN	B	991.79	45849.48	1.05
NN	B	1244.20	92917.83	2.13
NN	B	1262.86	39971.32	0.92
NN	B	769.79	34062.06	0.78
NN	B	1323.32	60826.89	1.40
NN	B	639.26	16549.76	0.38
NN	B	948.80	56187.81	1.29
NN	B	927.94	53599.88	1.23
NN	B	1012.25	53481.02	1.23
NN	B	939.44	40690.80	0.93
NN	B	1529.27	117791.66	2.70
NN	B	558.53	14578.03	0.33
NN	B	530.77	17582.22	0.40
NN	B	565.35	16875.34	0.39
NN	B	743.03	32641.45	0.75
NN	B	1100.05	67859.56	1.56
NN	B	565.65	17453.17	0.40
NN	B	1757.78	151787.86	3.48
R1-B		640.15	25500.62	0.59
R1-B		930.14	50080.99	1.15
GB		657.07	26667.67	0.61
GB		625.32	25461.64	0.58

	88-20-03-226-042	6905 ROCHESTER	NN
	88-20-03-226-046	6835 ROCHESTER -6843	NN
	88-20-09-476-029	5015 LIVERNOIS	NN
	88-20-09-476-034	5053 LIVERNOIS -5079	NN
	88-20-09-476-042	5145 LIVERNOIS	NN
	88-20-09-476-043	70 W LONG LAKE	NN
	88-20-10-351-018	31 E LONG LAKE -125	NN
	88-20-10-351-019	25 E LONG LAKE	NN
	88-20-10-477-038	5017 ROCHESTER	NN
	88-20-10-477-039	935 E LONG LAKE	NN
	88-20-10-477-049	5027 ROCHESTER -5137	NN
	88-20-11-351-006	5042 ROCHESTER -5044	NN
	88-20-11-351-007	5032 ROCHESTER	NN
	88-20-11-351-008	5016 ROCHESTER -5024	NN
	88-20-11-351-009	5012 ROCHESTER	NN
	88-20-11-351-010	1047 E LONG LAKE -1055	NN
	88-20-11-351-011	1057 E LONG LAKE -1155	NN
	88-20-11-351-013	5054 ROCHESTER -5120	NN
	88-20-11-481-016	5135 ORCHARD CREST	NN
	88-20-11-481-017	5121 ORCHARD CREST	NN
	88-20-14-101-003	4932 ROCHESTER	NN
	88-20-14-101-004	4930 ROCHESTER	NN
	88-20-14-101-006	4880 ROCHESTER	NN
	88-20-14-101-040	1120 E LONG LAKE	NN
	88-20-14-101-042	1050 E LONG LAKE	NN
	88-20-14-101-043	4924 ROCHESTER	NN
	88-20-14-101-044		NN
	88-20-14-101-047	1152 E LONG LAKE	NN
	88-20-14-101-048	4966 ROCHESTER	NN
	88-20-14-351-008	4086 ROCHESTER	NN
	88-20-14-351-056	4048 ROCHESTER -4066	NN
	88-20-15-101-001	30 E LONG LAKE	NN
	88-20-15-101-030	102 E LONG LAKE	NN
	88-20-15-101-031		NN
	88-20-15-201-015	850 E LONG LAKE	NN
	88-20-15-201-016	920 E LONG LAKE	NN
	88-20-15-201-018	4995 ROCHESTER	NN
	88-20-15-201-038	940 E LONG LAKE	NN
	88-20-15-201-040	4915 ROCHESTER -4967	NN
	88-20-15-201-048	4897 ROCHESTER	NN
	88-20-15-201-049	4889 ROCHESTER	NN
	88-20-15-353-052	4072 LIVERNOIS 101-109	NN
	88-20-15-353-053	4062 LIVERNOIS -4066	NN
	88-20-15-353-054		NN
	88-20-15-355-066	4000 LIVERNOIS	NN
	88-20-15-478-015	4035 ROCHESTER	NN
	88-20-16-200-018	61 W LONG LAKE -109	NN
	88-20-16-200-019	55 W LONG LAKE	NN
	88-20-16-200-020	4973 LIVERNOIS -4979	NN
	88-20-16-202-001	4968 TREESIDE LN	NN
	88-20-16-478-035	60 W WATTLES -62	NN
	88-20-16-478-036	4009 LIVERNOIS	NN
	88-20-22-101-001	3950 LIVERNOIS	NN
	88-20-22-101-002	3900 LIVERNOIS	NN
	88-20-22-101-003	92 E WATTLES	NN
	88-20-22-226-040	3951 ROCHESTER -3955	NN
	88-20-22-226-041	3939 ROCHESTER	NN
	88-20-22-226-042	3921 ROCHESTER	NN
	88-20-22-226-074	3995 ROCHESTER	NN
	88-20-23-100-044	3990 ROCHESTER	NN
	88-20-23-100-070	3946 ROCHESTER -3978	NN
	88-20-23-100-078	1064 E WATTLES	NN

GB		1649.11	143003.31	3.28
GB		3140.11	381981.24	8.77
GB		706.00	31139.57	0.71
GB		786.38	38638.24	0.89
GB		1685.41	116882.27	2.68
GB		1249.98	92060.84	2.11
GB		2630.40	392157.43	9.00
GB		800.58	40057.61	0.92
GB		544.45	17776.59	0.41
GB		986.00	42919.22	0.99
GB		2292.00	273525.70	6.28
GB		773.82	25661.93	0.59
GB		709.89	21995.34	0.50
GB		773.96	25668.03	0.59
GB		570.00	20249.70	0.46
GB		580.00	20999.80	0.48
GB		2079.99	253486.60	5.82
GB		1267.36	89647.93	2.06
R1-C		536.86	15723.15	0.36
R1-C		542.76	15842.21	0.36
GB		450.20	11257.56	0.26
GB		450.27	11259.90	0.26
GB		450.44	11266.44	0.26
GB		1000.00	59999.65	1.38
GB		1000.00	59999.68	1.38
GB		950.36	45026.16	1.03
GB		350.00	7499.98	0.17
GB		1200.00	89999.45	2.07
GB		750.09	33759.58	0.78
GB		779.90	28982.99	0.67
GB		1455.89	120439.93	2.76
GB		870.44	47494.11	1.09
GB		885.31	48219.90	1.11
GB		687.40	28174.58	0.65
GB		803.96	35637.18	0.82
GB		687.98	23498.87	0.54
GB		408.53	10710.84	0.25
GB		1096.03	52350.25	1.20
GB		1566.04	102963.64	2.36
GB		936.01	50879.20	1.17
GB		1029.15	61444.71	1.41
RT		694.09	26718.73	0.61
CB		728.62	28589.12	0.66
CB		520.21	15820.65	0.36
CB		766.29	35879.31	0.82
CB		996.42	63706.37	1.46
GB		1415.82	122429.31	2.81
GB		941.87	54574.62	1.25
GB		695.46	29199.96	0.67
RT		1216.80	81761.84	1.88
CB		1960.37	212959.80	4.89
CB		496.50	14960.80	0.34
CB		1705.68	147378.68	3.38
CB		736.92	26839.24	0.62
CB		1018.53	44161.31	1.01
GB		771.71	24468.11	0.56
GB		771.69	24467.44	0.56
GB		771.67	24466.68	0.56
GB		1025.15	65604.05	1.51
GB		566.11	20604.68	0.47
GB		1336.66	92678.98	2.13
GB		1208.02	49132.91	1.13

	88-20-36-476-036	33259 DEQUINDRE	NN
	88-20-36-476-037	1783 E FOURTEEN MILE	NN
	88-20-36-476-038	1835 E FOURTEEN MILE -1837	NN
	88-20-36-476-039	33215 DEQUINDRE	NN
	88-20-36-476-040	33181 DEQUINDRE	NN
	88-20-36-476-050	33373 DEQUINDRE	NN
	88-20-36-476-071	1725 E FOURTEEN MILE -1729	NN
	88-20-36-476-074	33333 DEQUINDRE -33341	NN
	88-20-36-476-075	33145 DEQUINDRE	NN
	88-20-36-476-076	1881 E FOURTEEN MILE	NN

IB		1446.62	78160.27	1.79
IB		2019.18	213897.14	4.91
IB		789.83	36786.48	0.84
IB		578.78	18933.85	0.43
IB		578.75	18932.91	0.43
IB		1753.02	168543.23	3.87
IB		1823.20	169536.38	3.89
IB		1487.01	89980.02	2.07
IB		819.17	41648.16	0.96
IB		741.85	28801.50	0.66

ZONING ORDINANCE TEXT AND MAP AMENDMENTS

5. **PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENTS (File Number ZOTA 258)** – Neighborhood Node Revisions - Text amendments and map amendments (rezonings)

Mr. Carlisle gave a presentation on the proposed text amendments for Neighborhood Node zoning districts. He addressed the process, key focus and identified issues.

Outline of the presentation:

- Updated intent statement.
- Reorganized regulating plan structure.
 - Added a third site type; removed street types.
- Updated site type definitions,
- Added regulations and standards to modify a regulating plan.
- Expansion of design standards.
- Simplified and updated use groups and building forms.
- Strengthened and defined transitional features section.
- Updated site access, parking and loading.
- Node Review:
 - Reviewed parcel by parcel.
 - Reclassified fifteen (15) nodes.
 - Expanded Maple and John R Neighborhood Node.
 - Eliminated six (6) nodes.
 - Suggested rezoning back to previously zoned designations before Neighborhood Nodes were adopted.

Mr. Savidant summarized the proposed map amendments (rezonings) as they were displayed on the visual screen. He indicated the same information is available in the Planning Commission agenda packet and on the City's website under the Planning Department. Mr. Savidant said reverting the properties back to their original zoning classifications would have less impact on neighboring residential properties as relates to building height, setback requirements and permitted uses.

Mr. Carlisle explained the process for future reclassification of site types. He said the proposed rezonings are in context with existing land uses.

PUBLIC HEARING OPENED

- Zaid Arabo, 801 S Adams, Birmingham; representing property owner at Long Lake and Rochester, voiced support for rezoning to GB (General Business).
- Deborah Louzecky, 6327 Donaldson; addressed Square Lake and Livernois (Node L, Troy Corners), asked to create specific zoning or overlay zoning for Troy Corners.
- Phyllis Schad, 1848 Shenandoah; addressed John R and Long Lake, rezoning to R1-C.
- Leasa Williams, 159 Telford; addressed Square Lake and Livernois (Node L, Troy Corners), asked to keep a village intent of Troy Corners.

- Ann Coleman, 6091 Livernois; addressed Square Lake and Livernois (Node L, Troy Corners), asked for ordinance language specific to the node.
- David Bocha, 4927 John R, 1996 E Long Lake; addressed Long Lake and John R as relates to current parcels on market.
- Rajeev Tiwari, 1259 Burns Drive; Wattles and Rochester, addressed traffic, safety and privacy concerns.
- Vasudeva Gupta, 418 Blakely; addressed Wattles and Livernois, supports current zoning.
- John Schroder, 5245 Berwyck; addressed Long Lake Livernois (Node M); questioned rezoning to GB (General Business) when corner is currently thriving.
- Kalyan Rachakonda, 1090 Glaser; addressed Long Lake and Rochester; opposed to rezoning to GB (General Business) – *(Two (2) show of hands from the audience)*
- Richard Peters, no address given; addressed Wattles and Livernois and over development of the City.
- Naga Bathala, 3666 Old Creek; Wattles and Livernois; concern with generating more traffic and congestion on single lane bridge (over I-75) between Livernois and Crooks. *(17 show of hands from the audience)*
- Mary Ellen Barden, 2105 Babcock; acknowledged personally not affected by rezonings, asked the City to make modifications that address concerns of residents.

Chair Perakis asked those in the audience to a show of hands if they are present to address the following neighborhood nodes:

Wattles and Rochester – one (1) hand

Wattles and Livernois – 18 hands (4 emails)

Long Lake and Rochester – five (5) hands

Square Lake and Livernois (Troy Corners) – eight (8) hands, 230 on Facebook

Long Lake and John R – three (3) hands

Long Lake and Livernois – eight (8) hands

PUBLIC HEARING CLOSED

Resolution # PC-2026-02-

Moved by: Fox

Support by: Faison

RESOLVED, That the Planning Commission hereby recommends to the City Council that Article 5 of Chapter 39 of the Code of the City of Troy, which includes provisions related to the Neighborhood Node Zoning District, including the Regulating Plan, be amended as printed on the proposed Zoning Ordinance Text Amendment.

BE IT FURTHER RESOLVED, That the Planning Commission hereby recommends to the City Council that the proposed Zoning Ordinance Map Amendments, as described in the attachment entitled “Proposed Map Amendments (Rezonings)”, including a total of 90 properties, be approved.

Discussion on the motion on the floor.

Mr. Savidant and Mr. Carlisle responded to specific questions posed by the public speakers and their concerns relating to potential impact on their properties.

Mr. Savidant addressed Troy Corners. He stated it would not be in the best interest of the City to create a specific zoning for Troy Corners due to the time it would take to create one. He said it is his opinion going back to the original zoning is generally consistent with adjacent properties.

MOTION TO AMEND Agenda Item 5 ZONING ORDINANCE TEXT AMENDMENTS (File Number ZOTA 258) – Neighborhood Node Revisions**Resolution # PC-2026-02-014**

Moved by: Tagle

Support by: Krent

RESOLVED, To amend the motion that the proposed text language on Page 20, second from the last paragraph, to change the wording “*landscape techniques shall be encouraged*” to “***landscape techniques shall be required***”.

Yes: Hutson, Krent, Lambert, Malalahalli, Tagle

No: Buechner, Faison, Fox, Perakis

MOTION CARRIED**MOTION TO AMEND Agenda Item 5 ZONING ORDINANCE TEXT AMENDMENTS (File Number ZOTA 258) – Neighborhood Node Revisions****Resolution # PC-2026-02-015**

Moved by: Tagle

Support by: Malalahalli

RESOLVED, To amend the motion that the proposed text language on Page 21, third sentence from the bottom, to strike the word “*often*”, and the sentence reads: ***These NN:A sites may also incorporate higher-density residential development....***

Yes: Buechner, Faison, Hutson, Krent, Lambert, Malalahalli, Perakis, Tagle

No: Fox

MOTION CARRIED**MOTION TO AMEND Agenda Item 5 ZONING ORDINANCE TEXT AMENDMENTS (File Number ZOTA 258) – Neighborhood Node Revisions****Resolution # PC-2026-02-016**

Moved by: Tagle

Support by: Perakis

RESOLVED, To amend the motion that the proposed text language on Page 25, **strike sub-section E.1.c.ii. Stoop or enclosed or covered porch, in its entirety.**

Yes: Buechner, Faison, Hutson, Krent, Lambert, Malalahalli, Perakis, Tagle

No: Fox

MOTION CARRIED

MOTION TO AMEND Agenda Item 5 ZONING ORDINANCE TEXT AMENDMENTS (File Number ZOTA 258) – Neighborhood Node Revisions

Resolution # PC-2026-02-017

Moved by: Tagle

Support by: Hutson

RESOLVED, To amend the motion that the proposed text language on Page 27, sub-section iii, strike the words “*toward the front edge of the building*” and the sentence reads “**Windows for building sides shall be concentrated in locations most visible from an urban open space or public-right-of-way.**”

Yes: All present (9)

MOTION CARRIED

MOTION TO AMEND Agenda Item 5 ZONING ORDINANCE TEXT AMENDMENTS (File Number ZOTA 258) – Neighborhood Node Revisions

Resolution # PC-2026-02-018

Moved by: Tagle

Support by: Faison

RESOLVED, To amend the motion that the proposed text language on Page 27, sub-section i.(c), add the words “**and bateens**” after the words “*System of horizontal and vertical reveals*”....

Yes: All present (9)

MOTION CARRIED

MOTION TO AMEND Agenda Item 5 ZONING ORDINANCE TEXT AMENDMENTS (File Number ZOTA 258) – Neighborhood Node Revisions

Resolution # PC-2026-02-019

Moved by: Tagle

Support by: Buechner

RESOLVED, To amend the motion that the proposed text language on Page 28, 3.(c) 1., to read: “Minimum Ceiling Height: A minimum of eight (8) feet, **or as the State Building Code requires**, from floor to ceiling in habitable rooms is required to ensure comfort and livability.”

Yes: All present (9)

MOTION CARRIED

MOTION TO AMEND Agenda Item 5 ZONING ORDINANCE TEXT AMENDMENTS (File Number ZOTA 258) – Neighborhood Node Revisions

Resolution # PC-2026-02-020

Moved by: Lambert

Support by: Fox

RESOLVED, To amend the motion that the proposed text language on Page 20, second to the last paragraph, last sentence, to strike the word “respect” and replace with the word “protect”.

Yes: All present (9)

MOTION CARRIED

Resolution # PC-2026-02-021

Moved by: Fox

Support by: Malalahalli

RESOLVED, That the Planning Commission hereby recommends to the City Council that Article 5 of Chapter 39 of the Code of the City of Troy, which includes provisions related to the Neighborhood Node Zoning District, including the Regulating Plan, be amended as printed on the proposed Zoning Ordinance Text Amendment.

BE IT FURTHER RESOLVED, That the Planning Commission hereby recommends to the City Council that the proposed Zoning Ordinance Map Amendments, as described in the attachment entitled “Proposed Map Amendments (Rezoning)”, including a total of 90 properties, be approved, as **AMENDED six times**.

Yes: All present (9)

MOTION CARRIED

Dear Planning Department,

I am a resident of Burns Drive in Troy, and I am writing regarding Parcel No. 88-20-23-100-078, located at 1068 E. Wattles Road.

I respectfully request that the City maintains the current zoning designation for this parcel and not approve the proposed change to General Business (GB). Rezoning this property to a business classification would significantly impact the privacy, safety, and overall residential character of our neighborhood. Increased traffic, noise, lighting, and commercial activity would disrupt the quality of life for families who have chosen to live in this quiet residential area.

In addition, I do not want our neighborhood to become surrounded by commercial buildings. Residents purchased homes here with the expectation of living in a primarily residential community, and expanding commercial zoning in this area would change the character and feel of our neighborhood in a way that many of us strongly oppose. Preserving the current zoning helps ensure that our community remains a safe, peaceful, and family-oriented place to live.

We value the integrity of our neighborhood and believe that maintaining the current zoning is in the best interest of residents and the surrounding community.

Thank you for your time and consideration. I respectfully ask that you take residents' concerns into account when reviewing this matter. Please verify that this email has been received and added into the record.

Sincerely,

The Dekhou Residence

Dear Sir/ Madam,

Requesting to keep the current Zone to NN of Parcel 88-20-23-100-078 with address 1068 W Wattles and NOT to change it GB. Attention to Planning Department! I Amee Doshi along with my spouse Upen doshi and kids Megha and Riya , have been a resident of 1274 , Burns Drive, Troy MI 48083 since 2025 and enjoy living here with my burns family and its neighborhood. Received a latter about rezoning above mentioned property from NN to GB, which disturbed us as well as peace of our mind .

Since any kind of Business behind our property will not only ruin the privacy of our living but the quality of our lives and living condition. So requesting NOT to Change the above mentioned property Zone from NN to GB and leave it to NN for the single family homes. Thank you in anticipation!

Thanks,

Amee

From: [Planning](#)
To: [Jackie Ferencz](#)
Subject: FW: Zoning ordinance, chapter 39, meeting on 02/24/2026
Date: Tuesday, February 24, 2026 8:26:59 AM

From: Manoj Seetharamu <manoj.seetharamu@gmail.com>
Sent: Monday, February 23, 2026 11:40 PM
To: Planning <planning@troymi.gov>
Subject: Zoning ordinance, chapter 39, meeting on 02/24/2026

You don't often get email from manoj.seetharamu@gmail.com. [Learn why this is important](#)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear zone planning team/ City clerk,

I have read the rezoning plans. The zoning does significantly eventually impacts the traffic and congestion in not only the area of rezoning but also all the feeder areas.

As a resident of Troy, I voted and request that the entire rezoning being proposed on the meeting being planned on 02/24/2026 be voided/ cancelled. Pls do not change the zoning that exists and come up with more green space in Troy.

Appreciate confirmation of receipt & acknowledgement of my vote/ request

Thanks
Manoj G Seetharamu
Mobile: 248 766 7621
Address: 1797 Shepherds Dr Troy MI 48984

Planning Department

I live at Wattles and John R and have in the past criticized the city planning department for these rezoning policies you have forced upon the residents.

Specifically the 53 unit apartment building you have approved. I can't understand why you did this as there are single family homes on the south and east side of this property. Why not approve residential single family rather than a commercial building which is going to cause traffic congestion, increase in crime, and probably lower the value of the homes surrounding this property?

All the city is after is tax revenue at the expense of the residents. All too many of these projects are popping up all around this city. It's beginning to look like row houses at the expense of green space.

Very disturbing as I have lived here in Troy for over 50 years and am ready to move because these short thought out decisions.

Larry Heugh

Dear Troy Planning Department,

This is regarding the proposed change in the zoning designation for Parcel No. 88-20-23-100-078, located at 1068 E Wattles Road.

My family and I have resided at Burns Drive for the past 18 years. This is a quiet, family friendly residential neighborhood and this is precisely the reason we moved into this neighborhood.

We respectfully request that the City maintain the current zoning designation for this parcel and not approve the proposed change to General Business (GB). Changing to a business classification would expose this neighborhood and all the families living here to a significant increase in traffic noise, commercial activity and possibly even crime and trespass.

There has already been a surge in car thefts in and around the area.

This will also inherently change the fiber and integrity of this neighborhood and definitely disrupt the quality of life one has come to expect living in such a neighborhood.

Preserving the current green space and zoning is in the best interest of the residents of this community.

Thanks for your kind consideration of this matter.

Sincerely,

Brendon Lazrado
586 764 8632

I am writing regarding the upcoming Public Hearing this Tuesday, February 24, concerning the proposed Neighborhood Node ordinance changes, specifically as they relate to Node “L,” formerly known as Node “Q” — Troy Corners.

“Save Troy Corners” began in 2008 when major zoning changes were introduced through the Master Plan and later implemented in 2011. Those changes created Neighborhood Nodes and Cluster developments across the city, raising concerns about density, parking, and compatibility. We all remember the long intense, packed out rooms Planning Commission and City Council meetings. Residents showed up because they care deeply about how development shapes our community.

In 2019, candidates for Mayor and Council committed to re-evaluating Neighborhood Nodes. You followed through, and we appreciate that leadership. Now we have another opportunity to lead intentionally. Troy Corners is not just another intersection. Square Lake and Livernois holds historical significance as the birthplace of Troy commerce. The area includes narrow two-lane roads, homes positioned within or substantially near the road right-of-way. Square Lake Road itself, is owned and maintained by the City so the widening of the road could cost substantial money for the City. There are more than 1,700 students and faculty within a ¼-mile walking distance of this corner.

In addition, the City owns three undeveloped parcels designated as park land per the City’s Parks & Recreation map — one parcel east and two parcels west of the intersection. These are not conceptual opportunities. They are existing public assets. Activated thoughtfully, they could anchor a true walkable village environment with green space, gathering areas, and pedestrian connectivity.

The 2024 State of the City address and subsequent community surveys clearly show that the number one request from residents is a downtown — a defined, walkable place. Troy Corners has the physical and strategic ingredients to fulfill the intent of the Master Plan for Node “L.” Walkable village.

If planned intentionally, Troy Corners could become:

- A defined district with cohesive architectural standards
- 25 mph traffic calming from the school zone through the intersection
- Ground-floor retail activating the street
- Residential above to support small businesses
- Protection for homes and properties located within or near the road right-of-way — road widening is not an option
- Safe pedestrian infrastructure connecting schools, parks, and shops

Our concern is that recent ordinance changes adding attached residential zoning as a late amendment could result in a purely residential build-out that misses the placemaking village vision entirely. As currently written, a developer could construct 100% attached residential with no requirement for retail or commercial activation. If that occurs, our two lane roads will not be able to keep pace with the added residential density.

At the same time, Troy is addressing vacant office buildings and underutilized commercial properties across the city. We are seeing thoughtful re-envisioning efforts, including approved residential conversions and the ongoing North Troy zoning work focused on multifamily demand. These efforts demonstrate that the City understands housing demand and is proactively addressing it. Troy Corners presents a different opportunity — not just housing, but identity.

We respectfully request that Council and Planning:

- Define Node L as a “Small-Scale Village Overlay” or “Troy Corners Village” zone
- Establish clear placemaking standards specific to Node L that prioritize small-scale mixed-use development over residential-only buildings
- Collaborate with the Troy School District, given the proximity of three schools serving 1,700 students and faculty, regarding pedestrian and bicycle connectivity
- Align zoning and ordinance updates to prioritize mixed-use first-floor retail (Site Type B allows mixed use but does not require it)
- Strategically utilize City-owned park parcels to anchor village character
- Implement traffic calming to support pedestrian safety
- Adopt cohesive architectural and design standards to ensure a unified village identity

This is an opportunity to create Troy's first true walkable corner — not by accident, but by design. We respectfully ask that you take a deeper dive now, while ordinance updates are underway, to ensure Troy Corners becomes the placemaker envisioned in the Master Plan.

We sincerely appreciate the many hours each of you have invested in refining these Neighborhood Node ordinances, and we respectfully ask that Node L be shaped intentionally as a walkable village — not a purely attached residential development.

Thank you for your time and consideration.

Sincerely,
Deborah Louzecky
Save Troy Corners

I am writing regarding the upcoming Public Hearing this Tuesday, February 24, concerning the proposed Neighborhood Node ordinance changes, specifically as they relate to Node “L,” formerly known as Node “Q” — Troy Corners.

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Now we have another opportunity to lead intentionally.

Troy Corners is not just another intersection. Square Lake and Livernois holds historical significance as the birthplace of Troy commerce. The area includes narrow two-lane roads, homes positioned within or substantially near the road right-of-way. Square Lake Road itself, is owned and maintained by the City so the widening of the road could cost substantial money for the City. There are more than 1,700 students and faculty within a ¼-mile walking distance of this corner.

In addition, the City owns three undeveloped parcels designated as park land per the City’s Parks & Recreation map — one parcel east and two parcels west of the intersection. These are not conceptual opportunities. They are existing public assets. Activated thoughtfully, they could anchor a true walkable village environment with green space, gathering areas, and pedestrian connectivity.

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placemaking village vision entirely. As currently written, a developer could construct 100% attached residential with no requirement for retail or commercial activation. If that occurs, our two-lane roads will not be able to keep pace with the added residential density.

At the same time, Troy is addressing vacant office buildings and underutilized commercial properties across the city. We are seeing thoughtful re-envisioning efforts, including approved residential conversions and the ongoing North Troy zoning work focused on multifamily demand. These efforts demonstrate that the City understands housing demand and is proactively addressing it.

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We sincerely appreciate the many hours each of you have invested in refining these Neighborhood Node ordinances, and we respectfully ask that Node L be shaped intentionally as a walkable village — not a purely attached residential development.

Thank you for your time and consideration.

Sincerely,

Deborah Louzecky
Save Troy Corners

To the Troy Planning Commission,

My name is Manish Mehta. I reside at 88 Leetonia Drive, Troy, Michigan, in very close proximity to the property located at 4072 Livernois that is currently under consideration for rezoning from NN to RT.

I am writing to formally and strongly oppose the proposed rezoning of this parcel to RT (Two-Family Residential).

This property is directly adjacent to and across from established single family homes. Both sides of Livernois in this immediate area function as a single family residential corridor. There is no higher density use at this location that would require a transitional zoning classification. Introducing RT zoning at this site would create an isolated density increase that will render it isolated and incompatible with existing neighborhood.

Rezoning to RT would allow a material increase in occupancy intensity, traffic movement, entry/egress and parking demands relative to the surrounding single family home quietness and solitude.

While RT zoning remains Residential in classification, it significantly alters the development pattern which is inconsistent with the surrounding neighborhood. This change would also set an undesirable precedent for increased density which is otherwise a very peaceful and quite neighborhood.

I respectfully urge the Planning Commission to reevaluate this zoning proposal and preserve the character and integrity of this neighborhood.

Thank you for your consideration.

Sincerely

Manish Mehta
88, Leetonia Drive
Troy, MI-48085

From: [Srihari Gangaraj](#)
To: [Planning](#)
Subject: Objection to Proposed Rezoning of 4072 Livernois from NN to RT
Date: Wednesday, February 11, 2026 5:42:39 PM

You don't often get email from gangaraj@gmail.com. [Learn why this is important](#)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Troy Planning Commission,

My name is Srihari Gangaraj. I reside at 68 Leetonia Drive, Troy, Michigan, in close proximity to the property located at 4072 Livernois that is currently under consideration for rezoning from NN to RT.

I am writing to formally and strongly oppose the proposed rezoning of this parcel to RT (Two-Family Residential).

This property is directly adjacent to and across from established single-family homes. Both sides of Livernois in this immediate area function as a single-family residential corridor. There is no higher-density use at this location that would require a transitional zoning classification. Introducing RT zoning at this site would create an isolated density increase that is incompatible with the existing neighborhood character.

Rezoning to RT would allow a material increase in occupancy intensity, traffic movements, and parking demand relative to the surrounding detached single-family fabric. Even though RT remains residential in classification, it alters the development pattern in a way that is inconsistent with the prevailing land use on both sides of the street.

This change would also set an undesirable precedent for incremental densification within a stable single-family area. Zoning decisions at this interface should reinforce neighborhood consistency, not introduce avoidable land use conflict.

Given the established character of the surrounding properties, the most appropriate zoning designation for 4072 Livernois is a single-family residential classification consistent with adjacent parcels.

I respectfully request that the Planning Commission deny the proposed rezoning to RT and instead preserve zoning that aligns with the existing single-family context.

Thank you for your consideration.

Sincerely,
Srihari Gangaraj
68 Leetonia Drive
Troy, MI 48085
626-340-8839
gangaraj@gmail.com

From: [Gerald Rauch](#)
To: [Planning](#)
Cc: [Marianna Perakis](#)
Subject: Planning Commission Meeting Submission
Date: Monday, October 13, 2025 3:13:30 PM
Attachments: [Node Ordinance Changes 3.pdf](#)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jackie,

Please submit the attached to the Planning Commissioners for the meeting tomorrow night.

Jerry Rauch
4187 Penrose dr.
Troy, MI 48098
313-585-9808
jerryrauch@me.com

Gerald & Tracy Rauch

4187 Penrose Dr.

Troy, MI 48098

October 13, 2025

City of Troy Planning Commission
500 W. Big Beaver Rd.
Troy, MI 48084

Re: Neighborhood Node Ordinance Changes

Dear Commissioners,

After watching the video of your August 12th meeting I would like to thank you for discussing my letter that was submitted for your consideration. Unfortunately, I think the point I was trying to get across in my letter didn't come through. Specifically, the desire for the ultimate use of the NW corner of Crooks and Wattles **as stated by the City Council and Planning Commission in the changes to the Master Plan** and how that fits with the Zoning Ordinance Changes being discussed.

In updating the 2016 Master Plan, City Council Members and Planning Commissioners actually walked this Neighborhood Nodes to fully understand the unique circumstances, and did so with each Node. As a result of that close up review and discussions, modification recommended by the Special Committee of Planning Commissioners and City Council members were approved by the Planning Commission and forwarded on by City Council for this location and read as follows for the NW corner of Wattles and Crooks:

- "Any development or redevelopment of the northwest corner shall be of a scale and massing to complement the existing low scale nature of the area. Low scale single family and multiple family residential **may be permissible if it models the scale and orientation of the multiple family neighborhood at the northeast corner of node E.**" ¹

The Applewood Development is the development at the NE corner of Node E, and has the same Site Type B, as the NW Corner of Wattles & Crooks. Applewood has 40 attached-residential homes built on 6.29 acres or about 6.4 units per acre including roadways.

Watching the video of your meeting, my take away from your discussion was summed up in **Mr. Carlisle's statement that the development described the Applewood development "is something that would not be approved in the nodes"**. Which brings me to the point that if the Master Plan goal for the NW corner of the mode is something that would not be approved with the current Node zoning classification, why aren't you changing the category of development for this site to comply with the goal set forth in the Master Plan change? And, how in good faith can you not make the change when the Planning Commission, City Council and residents all

¹ Updated Master Plan 8/21/23 pg. 91 NN:F

agreed that this is what should occur here and went so far as to put it in the Master Plan amendment?

Given the desire for this portion of the Node has been clearly set, I once again respectfully request the Planning Commission make the text changes for this portion of the node to show that the permitted multifamily use matches the Master Plan statement making it **“permissible if it models the scale and orientation of the multiple family neighborhood at the northeast corner of node E.”**.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Jerry Rauch', with a stylized, cursive script.

Jerry Rauch

From: [Jeff Williams](#)
To: [Planning](#)
Subject: Request for Additional Time Troy Corners Node L Planning Discussion
Date: Tuesday, February 24, 2026 2:25:44 PM

You don't often get email from savetroycorners@gmail.com. [Learn why this is important](#)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Commissioners,

My name is Jeff Williams and I live near the intersection of Square Lake Road and Livernois.

For the past several years, many of us in the surrounding neighborhoods, including the Save Troy Corners Team and residents of Telford Ridge, have been deeply involved in discussions about development near this intersection.

We appreciate the work the City and Planning Commission have put into guiding thoughtful development in Troy.

What we are asking tonight is simple.

Before any new zoning or node updates are finalized for Node L at Square Lake and Livernois, we respectfully ask the Commission to allow additional time for the community and the property owners on all four corners to come together and discuss a shared vision for this important gateway intersection.

Rather than reacting to plans after decisions are made, we want to do the opposite We want to proactively work with the City to help shape something great.

Many residents believe this corner has the potential to become a walkable, neighborhood-focused destination with ground-floor retail, residential above, and pedestrian-friendly design that creates a small downtown feel.

This could become a unique and welcoming corner for Troy if we take the time to plan it thoughtfully.

We respectfully ask for a pause so the community can organize, collaborate with property owners, and bring forward ideas that support the City's long-term vision.

Thank you for your time and for considering our request.

Sincerely,

Jeff Williams
159 Telford Dr
248 670 2020
Telford Ridge HOA President
Save Troy Corners Team Member

Biju Sebastian & Shereen Alex
1245 Burns Dr., Troy, MI 48083
Ph : 248 730 0664
bijusebastian@hotmail.com

Date : 03/25/2026

Planning Commission
City of Troy, 500 W. Big Beaver, Troy, MI 48084

RE: Opposition to Rezoning Request (ZOTA 258) – 1064 E. WATTLES, Troy, MI 48083

To the Members of the Planning Commission,

I am writing to formally express my strong opposition to the proposed rezoning of the property located at 1064 E. WATTLES, parcel number 88-20-23-100-078 from **NN (Neighborhood)** to **GB (General Business)**.

I have owned and lived at 1245 Burns Dr., Troy, MI for 17 years with 3 kids and my mother. My home directly borders this property. I believe this proposed zoning change is incompatible with the existing residential character of the area, and I respectfully urge you to deny the request based on the following reasons:

- **Incompatibility with Existing Neighborhood:** The surrounding area is primarily established residential. Transitioning this parcel to General Business (GB)—which typically allows for more intense, higher-traffic commercial use—will destroy the quiet, residential nature of our neighborhood.
- **Increased Traffic and Safety Risks:** Introducing commercial activity directly behind my home will bring increased noise, traffic, and service vehicles into a area currently designed for low-density residential traffic. With schools at the four corners of the intersection, it is extremely congested and unsafe for drivers and pedestrians during peak hours on the 2-lane Wattles Road. Introducing commercial activity will further increase safety risks for the residents in the surroundings.
- **Reduced Property Values:** The proximity of a commercial, high-traffic, or high-density business to a residential backyard will negatively impact the market value of my home, which I purchased with the expectation of maintaining a peaceful residential environment.

- **Disruption of Privacy and Quality of Life:** The potential for nightly activities, noise, light pollution, and odor from commercial development will significantly diminish my quality of life and that of my neighbors.
- **Lack of Proper Buffering/Infrastructure:** The current infrastructure, including roads and drainage systems, is not equipped to handle the increased load of a General Business establishment.
- **Impact on the Environment:** The destruction of the trees and shrubs in the property will negatively impact the environment and our health. The tall trees in the property covers us from direct exposure to the radiation (EMF) from the cell tower at the intersection of Wattles and Rochester. Removal of these trees will impact our health and comfort of our backyard.

I believe this rezoning represents "spot zoning" that serves a private interest at the expense of the established community. I request that the Planning Commission to uphold the current NN zoning, which protects the residents in this area.

Thank you for your time, consideration, and service to our community.

Sincerely,

Biju Sebastian

SAlex

Biju Sebastian & Shereen Alex

Dear Planning Commission and City Council Members,

My name is Bipin Radadiya, and I reside at 2937 Prairie Dr Troy, Michigan.

I am writing to express my strong concerns regarding the proposed zoning changes that would allow increased density, additional flats and townhomes, and expanded residential development along major corridors.

As a homeowner and resident of Troy, I am concerned about the following:

- * Increased traffic congestion on already busy roads and intersections
- * Additional pressure on Troy schools, which are already managing high enrollment
- * Whether existing infrastructure (roads, drainage, utilities, traffic signals) can support higher density
- * The impact on auto-oriented businesses that many families and seniors rely on
- * Potential effects on single-family home values
- * Long-term changes to the character and layout of our city

Troy has long been valued for its balance of residential neighborhoods, strong schools, and thoughtful development.

I urge you to carefully consider the long-term impact of these zoning changes on current residents before moving forward.

Please ensure that residents' concerns are fully addressed and that infrastructure, traffic studies, and school capacity are thoroughly evaluated.

Thank you for your time and consideration.

Sincerely,

Bipin Radadiya
2937 Prairie Dr, Troy MI 48085
714-341-2716
Sent from my iPhone

Requesting to keep the current Zone to NN of Parcel 88-20-23-100-078 with address 1068 W Wattles and NOT to change it GB. Attention to Planning Department!
Dear Members of the Planning Commission and City Council

My name is Sundar Sambandam, spouse name Sujatha Shanmugam, Children names Kavya and Sneha, reside at 1287 Burns Drive, Troy, Michigan.

I am writing to express my strong concerns regarding the proposed zoning changes that would allow increased density, additional flats and townhomes, and expanded residential development along major corridors in Troy.

As a homeowner and long-time resident of Troy, I am concerned and worried about the potential impacts these changes may have on our community, including:

- * Increased traffic congestion on roads and intersections that are already heavy traveled
- * Additional strain and pressure on Troy schools, which are already managing high enrollment
- * Whether existing infrastructure, such as roads, drainage, utilities, traffic signals, can adequately support higher density
- * The effect on auto-oriented businesses that many families and seniors rely on
- * Potential impacts on single-family home values
- * Long-term changes to the character and layout of our city

Troy has long been valued for its strong schools, well-planned neighborhoods, and thoughtful approach of development. I respectfully urge you to carefully consider the longterm implications of these zoning changes on current residents before moving forward. I also ask that comprehensive infrastructure assessments, traffic studies, and school capacity evaluations be completed and shared with the public to ensure that residents' concerns are fully addressed.

Thank you for your time and consideration.

Sincerely,

Sundar Sambandam
1287 Burns Drive, Troy
Phone 248-525-5253

Dear Salim Huerta,

Thank you for your response regarding the property at 4072 Livernois.

While I understand that a preliminary site plan for "Lange View" was approved in February 2023, I must maintain my strong objection to the proposed rezoning to RT. The fact that a preliminary plan was approved under previous conditions does not mitigate the long-term impact that a permanent rezoning to RT will have on our established single-family neighborhood.

My opposition is based on the following critical points:

1. Incompatibility with Neighboring Character: Aligning the zoning with a specific 9-unit project does not change the fact that RT is a mismatch for a corridor defined by detached, single-family homes. Zoning should reflect the surrounding community's fabric, not just the convenience of a pending development.
2. Density and Infrastructure Concerns: Moving to RT allows for a material increase in occupancy and traffic. Our local infrastructure and the quiet nature of the single-family corridor on both sides of Livernois were not designed for the increased intensity and parking demands that this high-density transition introduces.
3. Setting a Planning Precedent: Using a specific site plan to justify a broad rezoning sets a concerning precedent for incremental densification. Once this parcel is rezoned, it weakens the protections for other single-family areas in Troy against similar high-density encroachment.

I respectfully urge the Planning Department and the Planning Commission to reconsider this change. The most appropriate designation remains one that preserves the stability and consistency of the existing residential environment.

I look forward to this being addressed during the formal review process.

Regards,

Srihari

To the Troy Planning Commission,

We have got the letter regarding the rezoning the area and neighborhood of Troy.
I am writing as a resident/property owner 156 Braemar Dr, Troy 48098, regarding the proposed rezoning of Node M from NN to GB.

I have the following concerns regarding the impact of this change on our neighborhood:

1. Character of the Neighborhood: The NN (Neighborhood Node) designation was intended to create a walkable, community-focused transition. Moving to GB (General Business) feels like a step backward toward "strip mall" style development that increases pavement and reduces neighborhood charm.
2. Traffic and Safety: General Business zoning allows for high-traffic uses. I am concerned about the increased volume of cars at the Long Lake and Livernois intersection and the safety of residents living immediately adjacent to these parcels.
3. Buffer and Noise: What protections will be put in place to ensure that commercial developments under GB zoning do not create light pollution or noise disturbances for the surrounding residential homes?

I request that the Commission provide further detail on why the NN zoning was deemed unsuccessful and how the GB designation will protect the property values and quiet enjoyment of existing residential owners.

Please correct if our understanding is right on this.

Sincerely,

Ashok Tholiya
952-905-9246
156 Braemar Dr Troy 48098

Attention to Planning Department!

This is Rajeev Tiwari, spouse name Archana Tiwari and Childrens: Abhinav Tiwari , Shubham Tiwari and Esha Tiwari, has been living at the property of 1259, Burns Drive, Troy MI 48083 since June, 2008 and enjoy living here and its neighborhood. Received a latter about rezoning above mentioned property from NN to GB, which disturbed us as well as peace of our mind . Since any kind of Business behind our property will not only ruin the privacy of our living but the quality of our lives and living condition. So requesting NOT to Change the above mentioned property Zone from NN to GB and leave it to NN for the single family homes.

Thank you in anticipation!

Sent from my iPhone

Biju Sebastian & Shereen Alex
1245 Burns Dr., Troy, MI 48083
Ph : 248 730 0664
bijusebastian@hotmail.com

Date : 02/17/2026

Planning Commission
City of Troy, 500 W. Big Beaver, Troy, MI 48084

RE: Opposition to Rezoning Request (ZOTA 258) – 1064 E. WATTLES, Troy, MI 48083

To the Members of the Planning Commission,

I am writing to formally express my strong opposition to the proposed rezoning of the property located at 1064 E. WATTLES, parcel number 88-20-23-100-078 from **NN (Neighborhood)** to **GB (General Business)**.

I have owned and lived at 1245 Burns Dr., Troy, MI for 17 years with 3 kids and my mother. My home directly borders this property. I believe this proposed zoning change is incompatible with the existing residential character of the area, and I respectfully urge you to deny the request based on the following reasons:

- **Incompatibility with Existing Neighborhood:** The surrounding area is primarily established residential. Transitioning this parcel to General Business (GB)—which typically allows for more intense, higher-traffic commercial use—will destroy the quiet, residential nature of our neighborhood.
- **Increased Traffic and Safety Risks:** Introducing commercial activity directly behind my home will bring increased noise, traffic, and service vehicles into a area currently designed for low-density residential traffic. With schools at the four corners of the intersection, it is extremely congested and unsafe for drivers and pedestrians during peak hours on the 2-lane Wattles Road. Introducing commercial activity will further increase safety risks for the residents in the surroundings.
- **Reduced Property Values:** The proximity of a commercial, high-traffic, or high-density business to a residential backyard will negatively impact the market value of my home, which I purchased with the expectation of maintaining a peaceful residential environment.

- **Disruption of Privacy and Quality of Life:** The potential for nightly activities, noise, light pollution, and odor from commercial development will significantly diminish my quality of life and that of my neighbors.
- **Lack of Proper Buffering/Infrastructure:** The current infrastructure, including roads and drainage systems, is not equipped to handle the increased load of a General Business establishment.
- **Impact on the Environment:** The destruction of the trees and shrubs in the property will negatively impact the environment and our health. The tall trees in the property covers us from direct exposure to the radiation (EMF) from the cell tower at the intersection of Wattles and Rochester. Removal of these trees will impact our health and comfort of our backyard.

I believe this rezoning represents "spot zoning" that serves a private interest at the expense of the established community. I request that the Planning Commission to uphold the current NN zoning, which protects the residents in this area.

Thank you for your time, consideration, and service to our community.

Sincerely,

Biju Sebastian

SAlex

Biju Sebastian & Shereen Alex

Hello Troy City Planning commission members and Troy City Council members,

I'm writing to express my concern about the proposed zoning changes primarily near the Long Lake/Rochester Rd area, which I believe will significantly strain our community's already overburdened infrastructure, increase traffic in areas that are already congested, reduce the availability of open spaces, and ultimately push our city toward an increasingly dense, concrete-heavy landscape. A clear example of these concerns can already be seen at the Crooks and Wattles intersection, where the newly built, tightly packed "pigeon-hole" style apartments have noticeably increased congestion on an already narrow east-west corridor, turning it into an accident-prone zone.

The City of Troy is already struggling to keep up with essential neighborhood services, for example, several neighborhoods did not receive adequate snow removal services this winter. Adding more high-density developments will only make it harder for the city to meet these basic needs. The introduction of apartments or mixed-use structures will inevitably bring taller buildings, expanded parking requirements, and more vehicles on the road, further compounding these challenges.

These changes are likely to place additional pressure on schools that are already operating at or beyond capacity. Adding more apartments will significantly increase school traffic and further strain the quality of education. Our property taxes are already extremely high, and residents cannot afford yet another tax increase to compensate for the added burden.

I would also like to emphasize that city officials are elected to represent the interests of residents, not builders.

For the reasons mentioned above, I strongly oppose this zoning change and respectfully request that the City reconsider and reverse this decision.

Regards,

Sudhanshu Grover



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.4.

Date: April 2, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager

Subject: 2026 City Council Meeting Schedule - Special (Introduced by: Frank Nastasi, City Manager)

Background

The City Council has held a strategic planning meeting, or “Advance”, nearly each year since 2021 in November, December, or January. The timing of the Advance has shifted later in recent years and City staff is planning for a November 2026 meeting. Setting the date as soon as possible will allow adequate preparation time, ideally beginning in August.

Recommendation

The following special meeting date is proposed for the November 2026 Advance:

- Saturday, November 21, 2026

This meeting will be held at 9:00 AM in the Troy Community Center consistent with the City Council Rules of Procedure.

Suggested Resolution:

RESOLVED, That Troy City Council **SHALL HOLD** a Special Meeting on the following date at 9:00 AM at the Troy Community Center or as otherwise provided by the City Council Rules of Procedure:

Saturday, November 21, 2026 November 2026 Advance

BE IT FINALLY RESOLVED, That Troy City Council **MAY RESCHEDULE** Regular Meetings and/or **SCHEDULE** additional Special Meetings in accordance with the City Charter and Michigan Open Meetings Act.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.5.

Date: April 2, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Emily Frontera, Purchasing Manager
Courtney Flynn, Communications Director

Subject: Bid Waiver for Media Production and Cable Television Equipment Management Services (Introduced by: Courtney Flynn, Communications Director)

Background

In the State of Michigan, public bodies are governed by the Michigan Open Meetings Act (OMA), which requires meetings to be open to the public and documented through written minutes. While recording is not mandated, audio and video coverage has become an essential tool for enhancing transparency, accessibility, and public engagement by allowing residents to view meetings via cable television or online platforms.

Producing and distributing these recordings requires specialized technical expertise. For more than 23 years, the City of Troy has relied on Cable Production staff to manage equipment and record meetings such as City Council, Planning Commission, and Zoning Board of Appeals. The City currently employs a part-time Cable Production Specialist to record meetings and operate and maintain Cable TV equipment. When he is unavailable, the City works with Community Media Network (CMNtv) to ensure meetings are recorded.

Historically, the services provided by CMNtv have been supported by Public, Educational, and Governmental (PEG) fees. However, declining cable subscriptions are reducing PEG fees as a funding source, making it likely the City will need to pay for CMNtv services in the future, as other communities already do through contractual agreements.

The City's current Cable Production Specialist provides valuable institutional knowledge and continuity, and competitive compensation will be necessary to retain this capability and ensure ongoing, reliable access to public meeting coverage.

Purchasing

A market study on local cable television production services found that area communities use a mix of contracted services and in-house staffing models to support public meeting recordings and cable system management. Some area communities contract with CMNtv with costs typically ranging from approximately \$325 to \$450 per meeting, depending on meeting length.

In some cases, additional annual costs are incurred for technical support, slide production, and equipment updates. Due to a decline in PEG funds, which support CMNtv operations, these rates are likely to increase in the near future. Other area communities manage services internally, with a combination of full and part-time staffing.

Overall, contracted services offer predictable per-meeting costs, and contracting with *Polito Media LLC* will provide the institutional knowledge necessary to ensure our cable operations run smoothly. Polito Media staff has over 20 years of technical experience in local cable TV production and the pricing presented is competitively in line with current market levels. It is in the best interests of the City to waive the bidding process and contract with *Polito Media LLC of Madison Heights, MI* at the prices detailed in the attached agreement.

Financial

Funds are budgeted and available in the City Manager's Office operating budget account number 101.172.801.100 for the 2026 Fiscal Year. Funding for future years will be approved through the annual budget process in the Communications Department operating budget account number 101.726.802.070.

Recommendation

City Management, in the best interest of the City, recommends waiving the bid process and authorization to contract with *Polito Media LLC of Madison Heights, MI* for media production and cable television equipment management services for one-year with the option to renew for two additional years, as detailed in the attached agreement.

Legal Review

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

Suggested Resolution:

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** the attached Agreement with *Polito Media LLC* for media production and cable television equipment management services for one-year with the option to renew for two additional years.

BE IT FURTHER RESOLVED, That the Troy Communications Director is **AUTHORIZED** to **EXECUTE** the agreement with *Polito Media LLC*, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Market Survey

	Troy Polito Media	City of Berkley Community Media	Rochester Hills In-House Staff	Royal Oak - Community Media	Sterling Heights In-House Staff
Meeting	\$350/MTG	\$325/MTG		\$350 - \$450/MTG	
Equip Support & Mtnce	\$4,800/YR			\$6,000/YR	
Staff 1			\$50.29/HR		\$92,750/YR
Staff 2			\$38.83/HR		\$81,000/YR
Staff 3 PT					\$15,000/YR

VIDEO RECORDING SERVICES AGREEMENT

This Video Recording Services Agreement (“Agreement”) is entered into as of _____ (“Effective Date”), by and between:

The City of Troy, MI (“City”) and **Polito Media LLC** (“Contractor”).

The City and Contractor may be referred to individually as a “Party” and collectively as the “Parties.”

1. Purpose

The City engages Contractor to provide professional video recording, audio capture, live streaming (if requested), basic editing, and delivery of video services for official municipal meetings, including but not limited to:

- City Council
 - Planning Commission
 - Zoning Board of Appeals
 - Building Code Board of Appeals
 - Other meetings, workshops, or hearings as mutually agreed
-

2. Scope of Services – Meeting Recording

For meetings the Contractor agrees to cover, Contractor shall:

1. Arrive in advance to set up and test City-provided equipment.
 2. Record the full proceedings of the meeting.
 3. Use reasonable professional efforts to ensure clear video and audio quality.
 4. Live stream meetings when requested and agreed upon in advance.
 5. Perform basic post-production editing (e.g., trimming, titles).
-

3. Compensation – Meeting Recording Services

1. City shall pay Contractor **\$350.00 per meeting recorded**.
2. Contractor shall invoice monthly for meetings recorded during the preceding month.

3. City shall remit payment within **forty five (45) days** of receipt of invoice.
 4. No additional fees shall apply unless approved in writing by the City.
-

4. Studio Management, Maintenance & Consultation Services

Contractor shall provide ongoing studio management and consultation services, including:

1. Software updates for City audio/video systems.
2. Monitoring equipment performance and reporting issues.
3. Written recommendations for equipment upgrades or replacements.
4. Managing City TV bulletin board content (slides, graphics, announcements).
5. Maintaining studio readiness and organization.
6. Providing consultation regarding City events (e.g., Veterans Day, Tree Lighting).

Compensation:

City shall pay Contractor a **monthly fee of Four Hundred Dollars (\$400.00)** for these services. This fee shall be invoiced with the monthly meeting invoice and is payable under the same terms (for work performed during the preceeding month). It compensates Contractor for ongoing availability, monitoring, administrative oversight, and consultation, regardless of the number of meetings or services requested in a given month.

5. Equipment

1. City shall provide all recording equipment and related software/accounts.
 2. Contractor shall exercise reasonable care and promptly report malfunctions or damage.
-

6. Meeting Scheduling, Availability & Notification

1. City shall notify Contractor of annual meeting schedules, and request coverage of meetings, as soon as they are adopted. The City shall also notify Contractor of meeting changes (additions or cancellations) as soon as they are announced.
2. Contractor is **not required** to record any minimum number of meetings.
3. Contractor shall only be obligated to record meetings for which availability is confirmed.
4. No penalties, fee reductions, or adverse actions shall apply due to Contractor unavailability.
5. Contractor shall respond to meeting requests as soon as reasonably practicable.
6. Contractor may accept or decline special or emergency meeting requests.

7. Meeting Cancellation

If the City cancels a meeting for which the Contractor has confirmed availability **(a)** with less than twenty-four (24) hours' notice, **or (b)** more than twenty-four (24) hours prior to the scheduled meeting but the Contractor was not notified of the cancellation prior to the meeting time, the Contractor shall be entitled to payment of the **full per-meeting recording fee** set forth in Section 3, provided the Contractor remained available to perform the services.

8. Ownership of Recordings

All recordings and related materials produced under this Agreement are the exclusive property of the City. Contractor shall not distribute or reuse recordings without written authorization.

9. Confidentiality

Contractor shall not disclose any confidential or non-public City information obtained through performance of this Agreement.

10. Public Records Compliance

Recordings may be subject to public records or FOIA laws. Contractor shall promptly provide requested materials to the City upon request.

11. Independent Contractor

Contractor is an independent contractor and not an employee of the City. The Contractor assumes full responsibility for all services performed and for all persons it employs or retains.

The Contractor is solely responsible for compliance with all applicable federal and State of Michigan laws, including payment of taxes and provisions of workers' compensation coverage as required under the Michigan Worker's Disability Compensation Act. The Contractor acknowledges it is not eligible for, and waives any claim to, worker's compensation or other employee benefits provided by the City.

12. Term & Termination

1. Polito Media LLC will provide one-year of media production and cable television equipment management services with a Two (2) Year renewal option in accordance with this agreement.
 2. This Agreement shall commence on April 13, 2026 and continue until April 13, 2027, with the option to renew.
 3. Either Party may terminate this Agreement with **sixty (60) days' written notice.**
 4. City may terminate immediately for material breach or misconduct.
 5. If termination occurs after the start of a calendar month, Contractor shall be entitled to the **full monthly studio management fee**, with no proration.
 6. Upon termination, Contractor shall return City equipment and deliver all remaining recordings.
-

13. Force Majeure

Neither Party shall be liable for failure or delay in performance caused by events beyond its reasonable control, including but not limited to acts of God, severe weather, fire, flood, war, terrorism, governmental orders, power failures, or public health emergencies ("Force Majeure Events").

A Force Majeure Event shall excuse performance only for the duration of the event. **If a meeting is cancelled due to a Force Majeure Event that makes holding the meeting impossible, the meeting cancellation fee in Section 7 shall not apply.**

14. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of **Michigan.**

15. Entire Agreement

This Agreement constitutes the entire agreement between the Parties and supersedes all prior understandings.

SIGNATURES

City Representative

Name: _____

Title: _____

Signature: _____

Date: _____

Contractor

Name: _____

Title/Role: _____

Signature: _____

Date: _____



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.6.

Date: April 2, 2026

To: Honorable Mayor and City Council Members

From: Frank A. Nastasi, City Manager
Lori Grigg Bluhm, City Attorney
Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: Opposition to Michigan House Bills That Eliminate Troy's Zoning Authority
(Introduced by: Brent Savidant, Community Development Director)

History

Because of the threat to completely preclude the City's ability to ensure cohesive development and protect property values, City Administration is closely monitoring what proponents have labeled the "Housing Readiness Package," which is currently pending in the Michigan House of Representatives. There are currently nine separate bills as a part of this package, as described below:

- House Bill 5529 – If this bill passes, the City would no longer be able to have a minimum lot size that is more than 1500 square feet if served by public water and sewer. The City's current minimum lot sizes range from 7,500 square feet to 21,780 square feet (with sewer). If passed, this could result in a parcel designed and constructed at a density of two units per acre (R-1A) to be divided into up to 14 separate parcels. This could have a significant impact on water and sewer utilities, drainage, traffic safety, fire safety and community character.
- House Bill 5530 – This bill is similar to House Bill 5529. House Bill 5529 would amend the Land Division Act; House Bill 5529 proposes amendments to the Michigan Zoning Enabling Act.
- House Bill 5531 – This bill requires faster site-plan decisions and limits repeated study or document requests by the municipality. In essence, it would result in a less thorough site plan approval process. If passed, the City would not be able to request items such as traffic studies as part of the site plan approval process. Also, the site plan approval process would need to be completed within 60 days. This could be problematic if the site plan application is incomplete when submitted.
- House Bill 5532 – This bill addresses the protest petition process, where if 20 percent of the property owners within 100 feet of a proposed new development submit a valid petition, approval would currently require a super-majority vote. The proposed bill

would require 60 percent of persons within 300 feet of a proposed new development, further diluting the power of neighboring residents. It also requires the City Clerk to verify petition signers' residency.

- House Bill 5581– This proposal would preclude the City from having a minimum dwelling size greater than 500 square feet. Currently, the City's minimum dwelling size is 1,000 square feet. In combination with the smaller lot sizes, as proposed in HB 5529 and 5530, this would allow for up to 14 homes on a parcel that previously would only have allowed one dwelling.
- House Bill 5582 – This bill would prevent the City from requiring more than one parking spot for every apartment, even if it is a multi-bedroom apartment. If passed, this bill could create parking issues on private and public property. This bill also allows mobile homes to be located anywhere that single family homes are allowed. If passed, this could impact neighborhood character. Furthermore, mobile homes are not regulated by the Michigan Building Code.
- House Bill 5583 – If passed, this bill would significantly reduce setback requirements to just 5 feet from side or rear property lines; 15 feet or less from front yards. Troy's current front yard setbacks range from 25 feet to 40 feet. Troy's current rear yard setbacks range from 35 feet to 45 feet. Troy's current side yard setbacks range from 5 feet to 15 feet. If passed, this would disrupt long-established land use patterns and result in homes that are very close together.
- House Bill 5584 – This bill would allow duplexes anywhere that single family homes are allowed. If passed, this could have a significant impact on water and sewer utilities, drainage, traffic safety, fire safety and community character.
- House Bill 5585 – This bill would allow accessory dwelling units (ADU's) up to 800 square feet in size on any residential lot. If passed, the City would not be able to limit the number of accessory dwelling units on a property. Accessory dwelling units could be granny flats or tiny homes, as well as sheds and garages, and could be placed at least 5 feet from the rear or side property line.

The Michigan legislator sponsors' attempts to impose uniform regulations on all Michigan communities is misguided, and fails to take into account the differences between urban, suburban, and rural communities. Also, this heavy-handed approach, removing all local control from municipalities, is not needed, since many communities already have flexibility in their zoning regulations to encourage additional housing. Troy has already demonstrated how its inclusive zoning districts and tools such as conditional rezoning encourage affordable housing.

Recommendation

The Michigan Municipal League, Michigan Townships Association and SEMCOG have taken the lead in vehemently opposing this nine-bill package proposed in the Michigan House of Representatives. These bills are a direct affront to local control. For over one hundred years, local municipalities have had the ability to regulate land uses for the protection of the health, safety and welfare of their residents and the public, based on the particular circumstances affecting the specific community. This proposed legislation would significantly erode and frustrate that ability, and imposes mandates that will not accomplish the sponsor's well-

intentioned goal of increasing housing options throughout the State. The passage of a resolution formalizes the opposition already expressed by individual City Council members, and also provides an opportunity to educate the public about the dangers of a one size fits all approach to zoning. The proposed resolution follows a template used by other Michigan communities.

Suggested Resolution:

WHEREAS, House Bills 5529-5532 and 5581-5585 have been introduced in the State of Michigan House of Representatives (hereinafter “bills”); and,

WHEREAS, The above referenced bills have been referred to the State House of Representatives Government Operations Committee; and,

WHEREAS, If enacted into law, these bills would impose new requirements for studies and documents for site plan review that will bog down the well-established development plan review process; and,

WHEREAS, If these bills are enacted into law, they would restrict minimum home square footage requirements, thus adding immense pressure on local infrastructure improvements such as water and sewer and also public safety; and,

WHEREAS, If enacted into law, these bills would change parking and mobile home requirements that would disrupt many decades of planning that shaped current residential zoning; and,

WHEREAS, If these bills are enacted into law, local communities would be restricted from deciding the width between residential homes; and,

WHEREAS, If enacted, these bills would permit duplexes on parcels currently zoned for single-family residential; and,

WHEREAS, The Michigan Statutes have traditionally delegated local Municipal Zoning regulations to cities and townships; and,

WHEREAS, Local communities are best situated to assess infrastructure capabilities, such as water and sewer capacity, so that future development may be properly planned; and

WHEREAS, Local communities can DETERMINE limits on land use so as to address the requirements of those willing to invest while ensuring the health, safety and enjoyment of the residents that will call the community home.

NOW THEREFORE, BE IT RESOLVED, That the Troy City Council strongly **OPPOSES** passage of House Bills 5529-5532 and 5581-5585 on the basis that local municipalities are best situated to enact zoning regulations to ensure the health, safety and welfare of their residents.

BE IT FURTHER RESOLVED, That a copy of this Resolution shall be **DISTRIBUTED** to all state legislators representing the City of Troy, and **ATTACHED** to the original Minutes of this meeting.



500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

J.2.a.

Board and Committee Minutes:

J.2.a. City Council Minutes-Draft - March 23, 2026

ATTACHMENT(S):

20260323

Reverend Matt Schuler, Pastor of Community from Faith Troy performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, March 23, 2026, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

B. ROLL CALL:

- a) Mayor Ethan Baker
Annalisa Bluhm
Theresa Brooks
Rebecca A. Chamberlain
Hirak Chanda
Mark Gunn
David Hamilton

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. Public Hearing – Conditional Rezoning – (JPCR2025-010) – Proposed Z Square Medical Office Building, North Side of Big Beaver, East Side of Frankton (PIN 88-20-22-358-028 & -029), Section 22, From R-1E (One-Family Residential) Zoning District to BB (Big Beaver) Zoning District (Introduced by: Brent Savidant, Community Development Director)

The Mayor opened the Public Hearing for public comment. The Mayor closed the Public Hearing after receiving no public comment.

Resolution #2026-03-046
Moved by Chanda
Seconded by Gunn

WHEREAS, The City is in receipt of a proposed rezoning request from R-1E (One Family Residential) District to BB (Big Beaver) District; and,

WHEREAS, The subject property to be conditionally rezoned is located north of Big Beaver on the east side of Frankton, PIN 88-20-22-358-028, being approximately 0.711 acres in size; and,

WHEREAS, The applicant voluntarily offered a number of conditions, as per Section 16.04 of the City of Troy Zoning Ordinance; and,

WHEREAS, The conditional rezoning was considered by the Planning Commission following a public hearing held on December 9, 2025 and remaining open until January 13, 2026; and,

WHEREAS, The Planning Commission, by a vote of 8-0, recommends approval of the conditional rezoning; and,

WHEREAS, The proposed conditional rezoning is supported by the Master Plan and advances the general and specific development policies of the Master Plan; and,

WHEREAS, The conditional rezoning would permit greater flexibility in use and development of the property; and,

WHEREAS, The conditions offered by the applicant reasonably protect the adjacent properties; and,

WHEREAS, The conditional rezoning would be compatible with surrounding zoning and land use; and,

WHEREAS, The proposed conditional rezoning meets the Standards for Rezoning Approval listed in Section 16.04.C(3) of the City of Troy Zoning Ordinance;

THEREFORE BE IT RESOLVED, City Council hereby **APPROVES** the R-1E District to be conditionally rezoned to BB District; and,

BE IT FURTHER RESOLVED, City Council hereby **APPROVES** the Conditional Rezoning Agreement and related attachments; and,

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to sign the Conditional Rezoning Agreement on behalf of the City of Troy.

BE IT FINALLY RESOLVED, That the City of Troy Zoning District Map is hereby **AMENDED**.

Yes: All-7
No: None

MOTION CARRIED

E.2. Liquor Violation Hearing- Bottle and Cork (Introduced by: Lynn Giorgi, Police Staffing and Standards Specialist)

The Mayor opened the Public Hearing for public comment. The Mayor closed the Public Hearing after receiving comment from Abigail Tynee.

Resolution #2026-03-047
 Moved by Brooks
 Seconded by Chanda

WHEREAS, The City of Troy scheduled a hearing, as allowed under State Law and Chapter 101 of the City of Troy Ordinances, as well as the Liquor License Agreement between the licensee and the City, and properly noticed this hearing; and,

WHEREAS, The purpose of the hearing was to review the following liquor license violation:

Name: Bottle & Cork Wine Shop LLC
 Address: 1660 John R Rd. Troy, MI 48083
 License No: (L-000011018/L-000018683)
 Violation: SALE TO MINOR (Compliance Test) on November 26, 2025; and

WHEREAS, After due notice, the licensee was given the opportunity to contest this cited violation before the Troy City Council on Monday, March 23, 2026 and/or an opportunity to provide additional information concerning the licensee's alcohol service, and adjoining property owners were also provided with an opportunity to provide public comment; and,

WHEREAS, The licensee does not contest the cited liquor license violation or wish to proceed to hearing;

NOW, THEREFORE, BE IT RESOLVED, That due to the violation at the licensed establishment, the Troy City Council **REQUIRES** the licensee to provide proof to the Troy Police Department within 180 days that all serving employees successfully completed a server training program, as defined under State Law (MCL 436.1906).

BE IT FURTHER RESOLVED, That if the licensee does not provide proof within the allocated 180 days, then licensee **SHALL APPEAR** at the next regularly scheduled Troy City Council meeting to explain the reasons for the non-compliance.

BE IT FINALLY RESOLVED, That the licensee's non-compliance **MAY SERVE** as a basis for the Troy City Council to take adverse action against the licensee.

Yes: All-7
 No: None

MOTION CARRIED

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

Mary Ellen Barden	Commented on increasing density and developments in Troy
Mary Lynn Bowen	Commented on the future of the Library building, and funding needs

April Church	Commented on the 2025 Library bond proposal and the future needs of the Library building
--------------	--

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

H. POSTPONED ITEMS:

H.1. No Postponed Items

I. REGULAR BUSINESS:

I.1. Board and Committee Appointments: a) Mayoral Appointments - None; b) City Council Appointments - Election Commission, Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust

a) Mayoral Appointments: None

b) City Council Appointments

Resolution #2026-03-048

Moved by Chanda

Seconded by Chamberlain

RESOLVED, That Troy City Council hereby **APPOINTS** the following nominated person(s) to serve on the Boards and Committees as indicated:

Election Commission

Appointed by Council

2 Regular Members and 1 Charter Member

1 Year Term

Nominations to the Election Commission:

Term Expires: 1/31/2027	Stephen Sadlier	Democratic Party Recommendation
	Term currently held by: Stephen Sadlier	
Term Expires: 1/31/2027	Ray Watts	Republican Party Recommendation
	Term currently held by: Ray Watts	

Yes: All-7
No: None

MOTION CARRIED

Resolution #2026-03-049
Moved by Chanda
Seconded by Bluhm

RESOLVED, That Troy City Council hereby **APPOINTS** the following nominated person(s) to serve on the Boards and Committees as indicated:

Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust

Appointed by Council
7 Regular Members and 2 Ordinance Members
3 Year Term

Nomination to the Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust:

Term Expires: 12/31/2028	Mark Owczarzak	City of Troy Retiree
	Term currently held by: Mark Owczarzak	

Yes: All-7
No: None

MOTION CARRIED

I.2. Board and Committee Nominations: a) Mayoral Nominations - None; b) City Council Nominations - Historic District Commission

a) Mayoral Nominations: None

b) City Council Nominations:

Resolution #2026-03-050
Moved by Chanda
Seconded by Brooks

RESOLVED, That the Troy City Council of the City of Troy hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Historic District Commission

Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Historic District Commission:

Term Expires: 3/1/2029	Rosalyn Emerson
	Term currently held by: Rosalyn Emerson
Term expires: 3/1/2029	Sadek Rahman
	Term currently held by: Sadek Rahman

Yes: All-7
No: None

MOTION CARRIED**I.3. No Closed Session Requested****I.4. Standard Purchasing Resolution 8: Best Value Award - Brownfield Consulting Services and Budget Amendment (Introduced by: Chris Wilson, Assistant City Manager)**

Resolution #2026-03-051
Moved by Chamberlain
Seconded by Chanda

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract to provide Brownfield Consulting Services with an option to renew for two (2) additional one-year terms to the highest rated proposer, Fishbeck of Grand Rapids, MI as a result of a best value process at the hourly rates and fee schedule as detailed in the Bid Tabulation dated January 8, 2026; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire March 31, 2030.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a budget amendment in the amount of \$10,000 to the Brownfield Redevelopment Authority Fund contingent upon approval by the Brownfield Redevelopment Authority.

BE IT FINALLY RESOLVED, That the award is **CONTINGENT** upon the contractor's submission of properly executed bid and proposal documents, including insurance certificates and all other specified requirements.

Yes: All-7
No: None

MOTION CARRIED**I.5. Contract Extension — Concrete Slab Replacement (Introduced by Mike Verstraete, Streets and Drains Operations Manager)**

Resolution #2026-03-052
Moved by Bluhm
Seconded by Gunn

RESOLVED, That in the best interest of the City, Troy City Council hereby **AWARDS** a one (1) year contract extension to, DiLisio Construction Inc., of Clinton Township, MI, for the Concrete Slab Replacement Program at budgeted amounts as approved through the 2027 Capital Budget, under the same pricing, terms and conditions as detailed in the bid tabulation from the contract approved by City Council on March 20, 2023 (Resolution #2023-03-048-J-4b); a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire June 30, 2027.

BE IT FINALLY RESOLVED, The award is **CONTINGENT** upon the contractor's submission of properly executed bid documents, including insurance certificates, bonds, and all other specified requirements.

Yes: All-7
No: None

MOTION CARRIED**I.6. Bid Waiver - Freedom of Information Act Request Management Software - City Clerk's Office and Police Department (Introduced by: Alex Bellak, Information Technology Director)**

Resolution #2026-03-053
Moved by Gunn
Seconded by Chamberlain

RESOLVED, That in the best of interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** a contract for the purchase and implementation of NextRequest, FOIA request management software, to *CivicPlus of Manhattan, KS*, for an estimated total amount of \$14,034.40 for the first year, with annual recurring costs of \$18,976.00, subject to the annual uplift fee not to exceed 5% for the first 5 years. Costs will be split between the City Clerk's Office and Police Department budgets.

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:**J.1.a Approval of “J” Items NOT Removed for Discussion**

Resolution #2026-03-054-J-1a

Moved by Hamilton

Seconded by Gunn

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented.

Yes: All-7

No: None

MOTION CARRIED**J.1.b Address of “J” Items Removed for Discussion by City Council****J.2. Approval of City Council Minutes**

Resolution #2026-03-054-J-2

RESOLVED, That Troy City Council hereby **APPROVES** the following Minutes as submitted:

J.2.a. City Council Minutes-Draft - March 2, 2026**J.3. Proposed City of Troy Proclamations:**

Resolution #2026-03-054-J-3

J.3.a. Proclamation to Recognize Lt. Brandon Hall as the 2025 Firefighter of the Year**J.3.b. Proclamation to Recognize Troy Baseball Boosters for 65 Years of Serving the Community****J.4. Standard Purchasing Resolutions:****J.4.a. Standard Purchasing Resolution 4: Sourcewell Cooperative Purchasing Contract – LED Street Light Replacement**

Resolution #2026-03-054-J-4a

BE IT RESOLVED, That the Troy City Council hereby **AWARDS** a contract to *Lightspec Michigan, LLC of Madison Heights, MI* for the purchase of Replacement LED Streetlights for an estimated total cost of \$49,741.82, at prices detailed and contained in the attached quote as per the Sourcewell Contract #041525-SINF, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

J.4.b. Standard Purchasing Resolution 9: Approval to Expend Funds for Membership and Renewals Over \$10,000 - Michigan Municipal League

Resolution #2026-03-054-J-4b

RESOLVED, Payment is **AUTHORIZED** for annual membership dues to the Michigan Municipal League, for the time period of May 1, 2026 through April 30, 2027, in the amount of \$15,749.00.

J.5. Storm Management Operations and Maintenance Agreement, GFA Development, Inc., Pine View Condominiums, Sidwell #88-20-12-476-070

Resolution #2026-03-054-J-5

BE IT RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between GFA Development, Inc. and the City of Troy outlining a plan to install, maintain and operate the private stormwater system and underground detention facility on the properties owned by Motor City Church International and identified by Sidwell #88-20-12-476-070.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to execute the Agreement, and

BE IT FINALLY RESOLVED, That the City Clerk is **DIRECTED TO RECORD** the Agreement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.6. Stormwater Management Operations and Maintenance Agreement, Gary Abitheira, Sidwell #88-20-26-401-045

Resolution #2026-03-054-J-6

BE IT RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between Gary Abitheira and the City of Troy outlining a plan to install, maintain and operate the private stormwater system and underground detention facility on the properties owned by Motor City Church International and identified by Sidwell #88-20-26-401-045.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to execute the Agreement.

BE IT FINALLY RESOLVED, That the City Clerk is **DIRECTED TO RECORD** the Agreement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.7. Request for Acceptance of a Permanent Easement, Sidwell #88-20-09-426-018

Resolution #2026-03-054-J-7

BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for storm sewers and surface drainage from Bogdan Bratu and Ildico Bratu, owners of the property having Sidwell #88-20-09-426-018.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.8. Sub-recipient Agreement between Oakland County and City of Troy for 2026 High Intensity Drug Trafficking Area (HIDTA) Grant

Resolution #2026-03-054-J-8

WHEREAS, The Oakland County Narcotic Enforcement Team (NET) is a multi-jurisdictional drug enforcement task force charged with the responsibility of investigating drug trafficking within Oakland County and Southeastern Michigan. The purpose of the task force is to detect and apprehend persons who violate narcotic and drug laws; and,

WHEREAS, Troy Police Department provides a full-time investigator for participation in NET; and,

WHEREAS, NET has entered into a Grant agreement with the Michigan High Intensity Drug Trafficking Area of the United States Office of National Drug Control Policy whereby NET investigators are eligible to receive reimbursement for qualifying NET-related costs, including overtime costs; and,

WHEREAS, a Subrecipient Agreement between Oakland County and City of Troy is required for purposes of receiving reimbursement for qualifying costs associated with the Troy PD investigator assigned to NET:

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the attached 2026 HIDTA Grant Subrecipient Agreement between Oakland County and City of Troy;

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Chief of Police to sign the 2026 HIDTA Grant Subrecipient Agreement between Oakland County and City of Troy, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.9. Private Agreement – Contract for Installation of Municipal Improvements Eckford Woods Site Condominium - Project No. 23.907.3

Resolution #2026-03-054-J-9

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Icon Building and Development, LLC for the installation of Water Main, Sanitary Sewer, Storm Sewer, Concrete Pavement, Asphalt Path & Sidewalk, and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.10. Proposed Consent Judgment Troy v. 5024 Rochester Road

Resolution #2026-03-054-J-10

RESOLVED, That the City of Troy City Council **APPROVES** the proposed Consent Judgment in the City of Troy v 5024 Rochester Road, LLC, condemnation case, Oakland County Circuit Court case number 2025-213609 CC, and **AUTHORIZES** payment in the amounts stated therein from Account Number 401.449.202.989.022065, and further **AUTHORIZES** the City Attorney or designee to execute the document on behalf of the City of Troy; a copy of the Consent Judgment is to be **ATTACHED** to the original Minutes of this meeting.

J.11. Traffic Committee Recommendations – February 18, 2026

Resolution #2026-03-054-J-11

BE IT RESOLVED, That a NO PARKING ZONE **BE ESTABLISHED** on the west side of Eleanor, south of Hamman, along the Costello Elementary School frontage when school is in session between 8:30 am & 9:30 am and 3:30 pm & 4:30 pm.

J.12. Authorization for Grant Submittal – Local Bridge Program

Resolution #2026-03-054-J-12

WHEREAS, The City of Troy wishes to submit a Local Bridge Program Application; and,

WHEREAS, The City of Troy wishes to actively seek participation in the replacement and/or repair of the Beach Road bridge, structure #13611; and,

WHEREAS, The City of Troy believes it is appropriate to apply to the Local Bridge Program for 80% of the construction cost, and the City Council has identified sources of funding to contribute the required local match and any cost overruns;

NOW, THEREFORE, BE IT RESOLVED, That the City of Troy hereby **RESOLVES** to take all

actions necessary to apply to the Michigan Department of Transportation Local Bridge Program in connection with the above-referenced bridge on Beach Road, as outlined in the application.

J.13. Request for Recognition as a Nonprofit Organization from Friends of Troy Seniors/Troy Community Foundation

Resolution #2026-03-054-J-13

RESOLVED, That Troy City Council hereby **APPROVES** the request from Friends of Troy Seniors, asking that they be recognized as a nonprofit organization operating in the community for the purpose of obtaining a charitable gaming license as recommended by City Management.

J.14. Uniform Video Service Local Franchise Agreement with DirecTV

Resolution #2026-03-054-J-14

WHEREAS, DirecTV has presented the City of Troy with a renewal request for franchise agreement which satisfies the legal and technical requirements of the Uniform Video Service Local Franchise Act, MCL 484.3301 et. seq.; and,

WHEREAS, The City's powers are limited when there is legal and technical compliance;

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **FINDS** that the DirecTV Franchise Agreement meets the legal and technical requirements of the Act, and solely for that reason, the Troy City Council hereby **APPROVES** the Renewal Agreement with DirecTV, in compliance with Section 3(3) of the Act.

BE IT FURTHER RESOLVED, That such approval by the City is **GIVEN** only because it is required by the Act, and is **NOT AN INDICATION** of the City's agreement with or assent to any provisions of the Act or Agreement.

BE IT FURTHER RESOLVED, That the approval of the DirecTV Franchise Agreement Renewal **DOES NOT WAIVE** the City's rights to challenge any provisions of the Act and/or any related provisions of the Agreement, including the argument that such provisions are invalid and unenforceable as violations of law or an unconstitutional impairment of the City's contractual rights; and, furthermore, the City **RESERVES** any and all rights stemming from any successful challenge to such provisions that are undertaken by any other local franchising entity.

BE IT FINALLY RESOLVED, That the Mayor and the City Clerk shall **SIGN** the DirecTV Franchise Agreement Renewal on behalf of the City of Troy, and a copy of the executed agreement shall be **ATTACHED** to the original Minutes, and the City Clerk shall **FORWARD** the executed agreement, in addition to a certified copy.

J.15. Scheduled Contract Reopener with Great Lakes Water Authority- Amendment #5

Resolution #2026-03-054-J-15

WHEREAS, In 2008 the City of Troy and Great Lakes Water Authority (GLWA) entered into a 30-year contract to provide water to the City of Troy which included contract reopeners to adjust factors used to develop annual water rates and allow opportunity for minor clarifications of contract language; and,

WHEREAS, These adjustment factors include pressures, peak hour, max day, and annual volumes in which the City of Troy has been able to control successfully through shifting peak hour usage into the exclusionary period of 11 P.M. to 5 A.M.; and,

WHEREAS, The City of Troy continues to educate and invest in community capital improvement projects as required in this contract;

NOW, THEREFORE, BE IT RESOLVED, That the attached Amendment #5 to the 30-year contract to provide wholesale water between the City of Troy and Great Lakes Water Authority is hereby **APPROVED**, as recommended by the City Administration, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.16. Clinton River Watershed Council Membership and Services 2026-31

Resolution #2026-03-054-J-16

RESOLVED, That Troy City Council hereby **APPROVES** the Membership and Agreement for Services between the City of Troy and the Clinton River Watershed Council for stormwater education for MS4 stormwater permit, and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K.1. Announcement of Public Hearings:

K.1.a. April 6, 2026 - ZONING ORDINANCE TEXT AND MAP AMENDMENTS (File Number ZOTA 258) – Neighborhood Node Revisions – Text Amendments and Map Amendments (Rezoning)

K.2. Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted

L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

Tony Kapas	Thanked City Staff for their efforts to help an owlet displaced by tree trimmers
Kari Aspenleiter	As a wild life rehabilitation expert, she thanked City Staff for their efforts to help an owlet displaced by tree trimmers
Students representing Rise Above OCD	Discussed their organization that helps share awareness about OCD for students
Vinodh Mudaliar	Commented on the cricket field reservations and pricing; thanked Assistant City Manager Wilson for his help to resolve issues
Victoria King	Introduced herself as a candidate for Oakland County Circuit Court Judge

M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

Council Member Gunn responded that he would like the City to have a resource for injured animals that can be brought in during emergencies like with the owlet; he complimented the students who promoted and advocated for Rise Above OCD; he is pleased to see the cricket field in the community.

Council Member Bluhm responded that Rise Above OCD would benefit in including the Community Center and community organizations in their community outreach; she appreciated the comments regarding the cricket field and agreed that affordability and accessibility is important with youth sports.

Mayor Pro Tem Chanda responded and thanked the resident for helping the owlets; he is eager for the cricket field and would like to see it used to the full extent; he thanked the students for their presentation and offered assistance to spread the word for Rise Above OCD.

Council Member Chamberlain reassured the community that the youth and members will have priority in using the cricket fields; she thanked everyone who assisted in the efforts to rescue the injured owlets.

Mayor Baker responded that the Recreation Department determines the pricing for the cricket fields and he recommended reaching out to the Troy Community Foundation to see if a grant may be used to assist with the costs for the youth programs; he recommended that a process be implemented to check for wildlife when developers are developing properties; he thanked the students and their presentation for Rise Above OCD and stressed the importance of using the correct terminology in the proper context.

The meeting **RECESSED** at 9:05PM.

The meeting **RECONVENED** at 9:14PM.

N. COUNCIL REFERRALS:

N.1. No Council Referrals Submitted

O. REPORTS:

O.1. Minutes – Boards and Committees: None Submitted

O.2. Department Reports:

O.2.a. February 2026 Emergency Medical Services (EMS) Monthly Report

O.2.b. 2026 Advance Update Report

O.3. Letters of Appreciation:

O.3.a. Letter of Appreciation to Assessing Department from Howard Adams

O.4. Proposed Proclamations/Resolutions from Other Organizations: None Submitted

O.5. Oakland County Treasurer’s Office Foreclosure Prevention

P. COUNCIL COMMENTS:

P.1. Council Member Hamilton Comment - Community Polling on Capital Priorities

Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

R. CLOSED SESSION

R.1. No Closed Session Requested

S. ADJOURNMENT

The Meeting **ADJOURNED** at 10:28 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

J.2.b.

Board and Committee Minutes:

J.2.b. City Council Special Meeting Minutes-Draft - March 25, 2026

ATTACHMENT(S):

20260325

A. CALL TO ORDER:

A Special Meeting of the Troy City Council was held on Wednesday, March 25, 2026, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:02 PM.

B. ROLL CALL:

- a) Mayor Ethan Baker
Annalisa Bluhm
Theresa Brooks
Rebecca A. Chamberlain
Hirak Chanda
Mark Gunn
David Hamilton - Absent (offered comments via Zoom)

Excuse Absent Council Members:

Resolution #2026-03-055

Moved by Baker

Seconded by Chamberlain

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Hamilton at the Special City Council Meeting of March 25, 2026, due to being out of town.

Yes: Baker, Bluhm, Brooks, Chamberlain, Chanda, Gunn

No: None

Absent: Hamilton

MOTION CARRIED / FAILED

C. PUBLIC COMMENT:**Vote on Resolution to Adjourn into Closed Session**

Resolution #2026-03-056

Moved by Baker

Seconded by Chamberlain

BE IT RESOLVED, That Troy City Council **SHALL ADJOURN** into Closed Session, as permitted by MCL 15.268 (a).

Yes: Bluhm, Brooks, Chamberlain, Chanda, Gunn, Baker

No: None

Absent: Hamilton

MOTION CARRIED / FAILED

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:

D.1. City Manager and City Attorney Evaluations

The Meeting **RECESSED** at 7:40 PM.
The Meeting **RECONVENED** at 7:45 PM.

E. OTHER BUSINESS: (Only with consent in accordance with City Charter Section 4.3)

F. ADJOURNMENT

The Meeting **ADJOURNED** at 8:45 PM.

Mayor Ethan Baker

Cheryl A. Stewart, CMC, MiPMC2
Deputy City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.a.

Date: April 2, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiepe, Public Works Director
Emily Frontera, Purchasing Manager
Brian Varney, Fleet Division Manager

Subject: Standard Purchasing Resolution 2: Sole Bidder Meeting Specifications – Vehicle Accessories

History

- The Fleet Division maintains a fleet of vehicles and equipment that require specialized accessories to support daily operations across multiple departments, including Public Works, Police and Fire Departments. These accessories include, but are not limited to, ladder racks, shelving units, tool storage systems, safety racks, and vehicle upfitting components.
- Vehicle accessories are ordered on an as-needed basis, and establishing a vehicle accessory contract will ensure timely upfitting of fleet vehicles, enhance employee safety and operational efficiency, standardize equipment across departments, and deliver cost savings through competitive pricing.

Purchasing

- On March 12, 2026, a bid opening was conducted in accordance with the City Charter and Code for two (2) year requirements for vehicle accessories, including as-needed installation services. The contract also includes an option to renew for up to three (3) additional one (1) year terms.
- The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com/city-of-troy-mi.
- Six hundred and seventy-seven (677) vendors were notified via the MITN website. One (1) bid was received. The summary of the vendor responses is detailed below.

Companies notified via MITN	677	MITN provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy. Active MITN members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFOs and Quote opportunities within the City. Active MITN non-paying members are responsible to monitor and check the MITN website for opportunities with the City. Inactive MITN member status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.
Troy Companies notified via MITN	5	
Troy Companies- Active email notification	5	
Troy Companies- Active Free	0	
Companies that viewed the bid	38	
Troy Companies that viewed the bid	0	

Upon review of the bid proposal, it was determined to be in the best interest of the City to award the sole bidder meeting specifications, *Auto and Truck Accessories of Warren, Michigan*.

Financial

Funds are budgeted and available in all divisions of the Public Works Operating Budgets for the 2026 fiscal year and will be budgeted in outlying years.

Recommendation

City Management recommends awarding a two (2) year contract with the option to renew for three (3) one-year terms to provide Vehicle Accessories and as-needed installation to the sole bidder meeting specifications, *Auto and Truck Accessories of Warren, Michigan*. Bid Items for Adrian Steel Storage Solutions, Ranger Design Storage Solutions and Ranger Truck Caps received no bids and will be purchased on an as-needed basis utilizing the informal bid process. Accessories and installation to be awarded per the unit prices and discounts listed in the bid tabulation opened March 12, 2026; to be purchased on an as-needed basis, contract to expire March 31, 2031.

Suggested Resolution:

RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract with the option to renew for three (3) one-year terms to provide Vehicle Accessories and as-needed installation to sole bidder meeting specifications, *Auto and Truck Accessories of Warren, Michigan*, at unit prices and discounts contained in the bid tabulation opened March 12, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract expiring March 31, 2031.

Opening Date: 03/12/2026
Date Reviewed: 03/12/2026

CITY OF TROY
BID TABULATION
VEHICLE ACCESSORIES

ITB-COT 26-04
Page 1 of 1

VENDOR NAME: Auto & Truck Accessories

CITY: Warren, MI

**PROPOSAL: TO PROVIDE VARIOUS VEHICLE ACCESSORIES and AS NEEDED INSTALLATION FOR THE CITY OF TROY
DEPARTMENT OF PUBLIC WORKS**

Proposal 1: Parts Pricing

DESCRIPTION	QTY	UNIT PRICE
Adrian Steel Storage – S1M2HC2PM Partition	1 ea	No Bid
Weather Guard Storage – 126-5-04 Saddle Box	1 ea	\$1,416.15
Ranger Design Storage – C20-FTM-RGD Partition	1 ea	No Bid
Realtruck Backrack – BKR-10900 Safety Rack	1 ea	\$260.55
Extang Truck Bed Cover – Bak-448337 Hard Folding Tonneau	1 ea	\$1,219.07
Truxedo Truck Bed Cover – 298301 Soft Tonneau	1 ea	\$307.11
Ranger Truck Caps – Ranger Fiberglass, white Echo Cap to fit 2025 Ford F150 Regular cab 8ft bed	1 ea	\$2,650.00
Indicate the type of discount used to compute the prices:		20%

Proposal 2: Discount Proposal and Catalog Lists

MANUFACTURER	Finished Goods (% off List)	Parts (% off List)
Adrian Steel Storage Solutions Current Catalog/Price List Source	No Bid	
Weather Guard Storage Solutions Current Catalog/Price List Source		20%
Ranger Design Storage Solutions Current Catalog/Price List Source	No Bid	
Realtruck Backrack Truck Racks & Accessories Current Catalog/Price List Source		20%
Extang Truck Bed Cover Current Catalog/Price List Source		20%
Truxedo Truck Bed Cover Current Catalog/Price List Source		20%
Ranger Truck Caps Current Catalog/Price List Source	No Bid	

Proposal 3: As Needed Installation

Labor \$ /Hour – Regular Business Hours, Monday through Friday:	\$100
Labor Warranty:	90 Days
Warranty Period for Parts:	Manufacturer Warranty
Location of Closest Shop(s) Provided:	Yes
Distance from Shop to DPW Fleet Division:	6 Miles

Authorized Dealer and/or Installer:	Authorized Dealer for Real truck parts, Weather Guard and Arc Lighting
Discount offered off add'l product lines:	Not Specified
Warranty Details:	All Manufacturers provide differencnt warranties on their products
Special pricing schedules, structures or exceptions:	None
Restocking Percentage Charge:	No restocking fee
Expected Delivery Time:	1-2 days
Detail/Manufacturer/Dealer Warranties:	All products vary
Contact Information Provided:	Y/ N Y
Online Ordering Available:	Y/ N N
References:	Y/ N Y
Vendor Questionnaire Provided:	Y/ N Y
Extend Contract to MITN Purchasing Cooperative:	Y/ N Y
Payment Terms:	Net 30
Acknowledgement:	Y/ N Y
Forms:	Y/ N Y

Attest:

(*Bid Opening conducted via a Zoom Meeting)

Brian Varney
Andrew Chambliss
Nellie Bert
Stephanie Kerr

Emily Frontera
Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.b.

Date: April 2, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiepe, Public Works Director
Emily Frontera, Purchasing Manager
Brian Varney, Fleet Division Manager

Subject: Standard Purchasing Resolution 4: State of Michigan MiDEAL Cooperative Purchasing Agreement – Fleet Vehicles

History

- Due to increased year-round usage of City parks and amenities, the workload and responsibilities of the Grounds Division have increased. This growth has created a need for additional equipment to ensure staff can effectively maintain service levels and safely access all areas of operation.
- Six (6) vehicles being purchased are planned replacement vehicles used by the Fire Department and the Department of Public Works.
- One (1) vehicle being purchased will be an additional vehicle with a plow that will be used by the Grounds Division.
- Six (6) obsolete vehicles will be removed from service and sold at auction with estimated proceeds of \$36,000.00.
- This purchase will replace (6) existing vehicles that will reach their intended life expectancy and increases the size of the existing vehicle fleet by one (1) vehicle.

Purchasing

- Berger Chevrolet of Grand Rapids, Michigan is the awarded bidder for the State of Michigan MiDEAL contract #MA240000001191. Pricing is valid through August 31, 2029 on selected Chevrolet vehicles.
- Gorno Ford of Woodhaven, Michigan is the awarded bidder for the State of Michigan MiDEAL contract #MA240000001193. Pricing is valid through August 31, 2029 on selected Ford patrol vehicles.
- Pricing to purchase selected vehicles has been secured from Berger Chevrolet of Grand Rapids, Michigan and Gorno Ford of Woodhaven, as per the State of Michigan MiDEAL contracts and as detailed in the attached quotes.
- City Council authorized participation in the Cooperative Purchasing Programs on

Financial

- On February 10, 2014, City Council authorized departments to utilize sites such as GovDeals.com to dispose of city-owned surplus items (Resolution #2014-02-017-J-4a). Therefore, note that the City will utilize and market six (6) obsolete vehicles on GovDeals.com site for optimal trade-in value and transparency.
- Funds are budgeted and available in the Public Works Capital Fund for the 2026 fiscal year with associated project numbers below.
- Expenditures of \$366,268.00 will be charged to Account Number 661.571.565.981.

Qty	Vehicle Description	Vendor	Unit Cost	Total Cost	Project #
1	Chevrolet Silverado Pickup	Berger Chevrolet	\$44,382.00	\$44,382.00	2026C0057
1	Chevrolet Silverado Pickup	Berger Chevrolet	\$44,382.00	<u>\$44,382.00</u>	2026C0058
Berger Chevrolet Total				88,764.00	
2	Ford F250 Pickup w/ Wide Out Plow	Gorno Ford	\$61,259.00	\$122,518.00	2026C0061
1	Ford F250 Pickup w/ Pro Plus Plow	Gorno Ford	\$57,994.00	\$57,994.00	2026C0061
2	Ford F150 Pickup	Gorno Ford	\$48,496.00	<u>\$96,992.00</u>	2026C0062
Gorno Ford Total				\$277,504.00	
Grand Total				\$366,268.00	

Recommendation

City Management recommends awarding a contract to purchase two (2) Chevrolet Silverado pickup trucks from Berger Chevrolet of Grand Rapids, Michigan as per the State of Michigan MiDEAL Cooperative Purchasing contract #MA240000001191 for an estimated total cost of \$88,764.00 as detailed above; not to exceed budgetary limitations.

City Management further recommends awarding a contract to purchase three (3) Ford F250 pickup trucks with plows and two (2) Ford F150 pickup trucks from Gorno Ford of Woodhaven, Michigan as per the State of Michigan MiDEAL Cooperative Purchasing contract #MA240000001193 for an estimated total cost of \$277,504.00 as detailed above; not to exceed budgetary limitations.



Suggested Resolution:

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase two (2) Chevrolet Silverado pickup trucks from Berger Chevrolet of Grand Rapids, Michigan as per the State of Michigan MiDEAL Cooperative Purchasing contract #MA240000001191 for an estimated total cost of \$88,764.00 as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase three (3) Ford F250 pickup trucks with plows and two (2) Ford F150 pickup trucks from Gorno Ford of Woodhaven, Michigan as per the State of Michigan MiDEAL Cooperative Purchasing contract #MA240000001193 for an estimated total cost of \$277,504.00 as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BID PER ENCLOSED SPECIFICATIONS

Cost per vehicle \$44,382.00

Vehicle Description:

Number of units 2

Year 2026

Make Chevrolet

Total Bid Amount \$44,382.00 ea

Model 1500 Silverado 4wd
crew cab special service

Vendor:

Berger Chevrolet Inc.

Bid Prepared For :

Address 2525 28th Street S.E.

City of Troy

Grand Rapids, MI 49512

Phone (616) 949-5200

Fax (616) 988-9178

Price includes title fee and delivery. Price based on
Municipal discount from State of Michigan contract
number MA240000001191.

Signature *Robert Evans*

Printed Signature Robert M. Evans

Date 3/5/2026

GORNO FORD, INC

The Innovative Dealer to
Drive you into the Future
22025 Allen Road
Woodhaven MI 48183
734-676-2200 Fax 734-671-4375

PROPOSAL

INVOICE NO: PROPOSAL
DATE: 3/19/2026

TO: CITY OF TROY 4693 ROCHESTER RD. TROY, MI 48085 MOTOR POOL			SHIP TO: ATTN:BRIAN VARNEY PH 248-524-3390 MOTOR POOL, 4693 ROCHESTER RD Email brian.varney@troymi.gov		
Salesperson	P.O. #	Ship Date	Shipped Via	F.O.B. Point	Terms
EDDIE					NET

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT	
2	2026 FORD F150 SUPER CAB 4X4 PU WHITE-EXT, 5.0L V8, 10 SPD AUTO 40/20/40 SPLIT BENCH SEAT 3.73 L/S, SKID PLATE PKG, TOW/HAUL PKG W/ELETRIC BRAKE CONTROLLER, CLASS IV HITCH & 7 WIRE PLUG, LARGER FUEL TANK, PRIVACY GLASS, POWER WINDOWS, DOOR LOCKS, & HEATER MIRRORS, BLISS, 12" DISPLAY, DROP IN BED LINER MIDEAL #MA240000001193	48,496.00	PER UNIT	

PLEASE MAKE ALL CHECKS PAYABLE TO: GORNO FORD
IF YOU HAVE ANY QUESTIONS THIS INVOICE
PLEASE CALL: EDDIE WILLIAMS @ 313-319-3431

THANK YOU FOR YOUR BUSINESS!!

SUBTOTAL		
SALES TAX	N.A.	
TITLE	INCLUDED	
TOTAL EACH	\$	

GORNO FORD, INC

The Innovative Dealer to
Drive you into the Future
22025 Allen Road
Woodhaven MI 48183
734-676-2200 Fax 734-671-4375

PROPOSAL

INVOICE NO: PROPOSAL
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TO: CITY OF TROY 4693 ROCHESTER RD. TROY, MI 48085 MOTOR POOL		SHIP TO: ATTN:BRIAN VARNEY PH 248-524-3390 MOTOR POOL, 4693 ROCHESTER RD Email brian.varney@troymi.gov			
Salesperson	P.O. #	Ship Date	Shipped Via	F.O.B. Point	Terms
EDDIE					NET

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
3	2025 FORD F250 4X4 PU WHITE-EXT 6.8L GAS/10 SPD AUTO (4) LT 245 X 17 A/T, STEP BOARDS, , SNOW PLOW PREP/CAMPER PREP PKG 410 AMP ALTERNATOR, DUAL BATTERY, BACK UP CAMERA, SPLASH GUARDS FRT & RR, AUX SWITCHES, 3.73 L/S REAR AXLE, TRAILER BRAKE ONTROLLER, ADDITION KEYS, DROP IN BEDLINER, 110V/400 WATT INVERTER, 8 1/2' WESTERN PRO PLUS	57,994.00	PER UNIT
	WESTERN 8.5' PRO PLUS V BLADE, ADD	1,365.00	PER UNIT
	WESTERN 8' - 10' WIDE OUT, ADD	3,265.00	PER UNIT
	MIDEAL #MA240000001193		

PLEASE MAKE ALL CHECKS PAYABLE TO: GORNO FORD
IF YOU HAVE ANY QUESTIONS THIS INVOICE
PLEASE CALL: EDDIE WILLIAMS @ 313-319-3431

THANK YOU FOR YOUR BUSINESS!!

SUBTOTAL	
SALES TAX	N.A.
TITLE	INCLUDED
TOTAL EACH	\$



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.c.

Date: April 2, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiepe, Public Works Director
Emily Frontera, Purchasing Manager
Mike Verstraete, Streets and Drains Operations Manager
Troy Farnum, Streets and Drains Project Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – 2026 Joint and Crack Seal Program

History

- Each year, major and local roads are selected for joint and crack sealing based, in part, on current PASER (Pavement Surface Evaluation and Rating) ratings, pavement age, number of years since joints were last sealed, and number of years since the last asphalt overlay or slab replacements.
- The Streets and Drains Division is responsible for maintaining 121 miles of asphalt roads and 222 miles of concrete roads within the City. The method of sealing cracks & joints will prolong the lifespan and preserve our asphalt roads.
- The local roads selected for joint sealing are located in Sections 4, 15, & 22. The major roads will be Square Lake, Wattles, and Beach.
- Work is scheduled to begin this Spring (2026) and be completed by June 30, 2026.

Purchasing

- On March 26, 2026, a bid opening was conducted as required by the City Charter and Code for the 2026 Joint and Crack Seal Program.
- The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com/city-of-troy-mi.
- Five hundred and sixty (560) vendors were notified via the MITN Purchasing Group website. Two (2) bids were received. Below is a detailed summary of potential vendors for the bid opportunity.

Companies notified via MITN	560	<i>MITN provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more</i>
-----------------------------	-----	---

Troy Companies notified via MITN	14
Troy Companies- Active email notification	14
Troy Companies- Active Free	0
Companies that viewed the bid	19
Troy Companies that viewed the bid	1

transparent for vendors to do business with the City of Troy.
Active MITN members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFOs and Quote opportunities within the City.
Active MITN non-paying members are responsible to monitor and check the MITN website for opportunities with the City.
Inactive MITN member status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.

- The bid responses were reviewed, and *Scodeller Construction Inc. of Wixom, MI*, is the low bidder meeting bid specifications and is being recommended for award.

Financial

Funds are budgeted and available in the Public Works Operating Budgets for Local and Major Streets for the 2026 fiscal year. Expenditures will be charged to account numbers 203.449.482.802.125 for Local Roads and 202.449.464.802.125 for Major Roads.

Recommendation

City Management recommends awarding a contract to the low bidder meeting specifications, *Scodeller Construction Inc. of Wixom, MI*, for the 2026 Joint and Crack Seal Program, at unit prices contained in the bid tabulation, opened March 26, 2026, for an estimated not to exceed project total amount of \$160,000.

Suggested Resolution:

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Scodeller Construction Inc. of Wixom, MI*, for the 2026 Joint and Crack Seal Program for an estimated not to exceed project total amount of \$160,000 at unit prices contained in the bid tabulation opened March 26, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon the contractor's submission of properly executed bid and contract documents, including bonds, insurance certificates, and all other specified requirements.

Opening Date: 03/26/2026
Date Reviewed: 03/26/2026

CITY OF TROY
BID TABULATION
2026 JOINT AND CRACK SEAL PROGRAM

ITB-COT 26-09
Page 1 of 1

VENDOR NAME:	Scodeller Construction, Inc.	K & B Asphalt Sealcoating, Inc.
CITY:	Wixom, MI	Adrian, MI
CHECK AMOUNT:	\$5,000.00	\$5,000.00
CHECK #:	41363721	69039

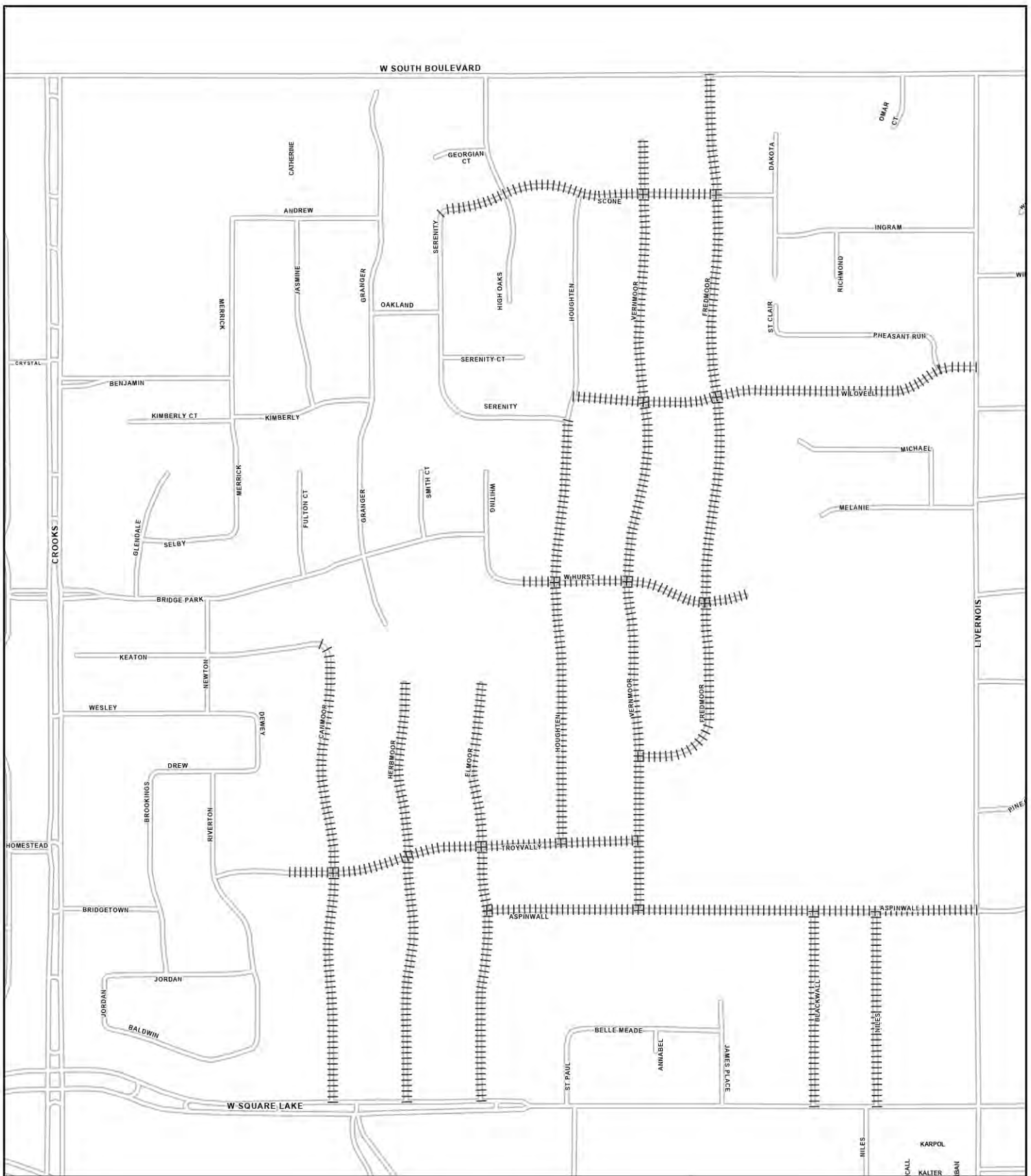
2026 JOINT & CRACK SEAL PROGRAM

Line	Description	Quantity	Units	Unit Price	Total Cost	Unit Price	Total Cost
1	Overbanding - Local Roads	20,000	Ft	\$0.35	\$7,000.00	\$0.65	\$13,000.00
2	Overbanding – Major Roads	33,000	Ft	\$0.35	\$11,550.00	\$0.65	\$21,450.00
3	Joint & Crack Sealing – Local Roads	120,000	Ft	\$0.97	\$116,400.00	\$0.95	\$114,000.00
4	Maintaining Traffic	1	Lump Sum	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
5	Joint & Crack Sealing – Major Roads	20,000	Ft	\$1.06	\$21,200.00	\$1.04	\$20,800.00
TOTAL BID AMOUNT:				\$161,150.00		\$174,250.00	

REFERENCES:	Y or N	Y	Y
INSURANCE:	Y or N	Y	Y
PAYMENT TERMS:		20th of each month on work complete	Net 15 Days
EXCEPTIONS:		None	None
ACKNOWLEDGEMENT:	Y or N	Y	Y
VENDOR QUESTIONNAIRE:	Y or N	Y	Y
FORMS:	Y or N	Y	Y

Attest:
(*Bid Opening conducted via a Zoom Meeting)
Mike Verstraete
Andrew Chambliss
Nellie Bert
Cheryl Stewart

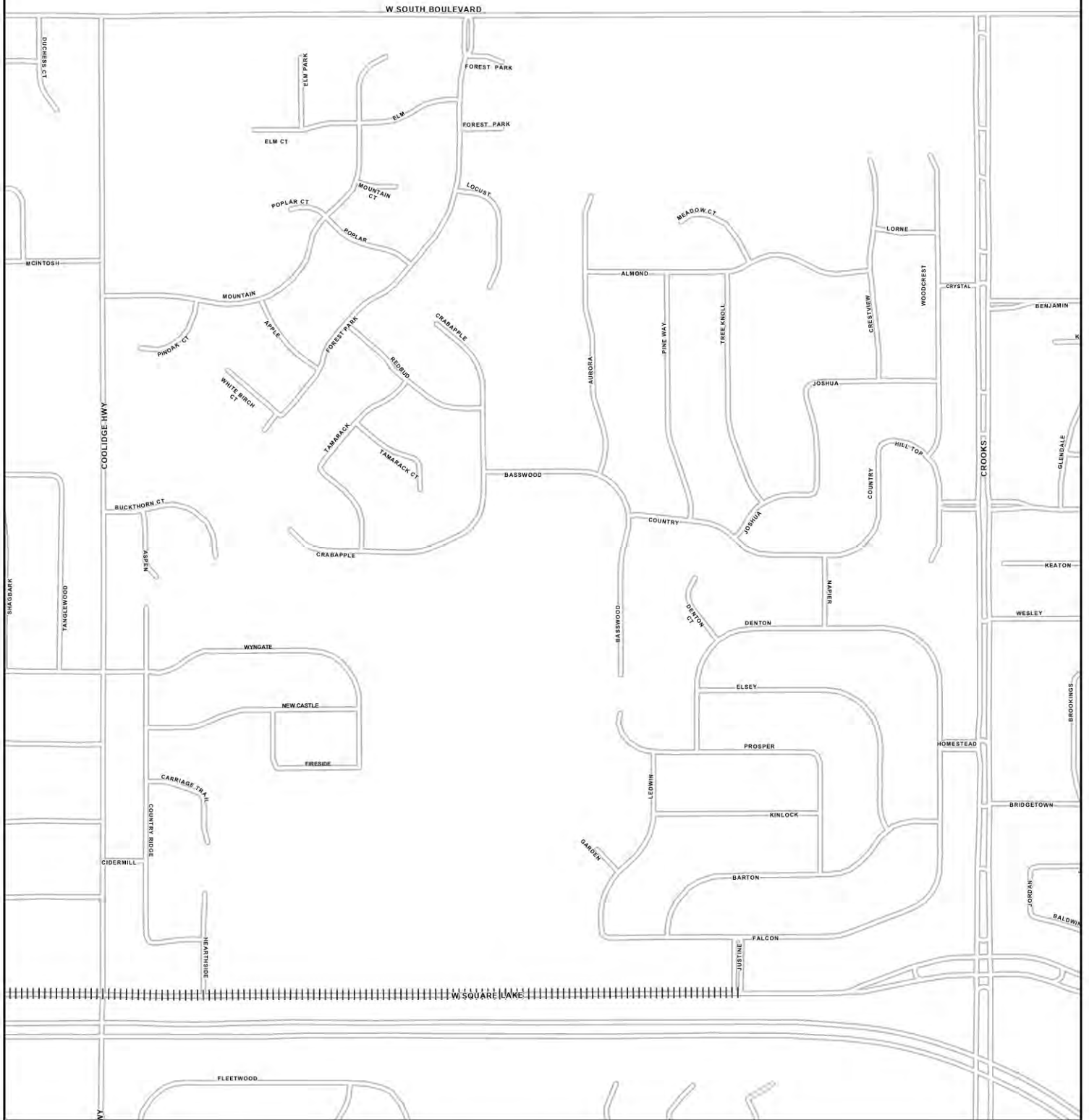
Emily Frontera
Purchasing Manager



- ||||||| Pavement Repairs
- Road Centerline

Street Map
2026 Pavement Repairs
Section: 04

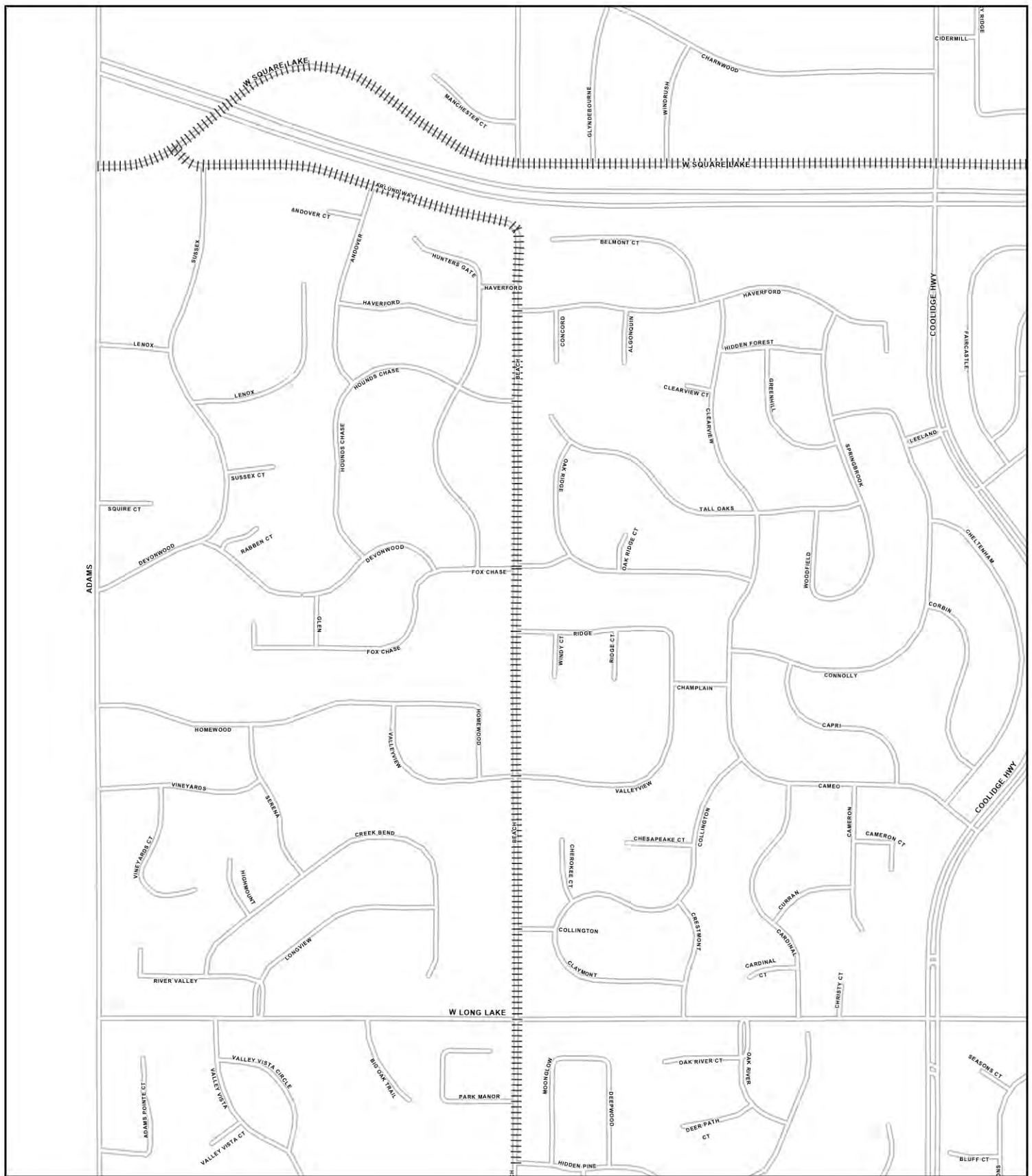




----- Pavement Repairs
 ——— Road Centerline

Street Map 2026 Pavement Repairs Section: 05

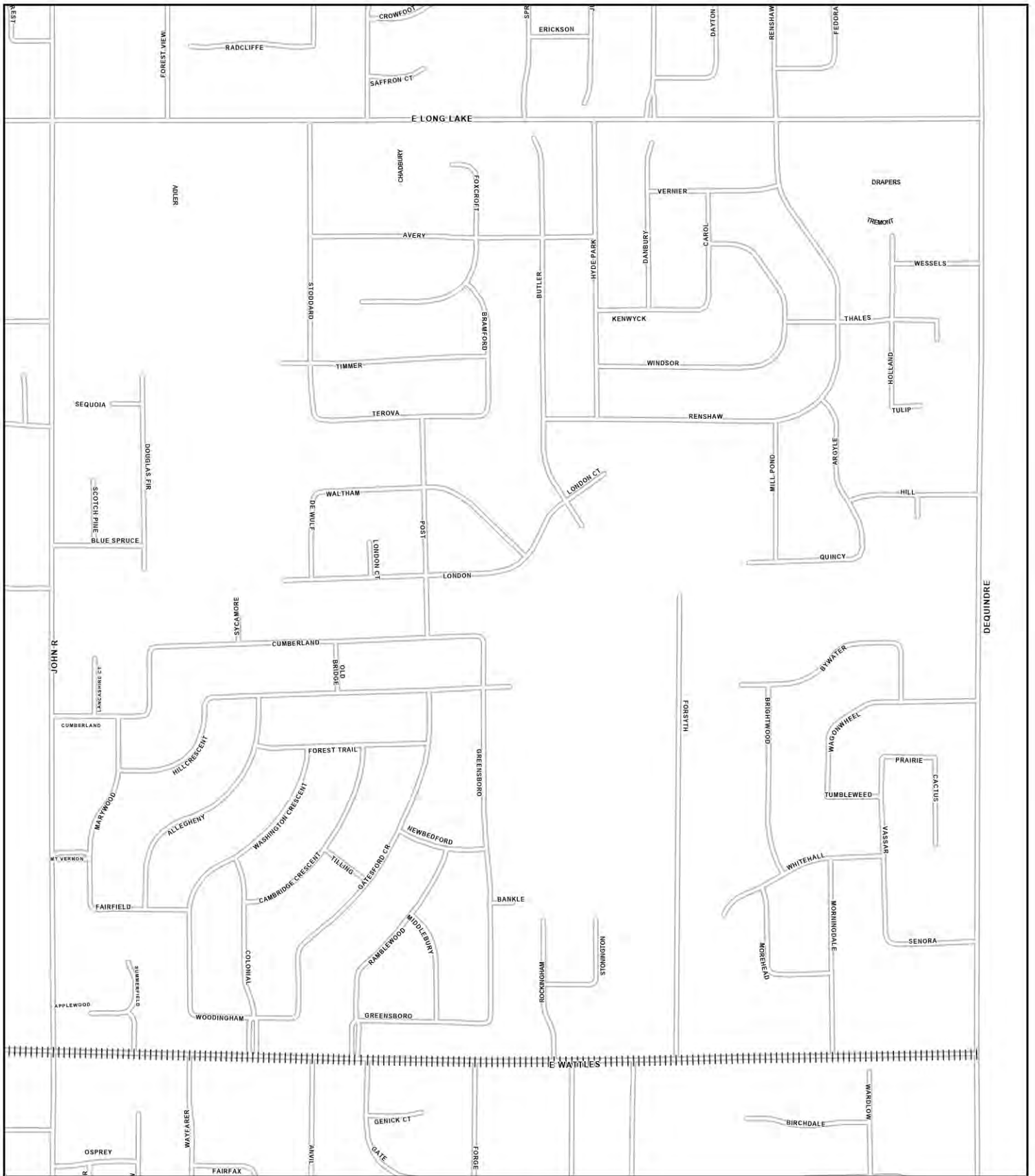




- Pavement Repairs
- Road Centerline

Street Map 2026 Pavement Repairs Section: 07

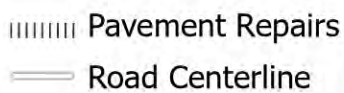




||||| Pavement Repairs
 — Road Centerline

Street Map 2026 Pavement Repairs Section: 13



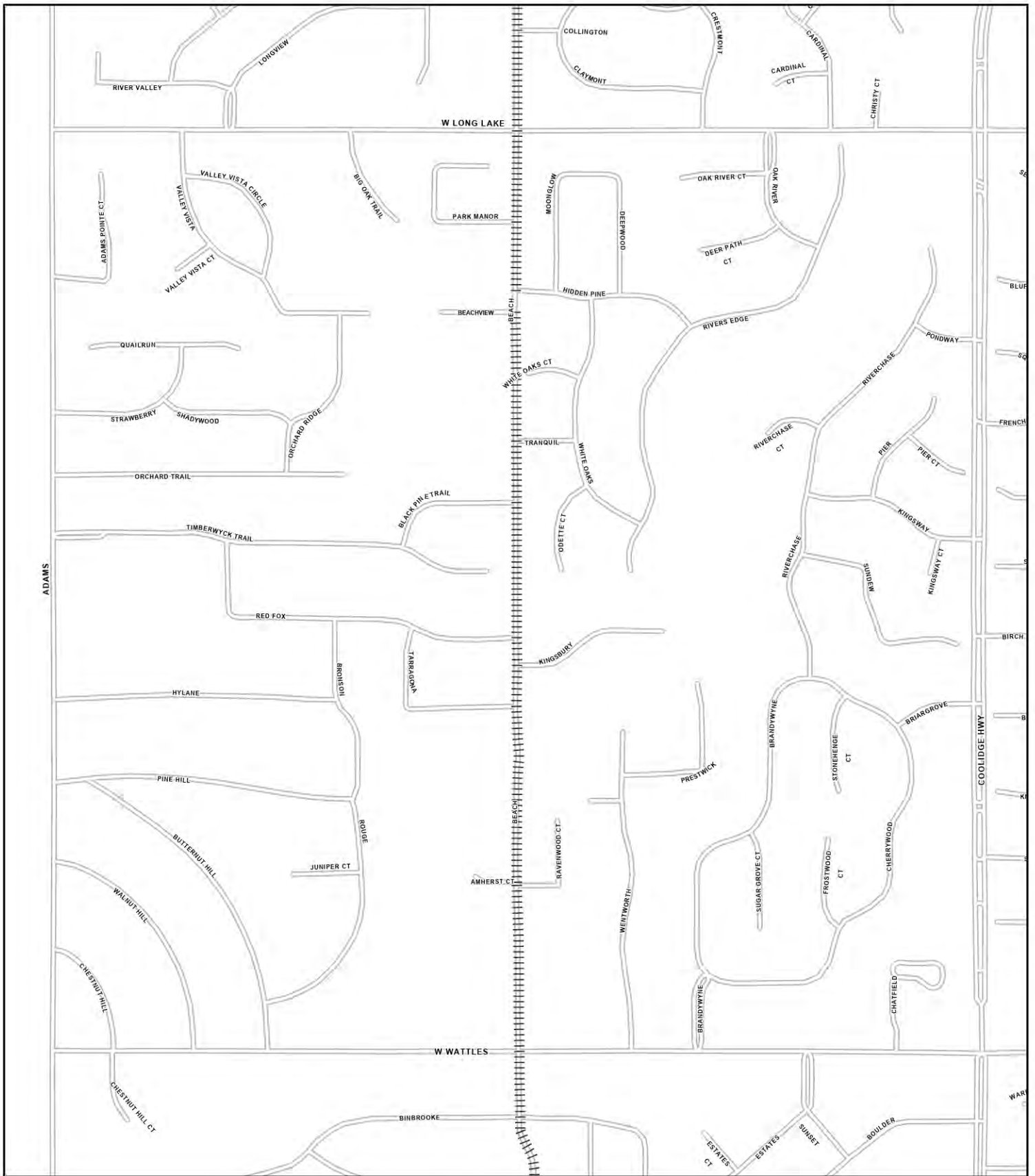




 Pavement Repairs
 Road Centerline

Street Map 2026 Pavement Repairs Section: 15

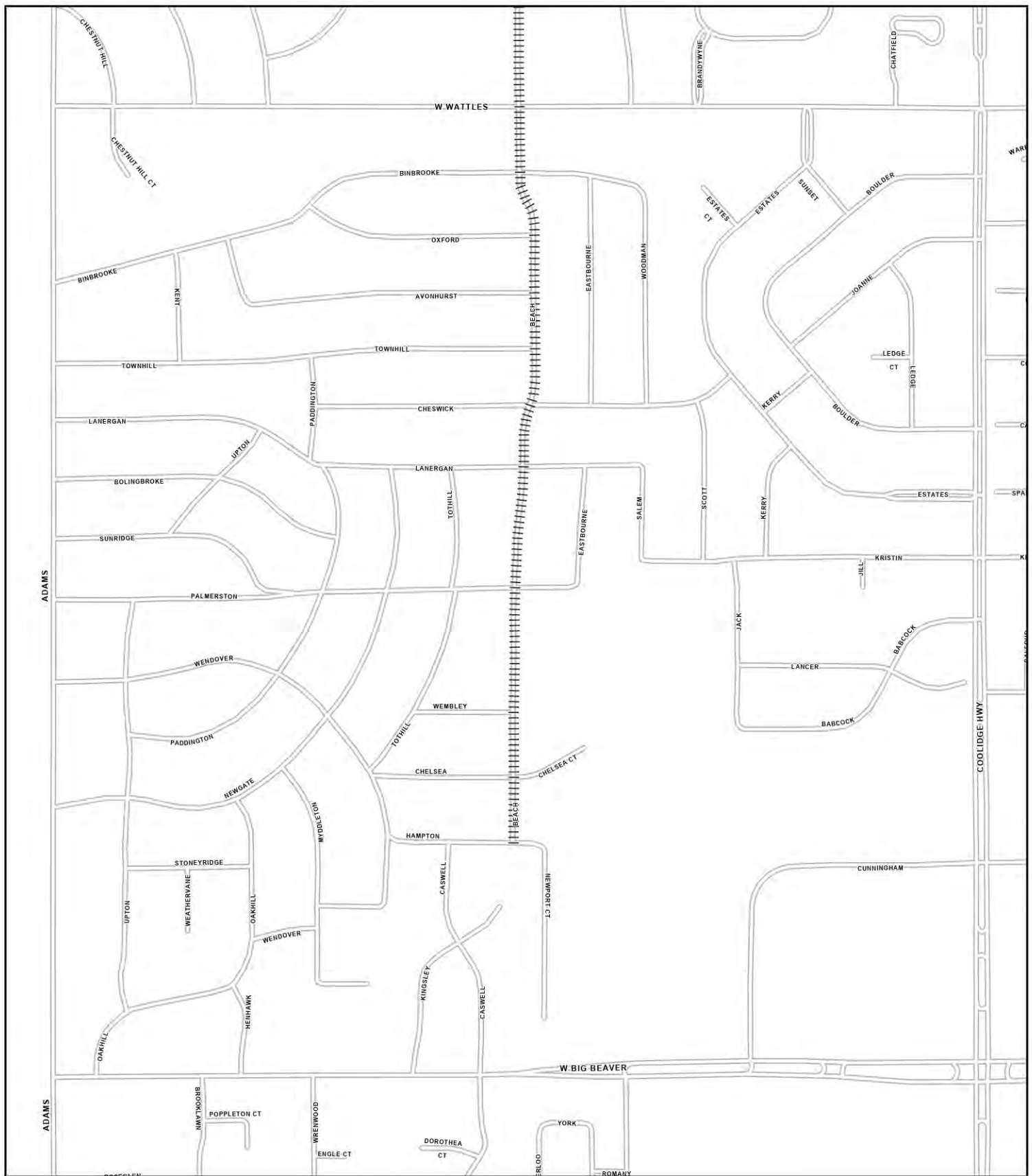




Street Map 2026 Pavement Repairs Section: 18

- Pavement Repairs
- Road Centerline

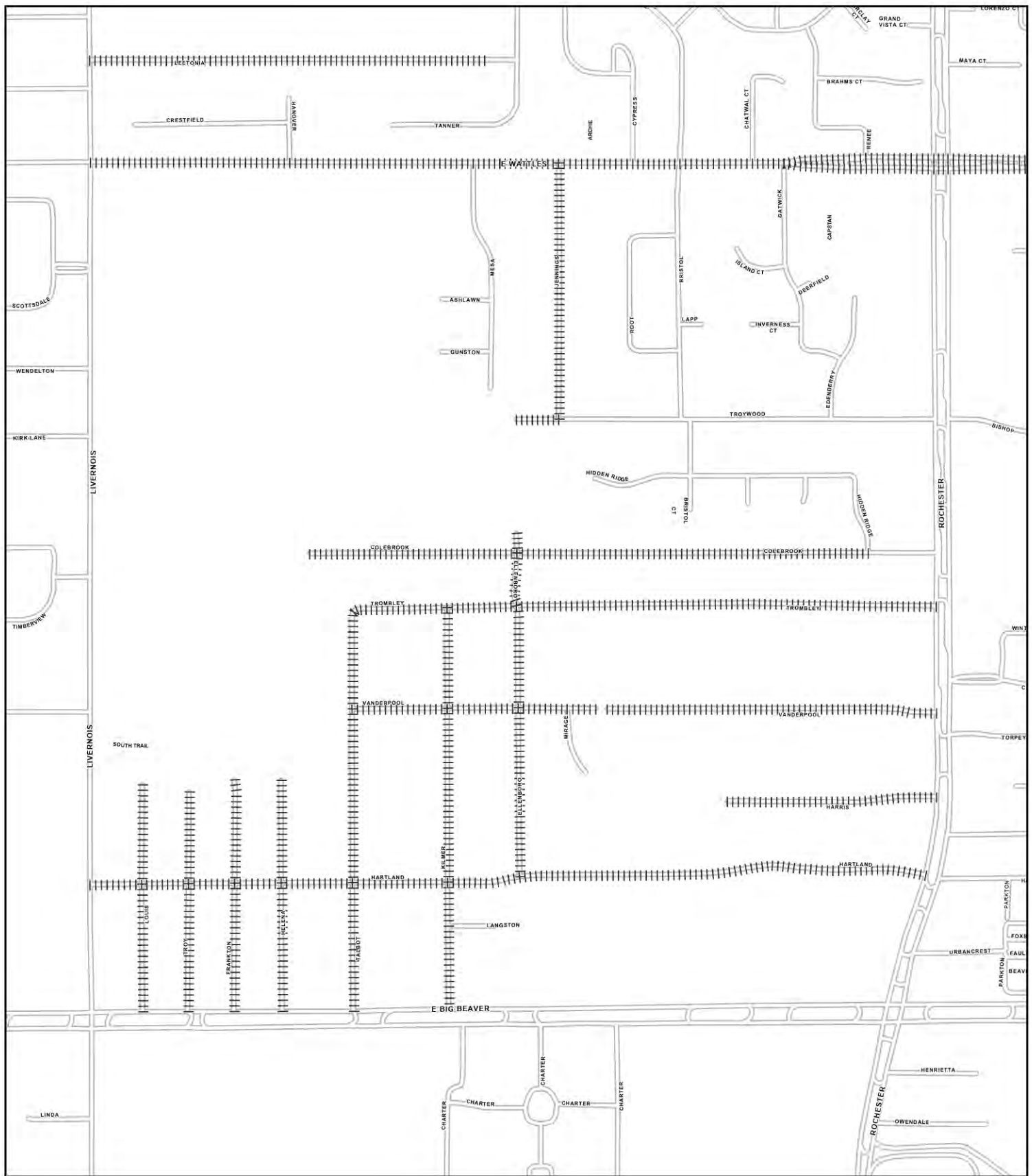




 Pavement Repairs
 Road Centerline

Street Map 2026 Pavement Repairs Section: 19





||||||| Pavement Repairs
 — Road Centerline

Street Map 2026 Pavement Repairs Section: 22





500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.5.

Date: April 2, 2026

To: Honorable Mayor and Troy City Council Members

From: Frank Nastasi, City Manager
Lori Grigg Bluhm, City Attorney

Subject: Requested Salary Increase

With the assistance of independent contractor Jaymes Vettraino, the Troy City Council completed our personnel evaluations on March 25, 2026. City Council is contractually required to do performance evaluations of its direct reports- the City Manager and the City Attorney.

Pursuant to our employment contracts, Council is also required to review our annual salary prior to May 1 of each year. The salary review requires consideration of the financial condition of the City, as well as comparable salary information from other relevant municipalities. Additionally, it is also prudent to review internal salaries. Any annual salary adjustments would be effective July 1.

Based on our recent positive personnel evaluations, we are requesting salary increases that are commensurate with the 2026-2027 raises that will be given to Troy's classified and exempt employees receiving favorable reviews. Proposed resolutions are prepared for your consideration.

Also, due to the timing of the appointment of the City Manager, City Council did not complete a salary review prior to May 1, 2025, and the City Manager's salary has not been increased since December 10, 2024. In order to provide internal parity, and in light of the required considerations, there is an additional paragraph in the resolution that would also increase the City Manager's salary by the percentage commensurate with the increase received by City classified and exempt employees with performance evaluations falling into the highest tier for 2025-2026.

Thank you for your anticipated support.

Suggested Resolution:

RESOLVED, That as a result of a favorable personnel evaluation, as of July 1, 2026 and the lack of a salary adjustment for the current fiscal year, the City Manager's salary **SHALL BE INCREASED** in an amount commensurate with the percentage increase provided to all other classified and exempt employees receiving personnel evaluation scores for the 2025-2026 fiscal year that fall within the highest tier.

BE IT FURTHER RESOLVED, That as a result of a favorable personnel evaluation, as of July 1, 2026, the City Manager's salary **SHALL ALSO BE INCREASED** in an amount commensurate with the percentage increase provided to all other classified and exempt employees receiving personnel evaluation scores for the 2026-2027 fiscal year that fall within the highest tier, based on the new salary as set forth in the previous paragraph.

BE IT FURTHER RESOLVED, That as a result of a favorable personnel evaluation, as of July 1, 2026, the City Attorney's salary **SHALL BE INCREASED** in an amount commensurate with the percentage increase provided to all other classified and exempt employees receiving personnel evaluation scores for the 2026-2027 fiscal year that fall within the highest tier.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.6.

Date: April 2, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer
Emily Ause, Senior Civil Engineer

Subject: Private Agreement - Contract for Installation of Municipal Improvements -
John R Commons Townhome Development - Project No 25.918.3

History

JohnRTroy LLC proposes to develop the John R Commons Townhome Development located on the west side of John R, just north of E Big Beaver Road.

Troy Planning Commission granted preliminary site plan approval on July 23, 2024.

Site grading and utility plans for this development were reviewed and recently approved by the Engineering Department. The plans include municipal improvements, which will be constructed by JohnRTroy LLC on behalf of the City of Troy including: Water Main, Sanitary Sewer, Storm Sewer, Detention Basin, Concrete/Asphalt Pavement & Sidewalk. The required fees and refundable escrow deposits in the form of a Performance Bond and 10% Cash, that will assure completion of the municipal improvements, have been provided by JohnRTroy LLC (see attached Private Agreement).

Financial

See attached summary of required deposits and fees for this Private Agreement.

Recommendation

Approval of the Contract for Installation of Municipal Improvements (Private Agreement) is recommended.

Suggested Resolution:

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and John R Troy LLC for the installation of Water Main, Sanitary Sewer, Storm Sewer, Detention Basin, Concrete/Asphalt Pavement & Sidewalk, and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

Project No.: **25.918.3**

Project Location: **SE 1/4 Section 23**

Resolution No: _____

Date of Council Approval: _____

This Contract, made and entered into this **23rd** day of **March, 2026** by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and **JohnRTroy LLC** whose address is **1612 Muer Drive, Troy, MI 48084** and whose telephone number is **(248)890-8621** hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of **Water Main, Sanitary Sewer, Storm Sewer, Detention Basin, Concrete/Asphalt Pavement & Sidewalk** in accordance with plans prepared by **PEA Group** whose address is **1849 Pond Run, Auburn Hills, MI 48326** and whose telephone number is **(844) 813-2949** and approved prior to construction by the City in accordance with City of Troy specifications.

SECOND: That the Owners agree to provide the following securities to the City prior to the start of construction, in accordance with the Detailed Summary of Required Deposits & Fees (attached hereto and incorporated herein):

Refundable escrow deposit equal to the estimated construction cost of \$ **1,170,772.00**. This amount will be deposited with the City in the form of (check one):

Cash/Check ☐

Certificate of Deposit & 10% Cash ☐

Irrevocable Bank Letter of Credit & 10% Cash ☐

Performance Bond & 10% Cash ☒

☐

☐

☐

☒

10% Cash \$117,077.20

Refundable cash deposit in the amount of \$ **203,482.00**. This amount will be deposited with the City in the form of (check one):

Cash ☐

Check ☒

☒

Non-refundable cash fees in the amount of \$ **12,904.20**. This amount will be paid to the City in the form of (check one):

Cash ☐

Check ☒

☒

Said refundable escrow deposits shall be disbursed to the Owners after approval by the City. The City reserves the right to retain a minimum of ten (10) percent for each escrowed item until the entire site/development has received final inspection and final approval by all City departments. Refundable cash deposits shall be held until final approval has been issued. Disbursements shall be made by the City within a reasonable time, after request for refund of deposits is made by the Owners.

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

THIRD: The owners shall contract for construction of said improvement with a qualified contractor. Owners, or their agents, and contractor(s) agree to arrange for a pre-construction meeting with the City Engineer prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, in accordance with the approved plans. Revisions to approved plans required by unexpected or unknown conflicts in the field shall be made as directed by the City.

FOURTH: Owners agree that if, for any reason, the total cost of completion of such improvements shall exceed the sums detailed in Paragraph SECOND hereof, that Owners will immediately, upon notification by the City, remit such additional amounts in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sums as detailed in Paragraph SECOND hereof, City will refund to the Owners the excess funds remaining after disbursement of funds.

FIFTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements and/or right-of-way for such public utilities as required by the City Engineer.

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this 30th day of March, 2026.

OWNERS

By:

Alvin Miller

*
Its: Alvin Miller

Please Print or Type

[Signature]

*
Its: Heuber

Please Print or Type

STATE OF MICHIGAN, COUNTY OF OAKLAND

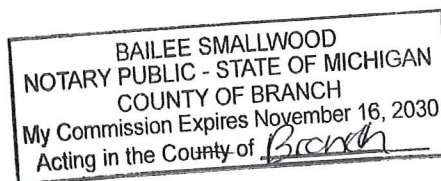
On this 30th day of March, A.D. 2026, before me personally appeared Alvin Miller known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

Bailee Smallwood

NOTARY PUBLIC, Branch, Michigan

My commission expires: 11-16-2030

Acting in Branch County, Michigan



City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

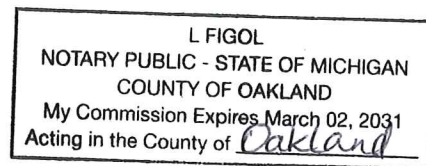
STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 30th day of March, A.D. 2026, before me personally appeared Safet Stafa, Member of John R Troy, LLC known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.



NOTARY PUBLIC, _____, Michigan

My commission expires: _____
Acting in _____ County, Michigan



City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

CITY OF TROY

By:

Ethan Baker, Mayor

M. Aileen Dickson, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this _____ day of _____, A.D.20_____, before me personally
appeared _____ known by me
to be the same person(s) who executed this instrument and who acknowledged this to be
his/her/their free act and deed.

NOTARY PUBLIC, _____, Michigan

My commission expires: _____
Acting in _____ County, Michigan



Project Construction

Permit No: PPC25.918.3

Engineering Department
TO SCHEDULE INSPECTION CALL
INSPECTION LINE: (248) 680-7221

500 W. Big Beaver Road
Troy, Michigan 48084
Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 524-1838
www.troymi.gov

NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.

Location		Permittee/Owner	
88-20-23-476-017	Lot:	JOHNRTROY LLC	
Subdivision:		1612 MUER DRIVE	
Project No:		Troy	MI 48084
		(248) 890 8621	
Issued:		Applicant	
Expires:			
<i>FOR INFORMATION REGARDING THE ISSUANCE OF THIS PERMIT, CONTACT THE CITY OF TROY ENGINEERING DEPARTMENT AT (248) 524-3383</i>		1612 MUER DRIVE	
		Troy	
		MI 48084	
		(248) 890 8621	

Work Description: JOHN R COMMONS TOWNHOME DEVELOPMENT

Stipulations: **ON-SITE DETENTION POND**

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Escrow Deposits	Sanitary Sewers	253,066.00
Escrow Deposits	Water Mains	453,144.00
Escrow Deposits	Storm Sewers	229,197.00
Escrow Deposits	Rear Yard Drains	127,426.00
Escrow Deposits	Pavement	5,150.00
Escrow Deposits	Grading	10,000.00
Escrow Deposits	Detention Basin	89,389.00
Escrow Deposits	Temporary Access Road	3,400.00
Cash Fees (Non-Refundable)	Water Main Testing/Chlorination PA2	1,961.00
Cash Fees (Non-Refundable)	arkers - Full Range	30.00
Cash Deposits (Refundable)	Construction Engineering (CE)	1,170,722.00
Cash Deposits (Refundable)	Sidewalks	130.00
Cash Deposits (Refundable)	ROW Restoration	190.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	1.00
Cash Deposits (Refundable)	Punchlist & Restoration	1,170,722.00
Engineering Fees	neering Review	516,389.00
Cash Fees (Non-Refundable)	Signs	1.00

Amount Due:	0.00
PAID IN FULL	



Project Construction

- 1) Secure a permit from the City of Troy prior to the commencement of construction or maintenance operations. If a subcontractor is to perform the construction or maintenance entailed in this application, he shall be responsible, along with the applicant, for any provisions of this application and plans which apply to him.
- 2) Any and all construction proposed under this application will meet all requirements of the City, together with the Supplemental Specifications set forth on this application for permit.
- 3) Save harmless the City against any and all claims for damage arising from operations covered by this application and furnish proof of insurance coverage for the term of the permit issued. Insurance coverage shall be for general liability, property damage and workman's compensation at limits deemed acceptable to the City of Troy. The City of Troy to be named as additional insured on the general liability.
- 4) Surrender the permit herein applied for and surrender all rights there under whenever notified to do so by the City of Troy because of its need for the area covered by the permit or because of a default in any of the conditions of this permit.
- 5) Immediately remove, alter, relocate or surrender the facility of which this application is granted if requested by the City of Troy to do so upon termination of this application and upon failure to do so, will reimburse the City of Troy for the cost of removing, altering or relocating the facility.

SUPPLEMENTAL SPECIFICATIONS:

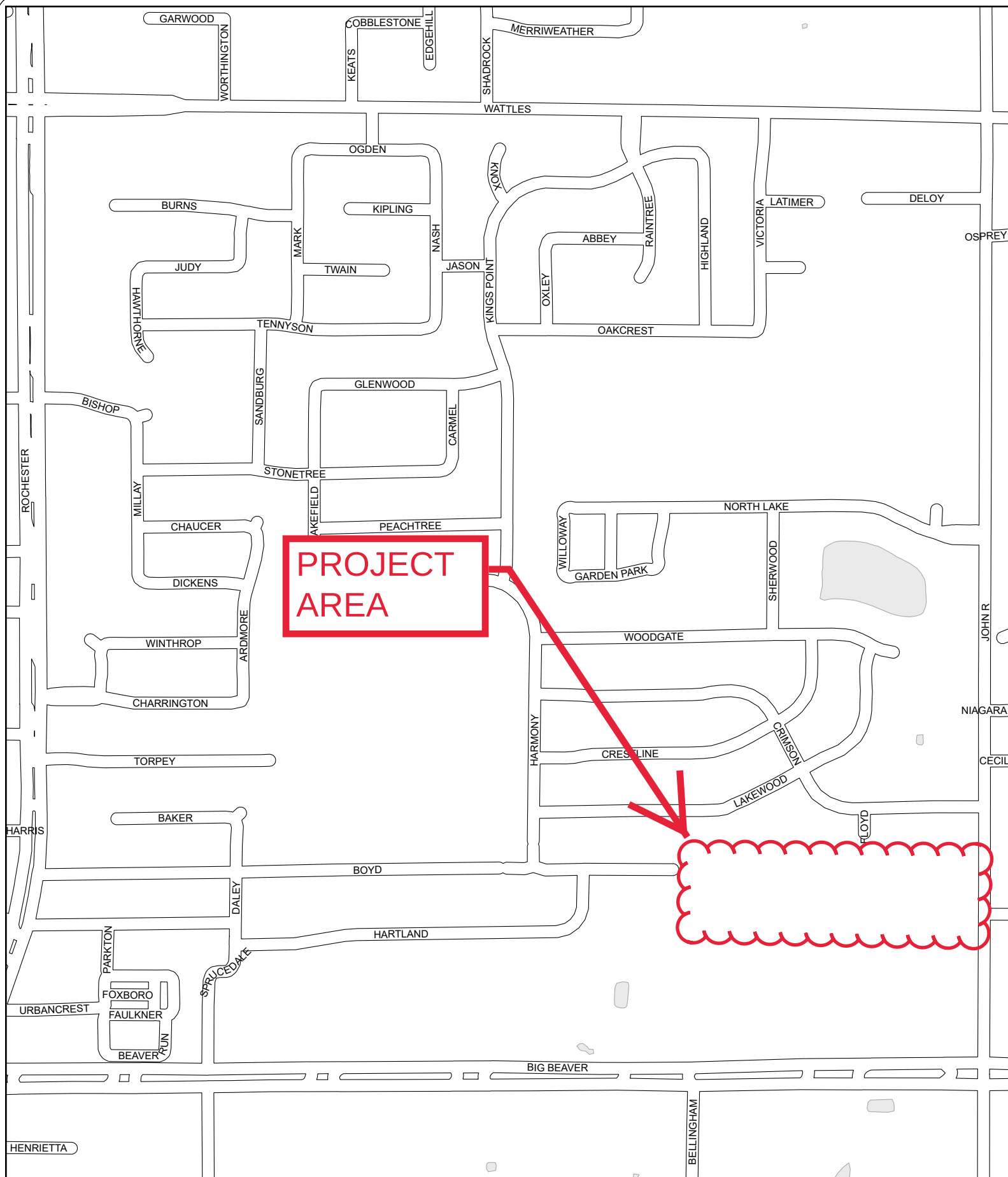
- 1) INTENT: Since a permit will have to be secured from the City prior to the start of any construction or maintenance operations proposed by this application, it is the intent of these supplemental specifications to be incorporated as part of the plans or specifications required for this proposed work.
- 2) EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL: The City shall specify if trenches or excavations under or adjacent to the road surface shall be sheeted, shored and/or braced in such a manner as to prevent caving, loss, or settlement of foundation material supporting the pavement. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the road and in such a manner that it will interfere as little as possible with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the highway unless the permit provides for disposal at approved locations within the right-of-way. In the latter case, the material shall be leveled and trimmed in an approved manner.
- 3) BACKFILLING AND COMPACTING BACKFILL: All trenches, holes and pits, where specified, shall be filled with sound earth or with sand-gravel if so provided, placed in successive layers not more than six (6) inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill subject to check by the Controlled Density Method (minimum 95%). Grass shall be restored with sod and topsoil in accordance with the City of Troy Standard Specifications for Turf Restoration.

Sand-gravel backfill material shall consist of approved bank-run sand or gravel or a mixture of approved and or stone screenings in the mixture. All of the material shall be of such size that it will pass through a screen having two and one-half (2 ½) inch square openings, unless otherwise authorized.

Any excavation within the right-of-way, outside the traveled portion of the road, must be maintained until all settlement has occurred and must be re-shaped and temporarily seeded for soil erosion control. Grass areas shall be restored in accordance with the City of Troy Standard Specifications for Turf Restoration.

All excavation within the traveled portion of the road must be backfilled with sand and compacted. Special requirements are to be determined by the surface type.

- 4) CROSSING ROADBED BY TUNNELING: When the pipe is installed by tunneling, boring or jacking without cutting the existing pavement, the backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids, remaining around the installation. The concrete shall be composed of one (1) part Portland cement and ten (10) parts sand-gravel by volume. Sand-gravel shall conform to the requirements given in Paragraph 3.
- 5) CROSSING BY CUTTING GRAVEL ROAD: All trenches are to be backfilled with approved material to within twelve (12) inches of the surface within the limits of the roadbed. Backfill methods will be as described in Paragraph 3. All surplus excavated material will be disposed of as described in Paragraph 2. The top twelve (12) inches within the roadbed will be backfilled with eight (8) inches of 4A limestone or slag topped with four (4) inches of processed road gravel (MDOT 22A). Trenches outside of the roadbed will be backfilled in accordance with Paragraph 3.
- 6) CROSSING BY CUTTING PAVEMENT AND TRENCHING: When this method is used, the pavement shall be cut back so that the opening is at least twelve (12) inches wider on each side than the width of the trench. In all concrete surfaces or bases, edges of trenches shall be formed by the use of a concrete saw. The pavement shall be broken in such a manner as to allow the reinforcing steel, if any, to protrude a sufficient distance for lapping or tying with similar reinforcement in the pavement patch. Backfill shall be in accordance with Paragraph 3. After the backfill has been thoroughly compacted, the pavement shall be replaced with processed road gravel (MDOT 22A) stabilized with chloride until such time as the pavement can be replaced with new pavement by the permit licensee. Maintenance of the temporary pavement will be assumed by the City if the contractor fails to do so and cost incurred will be deducted from the permit licensee's deposit.
- 7) DEPTH OF COVER MATERIAL: Pipes shall be placed to a depth that will provide not less than four (4) feet of cover between the top of roadway surface and the pipe.
- 8) TREE TRIMMING OR REMOVAL: A special permit will be required for any proposed tree trimming or removal.
- 9) Any proposed operation in the right-of-way not covered in the above specifications, submitted with this application shall be done in accordance with additional specifications or instructions deemed necessary by the City or its duly authorized representatives.
- 10) The following must be attached to the application when applicable: a) Map; b) Plans, specifications and location of facility; c) Traffic plan in cases of street closure; d) Proof of insurance; e) City Council resolution granting a franchise or permit to operate a cable television system, telecommunications system or to install other public utilities in the City of Troy.





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CITY COUNCIL AGENDA ITEM

J.7.

Date: April 2, 2026

To: Honorable Mayor and Troy City Council Members

From: Lori Grigg Bluhm, City Attorney

Subject: Zanious Terrell Murphy v. City of Troy et. al

The City was served with the attached amended complaint filed by Zanious Terrell Murphy. He has named the City as well as unnamed police officers as defendants, as well as Oakland County and the Oakland County Sheriff. Mr. Murphy is representing himself in a criminal proceeding pending in the Oakland County Circuit Court. He is charged under a firearms law that was enacted by the State of Michigan on February 13, 2024, which requires persons to safely store firearms when there are minors likely to be on the premises. This criminal charge originated with an incident that happened on May 30, 2025, where an eight-year-old child shot himself in the head. The minor survived, but suffered significant injuries, so Mr. Murphy is charged with a felony, since he is the registered owner of a gun found unsecured and loaded in the home. Mr. Murphy has filed several motions in the criminal case, seeking a dismissal of the charges. He has appealed some of the judge's decisions to the Michigan Court of Appeals and the Michigan Supreme Court. He has now also filed this civil rights lawsuit, seeking over \$2,500,000, with the federal court.

Mr. Murphy complains that the improper storage of a firearm statute is unconstitutional. He also claims that he was maliciously prosecuted, denied due process, treated differently than other persons residing in the home, and the subject of unwanted media attention, and also challenges the search warrant for the home where his gun was retrieved.

The case was filed in the U.S. District Court for the Eastern District of Michigan, and assigned to the Honorable Stephen J. Murphy III. The proposed resolution authorizes our office to represent the City and the unnamed officers in this case, and approves necessary expenditures required for the defense of the case.

Please let me know if you have any questions or concerns.

Suggested Resolution:

BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** and **DIRECTS** the City Attorney's Office to defend the City of Troy and the unnamed officers in the matter of Zanious Terrell Murphy v. Troy et. seq., (U.S. District Court, Eastern District of Michigan, Case No. 2:26-cv-10902), and is **AUTHORIZED** to pay necessary costs and expenses and to retain any necessary expert witnesses required to adequately represent the City.

UNITED STATES DISTRICT COURT

EASTERN DISTRICT OF MICHIGAN

ZANIOUS TERRELL MURPHY,

947-284-4428 Zaniousterrellmurphy@gmail.com
Plaintiff, 3163 Troy Crooks Rd

v. Case No. _____

CITY OF TROY, MICHIGAN,

TROY POLICE OFFICERS (UNKNOWN), in their individual capacities,

OAKLAND COUNTY, MICHIGAN,

OAKLAND COUNTY SHERIFF, in official capacity,

Defendants.

26-10902
FILED
MAR 20 2026
CLERK'S OFFICE
DETROIT

AMENDED COMPLAINT

(42 U.S.C. § 1983)

I. INTRODUCTION

This is a civil rights action arising from:

- unlawful arrest and seizure;
- misrepresentation and misattribution of evidence;
- denial of a meaningful opportunity to challenge a defective warrant;
- continued restraint of liberty;

IV. STATEMENT OF FACTS

1. Plaintiff was investigated following an incident involving an injured minor at a residence.
2. Law enforcement entered and investigated the residence.
3. A search warrant was later obtained.
4. The probable cause supporting the warrant related primarily to the residence and the reported injury.
5. A firearm was recovered during the search.
6. The firearm was found under a couch in a shared/common area.
7. The firearm was not recovered from Plaintiff's person or exclusive control.
8. No forensic evidence establishes that Plaintiff possessed or handled the firearm.
9. The projectile evidence was classified as inconclusive.
10. An alternative firearm was not excluded as a possible source.
11. Despite these facts, Defendants attributed possession of the firearm to Plaintiff.
12. Defendants characterized the firearm as associated with Plaintiff's backpack.
13. No forensic evidence establishes that the firearm was ever inside Plaintiff's backpack.
14. Plaintiff is a licensed Concealed Pistol License (CPL) holder under Michigan law.
15. Plaintiff's firearm was lawfully owned and registered.
16. The only basis for attributing the firearm to Plaintiff was its lawful registration status.
17. Defendants relied on lawful ownership records to infer possession rather than independent evidence of control.
18. Plaintiff was arrested without an arrest warrant and without individualized probable cause.

- excessive bail and unreasonable conditions;
 - selective and arbitrary prosecution;
 - bad faith enforcement of a criminal statute;
 - reputational harm caused by public dissemination.
-

II. JURISDICTION

This Court has jurisdiction under:

- 28 U.S.C. § 1331
 - 42 U.S.C. § 1983
 - 28 U.S.C. § 2201
-

III. PARTIES

Plaintiff:

Zanious Terrell Murphy

Defendants:

- City of Troy, Michigan
- Troy Police Officers (Unknown), in their individual capacities
- Oakland County, Michigan
- Oakland County Sheriff, in official capacity

19. Plaintiff asserts officers were aware no arrest warrant had been issued.
20. Plaintiff has no prior criminal history.
21. Plaintiff's bond was set at approximately \$58,000 and later reduced to approximately \$30,000.
22. Plaintiff was unable to post bond.
23. Plaintiff was subjected to electronic monitoring (tether).
24. Plaintiff lacked stable housing and could not reasonably comply.
25. Plaintiff remained under restraint of liberty and under Oakland County custody.
26. Plaintiff was publicly identified in media and/or social media publications.
27. Plaintiff suffered reputational harm and public stigma.
28. Plaintiff alleges similarly situated individuals were not charged.
29. Plaintiff alleges he was not present at the time of the alleged conduct.
30. Plaintiff attempted to de-escalate the situation in good faith.
31. The available forensic evidence does not establish that the firearm caused the alleged injury.
32. The application of MCL 28.429 is unconstitutionally vague as applied.
33. The statute invites arbitrary enforcement.
34. Despite these deficiencies, the prosecution continues.

CORE FINDING (NEXUS + MISATTRIBUTION)

35. Even if probable cause existed to search the residence, Defendants improperly extended that probable cause to Plaintiff without independent evidentiary support.

36. The firearm's location in a shared/common area does not establish possession.
37. No forensic evidence connects Plaintiff to the firearm.
38. The assertion that the firearm was associated with Plaintiff's backpack is unsupported and materially misleading.
39. Lawful ownership or registration does not establish possession, control, or criminal liability.
40. Probable cause to search a location does not establish probable cause to attribute possession to a specific individual.
-

V. BAD FAITH AND SELECTIVE ENFORCEMENT

41. Defendants acted in bad faith by selectively enforcing Michigan's firearm storage law against Plaintiff.
42. Statewide enforcement consistently targets custodial actors:
- parents
 - guardians
 - individuals with control over the household
43. Plaintiff was not a parent, custodian, or controlling party.
44. Plaintiff had only intermittent presence and no authority over the premises or the minor.
45. Despite this, Plaintiff was charged while the minor's parents were not.
-

COMPARATOR CASES

46. Statewide enforcement includes:

- Villegas-Moreno – parent charged
- Gordon – custodial control
- Robart – multiple custodians charged
- Guy / Biggs – all adults charged
- Salter – admitted ownership
- Christy – aggravating school factors
- Nichols – prohibited possessor

47. None involve prosecution of a non-custodial individual while exempting parents.

CRITICAL INFERENCE

48. The State cannot rely on household-risk theory while exempting those with primary responsibility.

49. Plaintiff was targeted based on lawful ownership rather than evidence.

50. This supports an inference of bad faith enforcement.

VI. FRANKS VIOLATION

51. The search warrant affidavit contained material misrepresentations and omissions.

52. It implied a nexus between Plaintiff and the firearm while omitting that the firearm was found in a shared area.

53. It omitted the absence of forensic evidence.

54. Plaintiff requested a hearing under *Franks v. Delaware*.

55. The request was denied.

56. Plaintiff was denied the ability to challenge the affidavit.

57. This prevented meaningful judicial review of probable cause.

VII. CLAIMS FOR RELIEF

COUNT I – FOURTH AMENDMENT

COUNT II – FOURTEENTH AMENDMENT

COUNT III – SECOND AMENDMENT

- *District of Columbia v. Heller*
 - *McDonald v. City of Chicago*
 - *New York State Rifle & Pistol Association v. Bruen*
-

COUNT IV – EQUAL PROTECTION

- *United States v. Armstrong*

COUNT V – MUNICIPAL LIABILITY

- Monell v. Department of Social Services

COUNT VI – OAKLAND COUNTY LIABILITY

COUNT VII – RESTRAINT OF LIBERTY

COUNT VIII – STIGMA-PLUS

- Paul v. Davis

COUNT IX – CONDITIONS OF RELEASE

COUNT X – EXCESSIVE BAIL

COUNT XI – FRANKS / DUE PROCESS

VIII. DECLARATORY RELIEF

IX. INJUNCTIVE RELIEF

X. RELIEF FROM CUSTODY

XI. DAMAGES

Plaintiff has suffered:

- loss of liberty
- prolonged detention
- emotional distress
- reputational harm
- financial hardship

Plaintiff seeks:

plus punitive damages and costs.

XII. EXCEPTION TO YOUNGER ABSTENTION

Plaintiff acknowledges *Younger v. Harris* but asserts:

- irreparable harm

- lack of adequate remedy
- denial of meaningful review
- bad faith enforcement

XIII. WHEREFORE

Plaintiff requests:

1. Declaratory relief
2. Injunctive relief
3. Release or modification of custody
4. Damages $\geq$ \$2,500,000.00
5. Punitive damages
6. Costs
7. Finding that Younger abstention does not apply

Respectfully submitted,

Zanious Terrell Murphy

Plaintiff, In Pro Per

X 



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CITY COUNCIL AGENDA ITEM COVER SHEET

O.2.a.

Agenda Item:

O.2.a. First Quarter Litigation Report

ATTACHMENT(S):

First Quarter Litigation Report



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CITY COUNCIL AGENDA ITEM

Date: March 31, 2026

To: Honorable Mayor and City Council Members

From: Lori Grigg Bluhm, City Attorney
Allan T. Motzny, Assistant City Attorney
Julie Quinlan Dufrane, Assistant City Attorney
Nicole F. MacMillan, Assistant City Attorney

Subject: First Quarter 2026 Litigation Report

The following is the quarterly report of pending litigation and other matters of interest.
Developments during the FIRST quarter of 2026 are in bold.

A. ANATOMY OF THE CASE

Once a lawsuit has been filed against the City or City employees, the City Attorney's office prepares a memo regarding the allegations in the complaint. At that time, our office requests authority from Council to represent the City and/or the employees. Our office then engages in the discovery process, which generally lasts for several months, and involves interrogatories, requests for documents, and depositions. After discovery, almost all cases are required to go through case evaluation (also called mediation). In this process, three attorneys evaluate the potential damages, and render an award. This award can be accepted by both parties, and will conclude the case. However, if either party rejects a case evaluation award, there are potential sanctions if the trial result is not as favorable as the mediation award. In many cases, a motion for summary disposition will be filed at the conclusion of discovery. In all motions for summary disposition, the Plaintiff's version of the facts are accepted as true, and if the Plaintiff still has failed to set forth a viable claim against the City, then dismissal will be granted. It generally takes at least a year before a case will be presented to a jury. It also takes approximately two years before a case will be finalized in the Michigan Court of Appeals and/or the Michigan Supreme Court.

B. ZONING CASES

These are cases where the property owner has sued for a use other than that for which the land is currently zoned and/or the City is suing a property owner to require compliance with the existing zoning provisions.

1. **Stafa et. al v. Troy-** This federal case was served on the City on March 20, 2024. It was filed by Safet Stafa, Tollbrook LLC, Tollbrook West LLC, Tollbrook North LLC and Arban Stafa against the City. It is currently assigned to Judge Nancy Edmunds. In the complaint, Plaintiffs argue that the City's actions in denying various rezoning requests was in retaliation for the numerous lawsuits Plaintiffs filed against the City, allegedly in violation of the First Amendment. The complaint also asserts an allegation that the City treated Plaintiffs differently than other developers and land owners, depriving Plaintiffs



CITY COUNCIL AGENDA ITEM

of rights to equal protection of the law. The case seeks damages, injunctive relief, and attorney fees under 42 U.S.C. Section 1983. The City's first responsive pleading is due on or before April 10, 2024. The City timely filed a Motion to Dismiss. Plaintiff subsequently filed a Motion for Temporary Restraining Order/Preliminary Injunction concerning one of its projects. The City filed a response and the parties are now awaiting a decision from the Court. After receipt of the City's Motion to Dismiss, Judge Goldsmith gave the Plaintiff the option to submit an amended complaint, and Plaintiff availed itself of that opportunity. On June 28, 2024, the City filed a Motion to Dismiss the Amended Complaint for failure to state a claim. Defendant filed a response to the City's motion to dismiss, and the Court has not yet ruled on this motion. The parties are also waiting for the Court's decision regarding Plaintiffs' request for a temporary restraining order and/or preliminary injunction. On February 25, 2025, Judge Goldsmith granted the City's motion in part, dismissing the equal protection claim, but denied the City's motion to dismiss the First Amendment Retaliation claim, allowing this case to proceed through discovery. On March 25, 2025, Judge Goldsmith denied Plaintiff's Motion for a Temporary Restraining Order and a Preliminary Injunction. The parties exchanged initial disclosures in accordance with the court rules and have begun the discovery process. Pursuant to Court order, the parties are scheduled to participate in facilitation on October 1, 2025. The Court has adjourned scheduled court dates to allow the parties to consider the facilitator's settlement recommendation. **The parties were unable to resolve this matter so the discovery phase continues.**

2. **2955 E. Long Lake LLC et al v. City of Troy-** Plaintiffs/Appellants 2955 E. Long Lake LLC, Collard LLC, and National Express Wash LLC filed a joint application, seeking Preliminary Site Plan approval and Special Use approval for a proposed car wash with second story office space on their property located at the corner of E. Long Lake and Dequindre Roads. On November 12th, 2024, the Planning Commission denied the Special Use approval application. Plaintiffs then tried to file an appeal with the Troy Board of Zoning Appeals (ZBA), which was administratively denied, since the ZBA does not have the authority to review the Planning Commission decision in this case. Appellants then filed this appeal in the Oakland County Circuit Court, requesting a reversal of the Planning Commission's decision. In the alternative, Appellants seek an order directing the ZBA to review the Planning Commission decision. The City timely filed the appellate record with the Oakland County Circuit Court, Judge Kwame Rowe. On March 28, 2025, Appellants filed their brief with the Court. The parties filed their briefs in accordance with the Court's scheduling order. Oral argument was originally scheduled for May 21, 2025, but was then adjourned by the Court to June 12, 2025. The parties presented oral argument, and are now awaiting a written decision from the Court. On July 1, 2025, the Court issued a written opinion remanding Plaintiff's application back to the Planning Commission for the Planning Commission to include additional findings and conclusions in its resolution. The parties are now waiting for Plaintiff to confirm that it still wants to proceed to the Planning Commission. Plaintiff has not yet expressed its intentions to City Administration.



C. EMINENT DOMAIN CASES

These are cases in which the City wishes to acquire property for a public improvement and the property owner wishes to contest either the necessity or the compensation offered. In cases where only the compensation is challenged, the City obtains possession of the property almost immediately, which allows for major projects to be completed.

1. **Troy v Kreger, et al.** – This condemnation case was initiated by the City on August 22, 2024 to acquire needed right of way for a planned road improvement project located on Rochester Road, from Barclay Drive to Trinway Drive. The case was assigned to Oakland County Circuit Court Judge Martha Anderson. A hearing on the complaint has not yet been scheduled. The Court issued a scheduling order establishing discovery deadlines and for the exchange of witness and exhibit lists. If the case is not resolved through facilitation or otherwise, a jury trial is scheduled for January 5, 2026. On January 17, 2025, the Court entered an order surrendering possession and vesting title in the subject property to the City, which required the City to pay the property owner the estimated just compensation, as determined by an independent appraisal. The case now continues to allow a jury to determine the total value of the property. The Court also required the parties to mediate this case, which is scheduled for October 23, 2025. The parties are in the discovery phase. The parties exchanged updated appraisals on July 25th. Discovery is ongoing. On October 23, 2025, the parties engaged in facilitative mediation. Although the mediation did not result in settlement, the parties indicated that additional settlement discussions would be pursued. The parties and the mediator continued the facilitative mediation on December 9, 2025, but were unable to reach a proposed settlement. Thus, the case is scheduled to proceed to jury trial on January 12, 2026. **The Court adjourned the jury trial, which is now scheduled to begin on May 4, 2026.**
2. **Troy v Potts, et al.** – This condemnation case was initiated by the City on August 22, 2024 to acquire needed right of way for a planned road improvement project located on Rochester Road, from Barclay Drive to Trinway Drive. The case was assigned to Oakland County Circuit Court Judge Nanci Grant. A hearing on the complaint has not yet been scheduled. The hearing on the complaint was set for October 23, 2024. Defendants Mr. and Mrs. Potts filed a motion to review necessity and to dismiss the case. The hearing on that motion was also scheduled for October 23, 2024. The City filed a timely response to the motion. Prior to the hearing date, the Potts withdrew their motion to challenge necessity and dismiss the case. On October 21, 2024 the Court entered an order surrendering possession and vesting title to the property to the City. The order also required the City to pay the estimated just compensation to Flagstar Bank, which is named as a defendant since it has a mortgage interest in the subject property. The case will now proceed on the issue of just compensation only. The Court issued a scheduling order establishing discovery deadlines and for the exchange of witness and exhibit lists. If the case is not resolved through facilitation or otherwise, a jury trial is scheduled for December 8, 2025. The parties are currently in the discovery phase. The parties are in the discovery phase. The parties exchanged updated appraisals on September 18th. Discovery is ongoing. The parties engaged in facilitative mediation on December 10, 2025, which did not lead to a proposed settlement. The parties are



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now preparing for trial. **The parties were able to negotiate a settlement of this case, which was approved by the Judge on February 10, 2026. This case is now concluded.**

3. **Troy v McDonald's Corporation.** – The City filed this condemnation case on February 11, 2025, seeking a permanent easement for public utilities and public service facilities for the Rochester Road improvement project, from Barclay Drive to Trinway Drive. The case was assigned to Oakland County Circuit Court Judge Daniel P. O'Brien. Judge O'Brien granted the City's motion to schedule a hearing on the complaint, set for April 16, 2025. On April 16, 2025, the Court entered a stipulated order granting the City possession and requiring payment of the estimated just compensation to McDonalds. The case will now proceed on the issue of the final amount of just compensation only. The parties are in the discovery phase. The parties anticipate that the Court will require facilitation or mediation in an effort to resolve this case before trial. **The parties are scheduled to meet with the mediator on April 2nd to work out the details of the mediation which the Court has ordered, which must be completed by April 30, 2026.**
4. **Troy v 5024 Rochester, LLC, et al.** – This is another Rochester Road Improvement Project condemnation case filing, submitted on March 20, 2025. The City has requested an initial hearing before the assigned Oakland County Circuit Court Judge Mary Ellen Brennan, seeking title to the property needed for the Project. The parties stipulated to an order granting the City possession and requiring payment of the estimated just compensation to 5024, LLC and dismissing all other parties. The Court entered this order. The case will now proceed to discovery and ultimately a jury trial to determine the final just compensation. The parties anticipate that the Court will require facilitation or mediation in an effort to resolve this case before trial. **The parties were able to negotiate a settlement of this case, which was approved by the Judge on March 25, 2026. This case is now concluded.**
5. **Troy v Troy Landmark Properties, et al.** – This condemnation case was initiated by the City on March 20, 2025. The City is seeking a strip of real estate and a permanent easement for public utilities and public service facilities for the Rochester Road Improvement Project. The case was assigned to Oakland County Circuit Court Judge Daniel P O'Brien. The City requested an initial hearing, seeking an order granting title and requiring payment of the estimated just compensation. A stipulated order was entered granting the City possession and requiring payment of the estimated amount of just compensation. Another order was signed by the Court, dismissing all the other Defendants except for Troy Landmark Properties, LLC. This case will now proceed to discovery on the issue of the final amount of just compensation. The parties anticipate that the Court will require facilitation or mediation in an effort to resolve this case before trial. **The parties were able to negotiate a settlement of this case, which was approved by the Judge on February 24, 2026. This case is now concluded.**
6. **Troy v DB Troy, LLC et al.** – For the Rochester Road Improvement Project, Barclay Drive to Trinway Drive, the City filed this condemnation case on March 20, 2025. The City needs to acquire a permanent easement for public utilities and public service facilities at the Firebird Tavern location. Oakland County Circuit Court Judge Mary Ellen Brennan is the assigned judge, who will hopefully quickly schedule the initial hearing on the complaint. The Court granted the City's motion for possession allowing the City to hold off paying the estimated compensation until all the parties



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agree to the allocation between all defendants. Subsequently, Defendants agreed to an apportionment between the parties, and DB Troy, LLC is the only Defendant remaining, since all others have been dismissed. The case will proceed through discovery and jury trial as to the final amount of just compensation. The parties have secured an independent facilitator and expert condemnation attorney to try to resolve the case before trial. **The case is scheduled for facilitative mediation on May 12, 2026.**

D. CIVIL RIGHTS CASES

These are cases that are generally filed in the federal courts, under 42 U.S.C. Section 1983. In these cases, the Plaintiffs argue that the City and/or police officers of the City of Troy somehow violated their civil rights.

1. **Melvin Matsey v. Troy, et al.** - Melvin Matsey was a suspect in some burglaries in the area and had been under surveillance by the Troy Police Department Special Investigations Unit (SIU). On March 9, 2022, at approximately 8:30pm, Matsey was observed running away from a closed business carrying something under his arm. He quickly got into his parked car and drove away. SIU officers followed him, and used a boxing maneuver to stop him. Officers then got Matsey out of his car, and took him in for questioning. Plaintiff's complaint alleges there was no legal basis for the boxing maneuver, and that he was falsely arrested. He alleges injuries, pain and psychological trauma resulted. Plaintiff's complaint is brought under 42 USC, Section 1983 and it asserts claims under the 5th, 8th, and 14th Amendments of the United States Constitution. Plaintiff also asserts state law claims against the individual officers for assault and battery, intentional infliction of emotional distress and alleged gross negligence. He is seeking damages in an amount exceeding \$75,000, plus interest, costs and attorney fees. On June 26, 2024, Judge Kumar, the U.S. District Court Judge assigned to this case, entered a scheduling order. On August 20, 2024, Plaintiff filed an amended complaint specifically identifying all of the individual officers involved in the March 9, 2022 encounter. The City will file a timely response. The City has also initiated discovery. The City filed a response to the amended complaint, and the parties are engaging in discovery. The attorney for one of the co-defendants requested an adjournment of the case, due to an expected medical leave. This was stipulated to by the parties, and granted by the Court. Discovery continues. On October 2, 2025, the Court granted a second motion to extend the discovery dates. The parties continue to depose factual witnesses. **The Troy Defendants filed separate motions for summary judgment on February 6, 2026. Plaintiff was given additional time to respond to the motions, since there were a number of motions filed by all defendants requesting summary judgment.**
2. **Edward Ross v. Troy, et. al.**- Plaintiff filed this lawsuit under 42 U.S.C. Section 1983, claiming a deprivation of his constitutional rights resulting from his termination as a volunteer firefighter. The complaint was served on the City and the individual defendants on August 1, 2024. A timely response will be filed with the Court. The City timely filed its answer. The parties are scheduled for mediation on March 5, 2025. The parties were not able to successfully mediate this case and the administrative law proceeding. The parties are now in the discovery phase. Plaintiff filed a Motion to Compel Discovery, seeking additional documentation, which the Court



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granted in part and denied in part. The parties are proceeding through discovery. At Plaintiff's request, the Court extended the closing deadline for discovery. The parties continue to depose factual witnesses. **The Troy Defendants filed a Motion for Summary Judgment on January 30, 2026. Plaintiff timely filed its response to the Motion. Also, on March 10, 2026, subsequent to the filing of the motions, the Judge entered an order dismissing two of the individual defendants from the case, based on a stipulation of the parties. Remaining defendants are the City and Fire Chief.**

3. **Thomas Szczesny v. Troy, et. al-** Plaintiff filed this Complaint against the City and individual police officers, claiming deprivation of his Constitutional rights under the 4th and 14th Amendments resulting from an accident that occurred on September 22, 2023. Plaintiff, who was riding a motorcycle, collided with a vehicle driven by a Troy officer who was responding to a call. Plaintiff's medical claims are being addressed separately under the State of Michigan Motor Vehicle Code. The accident was investigated by an independent police agency, which determined that Plaintiff, who failed to yield, was at fault. A subsequent search warrant obtained for Plaintiff's blood revealed that it contained intoxicating substances. Initially, the Oakland County Prosecutor's Office issued charges against Plaintiff, but shortly before trial, these charges were dismissed by the prosecutor. This development partially serves as the basis for Plaintiff's malicious prosecution claims under State and Federal Laws. The Complaint also alleges that the City is liable for an alleged failure to supervise and failure to train its officers. This case has been assigned to U.S. District Court Senior Judge Gershwin Drain. The Court issued a notice to appear for an initial status conference scheduled for February 12, 2026. The parties are preparing to exchange initial disclosures that are required under the court rules. **The case has entered the discovery phase of litigation.**
4. **Bryant v. Yancey et. al.-** Plaintiff Michael Anthony Bryant filed this lawsuit against 36th District Court Judge Yancey and one of the Troy Police Officers, claiming that he has an alternative and separate entity as "Mikhael Amirul El Trust," which he argues makes him a sovereign citizen that is somehow exempt from compliance with the laws of the State of Michigan. The individual Troy Police Officer Defendant stopped the vehicle being driven by Mr. Bryant near the Somerset Mall, since it had an improper plate that identified as "Continental United States Moorish National," which was improper, and the van was not validly registered with the State of Michigan. Also, Mr. Bryant was driving with a suspended driver's license, and had valid bench warrants seeking his arrest. Mr. Bryant was arrested and brought to the station, and one of the bench warrant jurisdictions picked him up from the Troy lock-up a couple of hours later. Mr. Bryant complains that his alleged sovereign citizen status was not recognized or legitimized by Defendants, and he is seeking damages of approximately \$23 million dollars, as well as a dismissal of the pending criminal cases, imposition of criminal charges against the Judge and Police Officer, and other relief. A Motion for Dismissal was filed on February 4, 2026 on behalf of the individual Troy defendant. On February 6, 2026, the Court issued an order dismissing the Complaint, based on a lack of subject matter jurisdiction. On March 7, 2026, Plaintiff then filed an appeal with the Sixth Circuit U.S. District Court of Appeals.



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5. **Zanious Murphy v. Troy et. al-** On March 20, 2026, Plaintiff Murphy served the City with a new lawsuit filed in the U.S. District Court- Eastern District of Michigan. Plaintiff alleges that the City and the Troy Police Department violated his civil rights when he was charged with a felony for failing to properly secure a firearm, which was obtained by a child who was shot. Plaintiff's case is being prosecuted by the Oakland County Prosecutor's Office. After several of his motions seeking relief in the criminal prosecution were denied, he filed an appeal with the Michigan Court of Appeals. He also unsuccessfully sought relief from the Michigan Supreme Court, and has now filed this new case in the federal court. He is challenging the constitutionality of the state statute, as well as the search warrant and criminal prosecution.

E. PERSONAL INJURY AND DAMAGE CASES

These are cases in which the Plaintiff claims that the City or City employees were negligent in some manner that caused injuries and/or property damage. The City enjoys governmental immunity from ordinary negligence, unless the case falls within one of four exceptions to governmental immunity: a) defective highway exception, which includes sidewalks and road way claims; b) public building exception, which imposes liability only when injuries are caused by a defect in a public building; c) motor vehicle exception, which imposes liability when an employee is negligent when operating their vehicle; d) proprietary exception, where liability is imposed when an activity is conducted primarily to create a profit, and the activity somehow causes injury or damage to another; e) trespass nuisance exception, which imposes liability for the flooding cases.

1. **Tschirhart v. Troy** - Plaintiff filed this wrongful death lawsuit against the City, claiming that the City and individual City employees and contractors were responsible for the drowning death of Plaintiff's son, Shaun Tschirhart, at the Community Center pool on April 15, 2015. Shaun was a swimming in the pool that day as part of a Friendship Club activity, and unfortunately suffered a seizure while swimming. Plaintiff's complaint alleges gross negligence, and an alleged failure to properly screen, train, and supervise City employees. The case is assigned to Oakland County Circuit Court Judge Daniel O'Brien. As its first responsive pleading, the City filed a motion for dismissal, arguing that Plaintiff had failed to assert a viable claim against the City. This motion is pending before the Court. The Court denied the City's motion, and the City immediately filed a claim of appeal with the Michigan Court of Appeals, challenging the denial of governmental immunity. A timely brief on appeal will be filed once the Court issues a briefing schedule. The City's brief on appeal is due February 7, 2019. A timely brief on appeal was filed by the City of Troy Defendants. Plaintiff's brief on appeal is expected to be filed by April 12, 2019. The briefs have been submitted, and the parties are waiting for the Court to schedule oral argument. Oral argument was held on December 6, 2019 in the Court of Appeals. On December 17, 2019, the Court issued an Opinion and Order reversing the trial court's decision, agreeing with the City that summary disposition should have been granted to the City of Troy and the individually named Troy defendants. The Court, however, remanded the case to the trial court, allowing Plaintiff an opportunity to seek leave to amend her Complaint. Plaintiff filed an application for leave to appeal with the Michigan Supreme Court. The parties anticipate



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that oral argument will be scheduled for March or April 2021. The Michigan Supreme Court did not schedule this matter for its March, April, or May docket, so the parties are hoping that oral argument on the application will happen in June 2021. The parties are still waiting for the Michigan Supreme Court to schedule oral argument in this matter. The Michigan Supreme Court scheduled oral arguments for November 9. The Supreme Court issued its opinion, remanding this case back to the Oakland County Circuit Court for a decision consistent with part of the Court of Appeals' decision. Plaintiff filed a motion in Oakland County Circuit Court to lift the stay entered in this matter which was granted by the Court on March 23, 2022. Subsequently, Plaintiff filed a motion seeking leave to file an amended Complaint in this matter. The City filed a motion opposing this request. The Court will hear oral argument on this motion on April 20, 2022. On April 20, 2022, the Court denied plaintiff's motion seeking leave to amend the Complaint, dismissing the case. Plaintiff filed an appeal of this decision. Plaintiff filed a motion to extend the time for filing the brief on appeal with the Court of Appeals, and then timely filed her appellate brief on September 23, 2022. The City will file a timely Brief on Appeal. The City timely filed its Brief on Appeal, and the parties are waiting for the Court of Appeals to schedule oral argument. The Court of Appeals scheduled oral argument for May 2, 2023. The Court of Appeals reversed the lower court's decision and remanded the case to the Oakland County Circuit Court to permit Plaintiff to file an Amended Complaint. On July 27, 2023, Plaintiff filed a Motion to Lift the Stay in the case. Plaintiff then filed another amended complaint on September 28, 2023. The Court re-opened the case, but there has been a delay in entering the Court order memorializing this action. There is a hearing scheduled for April 3, 2024 on Plaintiff's motion to lift the stay and file an amended complaint against the individual defendants only. The trial court lifted the stay in this matter and the parties have filed their Answers to the Complaint and are proceeding with discovery. The discovery phase continues in this case. The parties are continuing with the discovery process. The parties have continued with discovery, including but not limited to taking depositions. Four separate motions for summary disposition were timely filed on behalf of the four individual Troy Defendants. Plaintiff filed responses to two of those motions and subsequently agreed to dismiss one of the lifeguards and the pool manager from this case. Oral argument is scheduled for July 2, 2025, and trial is set for July 9, 2025. Depending on the decision made by the Court, if necessary, a claim of appeal will be filed immediately on behalf of the individual Troy Defendants. The claim of appeal will be based on governmental immunity which provides for an automatic stay of proceedings. On June 30, 2025, Plaintiff filed an application for leave to appeal with the Michigan court of appeals, challenging the Court's decision denying her request to amend the complaint as to the co-defendant O'Connor. In addition to Plaintiff's application in the Michigan Court of Appeals, the City filed an appeal challenging the Court's denial of our motion to dismiss one of the individual defendants on July 3, 2025. The City's appellate brief in this case is now due on October 23, 2025. This case remains pending on appeal in the Court of Appeals. Plaintiff's attorneys requested an extension to file their briefs, which was granted. **A Brief on Appeal was filed timely in the matter involving the Defendant-Appellant pool aide. Plaintiff-Appellant timely**



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filed her Brief on Appeal against the Defendant-Appellee lifeguard, to which a responsive Brief on Appeal will be timely filed.

2. **Zari v. City of Troy-** Plaintiff filed a lawsuit against the City of Troy under MCL 691.1402 (the sidewalk exception to governmental immunity) after he tripped on the curb at/near the north entrance of the Troy Community Center. Plaintiff alleges that as a result of the fall, he sustained injuries to his left hand and his damages exceed \$25,000. The case was filed in the Oakland County Circuit Court, and assigned to Judge Kwame Rowe. The City filed a motion seeking an immediate dismissal of the Complaint on June 20, 2025. Plaintiff filed an amended complaint, and the City filed a motion asking for a dismissal of the amended complaint on June 23, 2025. On August 13, 2025, the Court granted the City's motion to dismiss the amended complaint. Subsequently, Plaintiff filed a motion requesting to amend his complaint for a third time, and the City filed a written objection. On September 2, 2025, instead of holding oral argument, the Court issued an opinion and order relying on the briefs. The Court denied Plaintiff's request to amend his complaint. Plaintiff then filed an appeal with the Michigan Court of Appeals. The parties timely filed their briefs with the Michigan Court of Appeals, and are now waiting for the Court to schedule an oral argument date.
3. **Nagiya Salman v. City of Troy** – Plaintiff filed a lawsuit against the City of Troy under MCL 691.1402 (the sidewalk exception to governmental immunity) after she tripped on the sidewalk adjacent to 2029 Hempstead, in the City of Troy. According to the Complaint, her fall caused her to fracture her right shoulder, requiring surgery. Plaintiff alleges that her damages exceed \$25,000. The lawsuit was filed in the Oakland County Circuit Court and assigned to Judge Nanci Grant. On September 30, 2025, the City filed a motion seeking an immediate dismissal of the Complaint. Just prior to the date scheduled for oral argument, the Court issued an order waiving oral argument. The parties are now waiting for the Court to issue her written opinion on the City's motion for dismissal. **The Court granted the City's motion for summary disposition on January 8, 2026, and dismissed the case. This case is now concluded.**
4. **Malott v. City of Troy-** Plaintiffs filed a lawsuit against the City of Troy under MCL 691.1402 (the sidewalk exception to governmental immunity) after Plaintiff Helen Malott's bike tire got caught in a gap in the sidewalk at/near 2060 W. Square Lake Road, and she fell from her bike. According to the Complaint, Ms. Malott alleges that she fractured her clavicle, and she had cuts, scars and nerve injury. Count two of the Complaint alleges that Mrs. Malott's husband, John Malott, suffered loss of consortium. According to the Complaint, Plaintiffs' alleged damages exceed \$25,000. The lawsuit was filed in Oakland County Circuit Court and assigned to Judge Kwame' L. Rowe. The City timely filed its answer, and the parties are now engaged in discovery. **Discovery continues.**
5. **Andrew Magadanz v. City of Troy-** Plaintiff filed a lawsuit against the City of Troy under MCL 691.1402 (the sidewalk exception to governmental immunity) after he fell off a scooter on the sidewalk at 4082 John R. Road (Infinity Office Plaza). According to the Complaint, his fall



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caused him to fracture his right forearm and femur, requiring surgery. Plaintiff alleges that his damages exceed \$25,000. The lawsuit was filed in the Oakland County Circuit Court and assigned to Judge Cheryl A. Matthews. **The City timely filed its answer and affirmative defenses on January 28, 2026.**

F. MISCELLANEOUS CASES

1. Michigan Association of Home Builders; Associated Builders and Contractors of Michigan; and Michigan Plumbing and Mechanical Contractors Association v. City of Troy

The Plaintiffs filed a complaint for Declaratory and Injunctive Relief in the Oakland County Circuit. On the date of filing the Plaintiffs also filed a Motion for Preliminary Injunction and Order to Show Cause. The Plaintiffs allege that the City of Troy has violated Section 22 of Michigan's Stille-DeRossett Hale Single State Construction Code Act by collecting fees for building department services that are not reasonably related to the cost of providing building department services. They are alleging that the City of Troy has illegally entered into a contract with Safe Built of Michigan, Inc. for building services that provides that 20% of each building permit fee be returned to the City to cover services that are not "reasonably related to the cost of building department services," as required by state statute. The Plaintiffs also assert a violation of the Headlee Amendment, arguing that the 20% returned to the City is a disguised tax that was not approved by voters. The Plaintiffs are asking for a declaratory judgment, as well as a return of any "surplus" building department service funds collected to date. Plaintiffs also request an order requiring the City to reduce its building department fees. The City of Troy was served with the Complaint and the Motion for Preliminary Injunction and Order for Show Cause on Wednesday, December 15, 2010. The parties were required to appear at Court on Wednesday, December 22, 2010, but the Court did not take any action at that time. Instead, the Court adjourned the matter to January 19, 2011. In the interim, the parties may engage in preliminary discovery in an attempt to resolve this matter. The parties are conducting discovery. The parties have completed discovery. Trial in this matter is scheduled for January 30, 2012. After being presented with motions for summary disposition, the Court ordered the parties to engage in mediation with a neutral municipal audit professional. Financial documents concerning this case are now being reviewed by an independent CPA. It is expected that the April 19, 2012 trial date will be postponed until after this review is complete. Mediation was unsuccessful in resolving this case, and therefore the Court is expected to issue an order on the pending Summary Disposition Motions. The trial date has been adjourned. On November 13, 2012, Oakland County Circuit Court Judge Shalina Kumar issued her order in favor of the City, and dismissed this case. Plaintiffs filed an appeal, which is now pending in the Michigan Court of Appeals. Appellant's brief is expected to be filed soon. The parties timely filed their appellate briefs, and are now waiting for the Court of Appeals to schedule a date for oral argument. The Court of Appeals has not yet scheduled oral argument for this case. The parties are still waiting for a date for oral argument. Oral argument was held on March 4, 2014. On March 13, 2014, the Court of Appeals issued its opinion ruling in the City's favor and affirming the Circuit Court's decision dismissing the case. On April 23, 2014, Plaintiff Home Builders filed an Application for Leave to Appeal with the Michigan Supreme Court.



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Troy's response was filed on May 19, 2014. The Michigan Supreme Court considered the application for leave to appeal and ordered that the matter be scheduled for oral argument. The Court also permitted the parties to submit supplemental briefs, which are due October 29, 2014. The City timely filed its supplemental brief with the Michigan Supreme Court. The parties are now waiting for the Court to set a date for oral argument on the application. The Michigan Supreme Court entertained oral arguments on the application for leave to appeal on March 11, 2015. On June 4, 2015, the Michigan Supreme Court reversed the decisions of the Court of Appeals and the Circuit Court and ruled there was no requirement for Plaintiffs to exhaust their administrative remedies. The case was remanded to Circuit Court for further proceedings. A status conference was held on June 18, 2015 with Judge Kumar. During the status conference, Judge Kumar scheduled a hearing for September 2, 2015, allowing the parties to address the issues that were previously raised in the motion for summary disposition but were not decided since the case was initially dismissed for failure to exhaust administrative remedies. At the hearing on September 2, 2015, Judge Kumar allowed Plaintiffs to request additional discovery within 30 days. Thereafter, both parties are allowed to file supplemental briefs. Supplemental briefs have been filed and we are awaiting a decision. On February 5, 2015, Judge Kumar issued her opinion and order ruling in favor of the City and dismissing the case. Plaintiffs filed a Claim of Appeal with the Michigan Court of Appeals on February 23, 2016. The Plaintiffs and the City have both filed appellate briefs. Based on our request, the Michigan Municipal League Legal Defense Fund, Public Corporations Section of the State Bar of Michigan, Michigan Townships Association and also Safe Built have filed a motion asking for permission to file amicus briefs supporting the City's position. The Michigan Association of Realtors has sought permission to file an amicus brief supporting Plaintiffs' position. The Plaintiffs filed a reply brief. We are waiting for the Court of Appeals to rule on the motions for amicus briefs and to schedule a date for oral argument. Oral argument has not yet been scheduled. The parties presented oral arguments on September 7, 2017. On September 28, 2017, the Court of Appeals entered a two to one decision affirming the Circuit Court's grant of summary disposition in favor of the City. The Plaintiffs have filed an application for leave to appeal to the Michigan Supreme Court. The City timely filed an answer to the application. Additionally, the Michigan Municipal League's Legal Defense Fund, the Government Law Section of the State Bar of Michigan, and the Michigan Townships Association filed a motion to file an amicus curiae brief with the Supreme Court, supporting the City's position and asking for a denial of the application for leave to appeal. The Court granted the request for MML's amicus brief on January 5, 2018, and the brief was accepted for filing. The Michigan Realtor's Association filed a motion to file an amicus brief on behalf of Plaintiff Home Builders on February 23, 2018. On June 20, 2018, the Michigan Supreme Court entered an order granting the Michigan Realtor's Association's motion to file a brief amicus curiae. The Court also ordered that oral arguments be scheduled on Plaintiff's application for leave to appeal, and established a schedule for submitting supplemental written briefs. The Court accepted an amicus brief from the Michigan Health and Hospital Association and the Michigan Society of Association Executives, which was drafted by the attorney representing the Home Builders. The parties are now waiting for the Supreme Court to schedule oral argument. On December 19, 2018, the Michigan Manufacturers Association filed a motion to file a



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brief amicus curiae, and attached its proposed brief to the motion. On December 21, 2018, the Supreme Court granted the motion and accepted the brief that was submitted on December 19, 2018 for filing. The Michigan Supreme Court presided over the oral argument on March 7, 2019. After oral argument, the Court granted a motion to file a late amicus curiae brief. The City filed a response seeking to address the arguments raised in that brief and attached a proposed response. On April 5, 2019, the Court granted the City's motion to file a response to the amicus curiae brief and accepted the City's response for filing. The parties are now waiting for the Supreme Court to issue its opinion. On July 11, 2019, the Michigan Supreme Court entered its decision holding that the use of the revenue generated by the City's building inspection fees to pay the Building Department's budgetary shortfalls in previous year's violates the State Construction Code Act. The Court reversed the decisions of the Court of Appeals and the Circuit Court and remanded the case back to the Circuit Court for further proceedings. On remand the City can still present evidence to justify the retention of a portion of the fees. The Court permitted additional discovery, as requested by Plaintiff, and the City has responded to the numerous discovery requests. The Plaintiffs sought additional discovery, which the City objected to. The Plaintiffs then filed a motion to compel additional discovery and the City filed a response to the motion. The parties resolved the motion without a hearing with a stipulated order in which the City agreed to provide some additional information, which has now been provided. The Plaintiffs have now indicated they would like to take some depositions. Because of the Emergency Declaration, and the difficulty in conducting depositions, Plaintiff filed a motion to extend the discovery deadline, and the City has not objected to this Motion. The Court has scheduled a new trial date. Plaintiffs filed a motion for summary disposition. The Court issued a scheduling order, requiring the City to respond on or before November 18, 2020, and scheduling the hearing for December 2. Oral argument was held on the summary disposition motion on December 2nd. We are awaiting a decision from the Court. The Court granted Plaintiffs' motion to file supplemental information. Plaintiffs then filed a supplementary brief, and the City filed its response. We are awaiting a decision by the Court on the summary disposition motion. On May 26, 2021, the Court entered its opinion and order denying both requests for summary disposition. The Court ruled that the Michigan Association of Home Builders had standing to pursue a claim under the Headlee Amendment but it dismissed the Headlee Amendment claims of Associated Builders and Contractors of Michigan and Michigan Plumbing and Mechanical Contractors Association on the basis those Plaintiffs did not establish standing. The case will now proceed to trial unless otherwise resolved through facilitation. The Court has scheduled a status conference for June 30th. The Court ordered facilitation, which was unsuccessfully accomplished on September 15, 2021. The Court also allowed the Plaintiff to take a late deposition of the City's Chief Financial Officer Rob Maleszyk, who was not employed during by the City prior to the discovery cut-off date. The case will now proceed to trial, and the Court has scheduled a status conference for October 19, 2021. The Court adjourned the status conference to November 2, 2021 and subsequently adjourned it to January 14, 2022. The case was re-assigned to visiting Judge Sosnick since Judge Kumar was appointed to serve as a Judge in Federal Court. The status conference was then adjourned to March 1, 2022. However, the case was then re-assigned to the newly appointed Judge Cohen and the status conference was rescheduled for April 5, 2022. On



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April 5, 2022, Judge Cohen held a status conference, and he scheduled trial for August 2, 2022. The trial commenced on August 2, 2022 and the testimony was concluded on August 3, 2022. Rather than hear closing arguments, the Court directed the parties to submit closing argument briefs within two weeks after a transcript of the testimony is prepared. The Court reporter has notified the parties the transcript will not be available until late October, 2022. The transcript of the trial was filed with the Court, and the parties were then required to simultaneously file written closing arguments, which were timely filed. Afterwards, the City filed a motion asking for permission to file a supplemental response to Plaintiff's closing argument and the Plaintiff opposed that motion. On November 30th, Judge Cohen granted the City's motion, and allowed Plaintiff to file a supplemental response too, and these were timely filed. We are now awaiting a decision from the Court. On February 2, 2023, Judge Cohen issued his opinion and order after bench trial. He found in favor of the Plaintiff on its Construction Code claim and enjoined the City from considering the work of non-building department employees in the calculation of building department expenses when determining what to charge for building permits. However, the Court ruled in favor of the City on Plaintiff's Headlee Amendment claim and ruled the Plaintiff did not establish standing and dismissed that claim. Plaintiff then filed a motion to amend the judgment or for a new trial, and the City responded. The trial Court denied Plaintiff's motion. On March 2, 2023, Plaintiff filed a claim of Appeal in the Michigan Court of Appeals appealing Judge Cohen's decision to dismiss Plaintiff's Headlee Amendment Claim and his denial of the motion to amend judgment. On March 9, 2023, the City filed a Claim of Cross Appeal appealing the previous decision of Judge Kumar denying the City's request for summary disposition and Judge Cohen's decision finding in favor of Plaintiff on the Construction Code claim. On July 3, 2023, the City filed its Brief on Cross Appeal. On July 28, 2023, the Plaintiff filed its Appellate Brief. On August 2, 2023, the Plaintiff filed its Brief in Response to the City's Cross Appeal. On August 23, 2023, the City filed its Reply to Plaintiff's Response to the City's Cross Appeal. The City filed its Appellee Brief on September 1, 2023 and Plaintiff filed its Reply on September 15, 2023. The parties are now waiting for the Court of Appeals to schedule oral argument. The parties are still waiting for the Court to schedule oral argument. The Michigan Court of Appeals has scheduled oral argument for July 11, 2024. After oral argument, the parties are waiting for the Court of Appeals to issue its opinion. On October 16, 2024, the Michigan Court of Appeals issued an opinion affirming the Circuit Court decision in favor of Plaintiff on the Construction Code Claim, reversing the decision on the Headlee Amendment claim, and remanding the case back to the Circuit Court for judgment in favor of Plaintiff. On November 27, 2024, the City filed an Application for Leave to Appeal to the Michigan Supreme Court and the Plaintiff timely responded. On January 2, 2025, the Michigan Supreme Court granted the joint motion of the Michigan Municipal League and the Government Law Section of the State Bar of Michigan to file an amicus curiae brief, which was submitted and supported the City's position. The City also timely filed a Reply to Plaintiff's Response to the Application for Leave to Appeal. The parties are awaiting the decision of the Michigan Supreme Court. On October 29, 2025, the Michigan Supreme Court entered its order denying the City's application for leave to appeal. The parties attended a status conference with Judge Cohen – the trial judge – on December 17, 2025, and agreed to submit a proposed order finalizing the case. It is



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anticipated that once a final judgment is entered, Plaintiffs will file a motion seeking attorney fees. **Plaintiff filed a motion for costs and attorney fees and the City filed a response. On February 4, 2026, Judge Cohen awarded Plaintiff costs and attorney fees. The City began preparations to appeal, which led to negotiations between the parties, and the entry of a stipulated order reducing the costs and attorney fees. This case is now concluded.**

2. Edward Ross v. Troy-Our office is handling an administrative case against the City, which has been filed with the State of Michigan Office of Administrative Hearings. This complaint, filed by Edward Ross, alleges unlawful political retaliation resulted in his termination as a volunteer firefighter. The City's answer to this complaint is due on or before August 23, 2024. The City timely filed a position statement and motion to dismiss, and Petitioner filed a response. The Administrative Law Judge granted the city leave to file a reply to Petitioner's response, which was timely submitted on September 25, 2025. The Administrative Law Judge initially scheduled a hearing for September 27, 2024, but this was subsequently adjourned to October 31, 2024. The Administrative Law Judge has taken the motion under advisement. In the meantime, the trial is tentatively set for March 25, 2025. The Administrative Law Judge denied the pending motion. On March 25, 2025, the Administrative Law Judge presided over a day-long hearing, where witnesses presented testimony. The Judge requested that the parties submit written closing arguments within 60 days. On May 27, 2025, the parties submitted closing statements. On June 23, 2025, the parties submitted replies to the closing statements. The Administrative Law Judge is expected to issue his opinion after the consideration of these closing statements and the hearing testimony. On September 12, 2025, the Administrative Law Judge issued his unfavorable opinion, finding that Mr. Ross met the definition of an employee under this state statute, and was therefore entitled to its protections. On October 2, 2025, the City filed an appeal of the decision of the Administrative Law Judge with the Oakland County Circuit Court. The Administrative Law Judge also issued an order regarding attorney fees, after briefing by the parties. The City timely filed its appellate brief on December 19, 2025. **Petitioner/Appellee timely filed his appellate response, and the City filed its Reply on February 6, 2026. The parties are now waiting for the Court to schedule a date for oral argument. Also, Petitioner/Appellant filed his appellate brief challenging the Administrative Law Judge's order denying in part his request for attorney fees. The City's response was filed on March 20, 2026. On March 24, 2026, the Court scheduled oral argument for both appeals on May 13, 2026.**

- 3. Abdallah v Troy Police Department** – This claim and delivery case was assigned to Judge Hartig. Plaintiff sought the return of firearms that were turned over to the Troy Police Department as a condition of bond when he was charged with domestic assault and battery. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. The motion for possession is scheduled for January 13, 2026. **On January 2, 2026, a consent order was entered allowing the return of the firearms. This case is now concluded.**



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4. **Dickmann v Troy Police Department** – This claim and delivery case was assigned to Judge Hartig. Plaintiff sought the return of firearms that were turned over to the Troy Police Department as a condition of bond when he was charged with domestic assault and battery. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. The motion for possession is scheduled for January 20, 2026. **The parties stipulated to an order for the return of the firearms that was signed by visiting Judge Travis Reeds on January 29, 2026. This case is now concluded.**
5. **Oden v Troy Police Department** – This claim and delivery case was assigned to Judge Hartig. Plaintiff sought the return of firearms that were turned over to the Troy Police Department as a condition of bond when he was charged with assault with a deadly weapon. The criminal case was subsequently dismissed. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. On February 10, 2026, the Court granted Plaintiff's motion for return of the firearms. This case is now concluded.
6. **Santos v Troy Police Department** – This claim and delivery case was assigned to Judge Hartig. Plaintiff sought the return of a firearm and ammunition that were confiscated when he was arrested for possession of a controlled substance and domestic violence. On February 3, 2026, the Court denied Plaintiff's motion for possession and scheduled the case for a pretrial. The parties were able to discuss possible resolutions, and on March 20, 2026, the Court entered an Order Allowing the Firearm to be Returned to a Third Party. This case is now concluded.
7. **Harry v Troy Police Department** – This claim and delivery case was assigned to Judge Hartig. Plaintiff sought the return of firearms that were confiscated when the Plaintiff was being investigated and subsequently charged with violating City hunting and weapons ordinance provisions. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. On March 31, 2026, the Court entered an Order allowing the Police Department to destroy an air rifle that was used in the underlying offense but allow for the return of two other firearms that were confiscated at the time of the offense. This case is now concluded.

G. CRIMINAL APPEALS/ DISTRICT COURT APPEALS

There are no current appeals from decisions of the 52-4 District Court in misdemeanor ordinance prosecution cases.

H. ADMINISTRATIVE PROCEEDINGS

The City Attorney's Office is working with the City Assessor in the following Tax Tribunal cases, where Property owners challenge the City Assessor's property valuation determinations or other determinations.



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2023 CASES

Quality Behavioral Health, Case No. 23-002182

The Tribunal dismissed the Petitioner's first two petitions for defects, but accepted the third petition, even though it also was defective. The City timely filed its answer and affirmative defenses on November 13, 2023. The Tribunal scheduled a status conference for January 11, 2024. Subsequent to the status conference, the Tribunal entered a scheduling order for motions to be filed. On April 17, 2024, Petitioner filed a motion for summary judgment. The City timely responded on May 8, 2024. The parties are now waiting for a decision from the Tribunal on the pending motion. On August 16, 2024, the Court entered an order denying Petitioner's motion for summary disposition. The Administrative Law Judge presided over the trial on February 11, 2025. The parties are awaiting the Court's decision after the presentation of evidence and argument. On December 5, 2025, the Tax Tribunal Judge denied Petitioner's request for a property tax exemption, ruling in favor of the City. Petitioner may file an appeal of this decision to the Michigan Court of Appeals. **On January 27, 2026, Petitioner filed an appeal in the Michigan Court of Appeals.**

2024 Cases

Macomb Residential Opportunities, Case No. 24-001160

This petition was timely filed prior to the May 31, 2024 deadline. The City timely filed its answer and affirmative defenses on May 16, 2024. The parties will commence the discovery process. Discovery requests were sent to Petitioner on July 11, 2024, and responses were timely received. The City filed a motion for summary disposition on December 26, 2024. Petitioner filed a response to the City's motion and its own cross motion for summary disposition on January 16, 2025. On April 7, 2025, the Tribunal Judge issued an order denying both the Petitioner's and the City's cross motions for summary disposition, finding that there are remaining issues of fact for trial. The Tribunal held a status conference on June 4, 2025, and subsequently issued a scheduling order. A Prehearing conference was held on August 11, 2025. The case is scheduled for a trial to begin November 4, 2025. The trial began on November 4th before Judge Kari Miles at the Tax Tribunal in Lansing and it was concluded that day. The Judge indicated she will issue a written decision.

MK Oakland Mall, Case No. 24-001352

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 24, 2024. The parties will commence the discovery process. The Tribunal set an April 4, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. The parties are in the discovery phase. On March 17, the Tribunal granted the parties' joint motions to extend time. The Tribunal then set a June 20, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures to be filed. This matter is now placed on the October 16, 2025 trial docket. On April 14, 2025, the Tribunal issued an order, allowing for consolidation of the 2024 and 2025 tax years. The City timely filed its Valuation Disclosure and Prehearing Statement on June 20, 2025, covering both the 2024 and 2025 tax years. A pre-hearing conference is scheduled for



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CITY COUNCIL AGENDA ITEM

October 28, 2025. At the prehearing conference, the Tribunal Judge scheduled the hearing for this appeal to start May 18, 2026, and ordered payment of delinquent taxes at least 60 days before the hearing. Petitioner filed a motion for reconsideration, which is pending. **The Tax Tribunal denied Petitioner's Motion for Reconsideration.**

Troy Lodging, LLC, Case No. 24-002033

The City timely filed its answer and affirmative defenses on August 27th, 2024. The parties will commence the discovery process. The prehearing statements and valuation disclosures are due May 20, 2025. The attorney representing petitioner filed a Motion to Withdraw, which was granted by the Tribunal. Petitioner has a new attorney, and requested an extension of time on April 10, 2025. The Tribunal granted the requested extension on April 25, 2025. The prehearing statements and valuation disclosure statements are now due on September 19, 2025. Petitioner also filed a Motion to add the 2025 tax year to the pending case, which was granted by the Tax Tribunal Judge on June 30, 2025. The parties timely submitted prehearing statements and valuation disclosures on September 19, 2025. A second attorney has filed an appearance on behalf of Petitioner, in advance of the pre-hearing conference, scheduled for January 21, 2026. **Trial has been scheduled to start September 21, 2026.**

Flagstar Bank Case No. 24-001989

The City timely filed its answer and affirmative defenses on September 18, 2024. The parties will commence the discovery process. The prehearing statements and valuation disclosures are due June 4, 2025. It is expected that the parties will discuss possible settlement or in the alternative prepare for trial. On May 20, 2025, Petitioner filed a motion to consolidate a 2025 tax year appeal to the pending case, and the City filed its response on May 22, 2025. Petitioner filed a Motion to Consolidate an appeal for 2025 with the pending case, which the Tribunal granted on June 2, 2025. The pre-hearing statements and valuation disclosures are due on November 17, 2025. Based on a request from Petitioner, the parties stipulated to a motion to hold the case in abeyance, based on proposed sales negotiations, and the Tribunal granted the request, holding the case in abeyance, on November 6, 2025.

2025 Cases

Troy 16 Properties No. 25-000677

The City was served with this tax appeal on May 1, 2025, and timely filed its answer and affirmative defenses on May 21, 2025. The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026. **The parties jointly requested an extension of time, which was granted by the Tax Tribunal Judge on January 14, 2026. The City's Valuation Disclosure and Pre-Hearing Statement are now due April 6, 2026. The parties continued to negotiate, and were able to reach a settlement, which was approved by the Tribunal Judge as a Consent Judgment on January 23, 2026. This case is now closed.**



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CITY COUNCIL AGENDA ITEM

Kumar No. 25-000594

The City was served with this residential tax appeal on May 7, 2025, and timely filed its answer and affirmative defenses on May 21, 2025. The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026. **The City's Valuation Disclosure and Pre-Hearing Statement were timely filed on February 2, 2026. On March 20, 2026, the property owner challenged the assessments for the 2026 tax year, which will be consolidated with this case.**

Singh/Devi No. 25-000596

The City was served with this residential tax appeal on May 8, 2025, and timely filed its answer and affirmative defenses on May 21, 2025. The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026. **The City's Valuation Disclosure and Pre-Hearing Statement were timely filed on February 2, 2026. On March 20, 2026, the property owner challenged the assessments for the 2026 tax year, which will be consolidated with this case.**

500 West Holdings LLC No. 25-001030

The City received this commercial tax appeal on May 19, 2025, and timely filed its answer and affirmative defenses on May 21, 2025. The valuation disclosures and pre-hearing statements are due January 2, 2026. The parties jointly asked for an extension of time, which was granted by the Tax Tribunal Judge on December 4, 2025. The valuation disclosures and pre-hearing statements are now due April 20, 2025.

Big Beaver Property Investment, LLC No. 25-000580

The City received this commercial tax appeal on May 22, 2025, and timely filed its answer and affirmative defenses on May 29, 2025. The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026. **Based on a request from the parties, the Tribunal extended the deadlines. The City's Valuation Disclosure and Pre-Hearing Statement is now required to be filed on or before May 5, 2026.**

CTL PropCo I, LLC No. 25-000799

The City received this commercial tax appeal on May 22, 2025, and timely filed its answer and affirmative defenses on May 29, 2025. The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026. The parties continue to engage in settlement negotiations. **The parties were able to agree to stipulated values, and the Court entered a Consent Judgment on January 8, 2026. This case is now concluded.**



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CITY COUNCIL AGENDA ITEM

Sheffield Owner LLC No. 25-001164

The City received this commercial tax appeal on May 23, 2025, and timely filed its answer and affirmative defenses on May 29, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 4, 2026. **The parties requested an extension of time, which the Tribunal Judge granted on January 28, 2026. The City's Valuation Disclosure and Pre-Hearing Statement are now due July 20, 2026.**

DWH, LLC No. 25-001504

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026. **The parties were able to negotiate a settlement. The Tribunal Judge entered a Consent Judgment on January 29, 2026. This case is now concluded.**

DWH, LLC No. 25-001514

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. Petitioner filed an Amended Petition, and the City timely filed its response on September 22, 2025. The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026. **The parties were able to negotiate a settlement. The Tribunal Judge entered a Consent Judgment on January 29, 2026. This case is now concluded.**

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-001438

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The valuation disclosures and pre-hearing statements are due February 17, 2026. **Based on a joint request, the Tribunal granted an extension of time to the parties on February 5, 2026. The City's Valuation Disclosure and Prehearing Statement are now due on May 20, 2026.**

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-000821

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026. **Based on a joint request, the Tribunal granted an extension of time to the parties on March 17, 2026. The City's Valuation Disclosure and Prehearing Statement are now due on June 22, 2026.**



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CITY COUNCIL AGENDA ITEM

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-000822

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 4, 2026. **Based on a joint request, the Tribunal granted an extension of time to the parties on February 27, 2026. The City's Valuation Disclosure and Prehearing Statement are now due on June 4, 2026.**

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-000823

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026. **Based on a joint request, the Tribunal granted an extension of time to the parties on March 17, 2026. The City's Valuation Disclosure and Prehearing Statement are now due on June 22, 2026.**

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-001437

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and Prehearing Statement are due on April 20, 2026.

Troy 750 Stephenson Investors LLC, No. 25-002180

The City received this commercial tax appeal on June 9, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. **The City's Valuation Disclosure and Pre-Hearing Statement are due on September 8, 2026.**

EHMCD LLC & ESMCD LLC, No. 25-000978

The City received this commercial tax appeal on June 9, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 4, 2026. **The parties continue to negotiate a possible settlement, and requested an extension of time. The Court granted an extension on February 20, 2026, and the City's Valuation Disclosure and Prehearing Statement are now due on May 5, 2026.**

BBS Maple Research Investors LLC & BF Maple Inlay LLC, No. 25-002186

The City received this commercial tax appeal on June 9, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. **The City's Valuation Disclosure and Pre-Hearing Statement are due on September 8, 2026.**



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CITY COUNCIL AGENDA ITEM

Troy KS Development LLC, No. 25-002195

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. **The City's Valuation Disclosure and Pre-Hearing Statement are due on September 8, 2026.**

PentaCentre LLC, No. 25-001435

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 4, 2026. **The parties stipulated to an extension of time, and the Tax Tribunal Judge granted the request on January 28, 2026. The City's Valuation Disclosure and Pre-Hearing Statement are now due on July 20, 2026.**

2075 ASSOCIATES LIMITED PARTNERSHIP No. 25-001518

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026. **Petitioner agreed to dismiss this appeal after reviewing the City's evidence. The order of dismissal was entered on January 28, 2026. This case is now concluded.**

Zen Troy, LLC No. 25-001938

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 2, 2025. **The City's Valuation Disclosure and the Prehearing Statement are due on August 4, 2026. The parties were able to resolve this case with a joint dismissal of the case.**

Toyoda Gosei North American Corporation No. 25-001101

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 2, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 4, 2026. **The parties were able to negotiate a settlement, and the Tribunal Judge issued a Consent Judgment on January 23, 2026. This case is now concluded.**

North Troy Timberland Office II No. 25-001192

The City received this commercial tax appeal, and timely filed its answer and affirmative defenses on July 2, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026. **The parties were able to negotiate a settlement, and the Tribunal Judge issued a Consent Judgment on February 18, 2026. This case is now concluded.**



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CITY COUNCIL AGENDA ITEM

North Troy Timberland Office III No. 25-001193

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 2, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026. **The parties were able to negotiate a settlement, and the Tribunal Judge issued a Consent Judgment on February 18, 2026. This case is now concluded.**

North Troy Timberland Office IV No. 25-001194

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 2, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026. **The parties were able to negotiate a settlement, and the Tribunal Judge issued a Consent Judgment on February 18, 2026. This case is now concluded.**

Trigild IVL, LLC No. 25-001345

The City received this commercial tax appeal, and timely filed its answer and affirmative defenses on July 2, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026. The Court granted Petitioner's Motion to Substitute the subsequent owner as Petitioner, and substituting new legal counsel. **The parties stipulated to an extension of time. The City's Prehearing Statement and Valuation Disclosure are now due June 22, 2026.**

HNK Investments LLC, No. 25-001061

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 9, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on April 6, 2026. **Based on a joint request, the Tribunal granted an extension of time to the parties. The City's Valuation Disclosure and Prehearing Statement are now due on July 6, 2026.**

Wattles Square Center LLC, No. 25-001075

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 9, 2025. The City's Valuation Disclosure and Prehearing Statement are due on April 20, 2026. **Based on a joint stipulation, the Tribunal Judge extended deadlines in this case, and the City's Valuation Disclosure and Prehearing Statement are now due on July 20, 2026.**

Troy Dual Hospitality LLC, No. 25-001025

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 9, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on April 6, 2026. **Based on a joint request, the Tribunal granted an extension of time to the parties. The City's Valuation Disclosure and Prehearing Statement are now due on July 6, 2026.**



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CITY COUNCIL AGENDA ITEM

Kilmer Plaza LLC, No. 25-001184

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 9, 2025. The City's Valuation Disclosure and Prehearing Statement are due on April 20, 2026. **Based on a joint stipulation, the Tribunal Judge extended deadlines in this case, and the City's Valuation Disclosure and Prehearing Statement are now due on July 20, 2026.**

Troy Elite Hospitality LLC, No. 25-001434 (New King)

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on August 11, 2025. The Valuation Disclosure and the Pre-Hearing Statements are due on or before May 20, 2026.

Troy Elite Hospitality LLC, No. 25-001436 (Crooks)

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on August 11, 2025. The Valuation Disclosure and the Pre-Hearing Statements are due on or before June 4, 2026.

Universal Property T.M.P., LLC No. 25-001592

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 31, 2025. The Valuation Disclosure and the Pre-Hearing Statements are due on or before June 4, 2026.

Acqualina 1801 LLC, No. 25-001890

The City was served with this tax appeal on August 29, 2025, and timely filed its answer and affirmative defenses on September 3, 2025. **The City's Valuation Disclosure and the Prehearing Statement are due on August 4, 2026.**

1400 Allen LLC, No. 25-001860

The City was served with this tax appeal on August 29, 2025, and timely filed its answer and affirmative defenses on September 3, 2025. **The City's Valuation Disclosure and the Prehearing Statement are due on August 19, 2026.**

Brinston LLC, No. 25-003030

The City was served with this tax appeal on September 2, 2025, and timely filed its answer and affirmative defenses on September 22, 2025. **The City's Valuation Disclosure and Pre-Hearing Statement are due September 22, 2026.**



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CITY COUNCIL AGENDA ITEM

Canterbury Square LLC, No. 25-001803

The City was served with this tax appeal on September 5, 2025, and timely filed its answer and affirmative defenses on September 22, 2025. **The City's Valuation Disclosure and the Prehearing Statement are due on August 4, 2026.**

Kelly Retail

The City was served with this tax appeal on September 24, 2025, and timely filed its answer and affirmative defenses on September 25, 2025. **The City's Valuation Disclosure and Pre-Hearing Statement are due on September 8, 2026.**

London Centre

The City was served with this tax appeal on September 29, 2025. The City timely filed its answer and affirmative defenses on October 3, 2025. **The City's Valuation Disclosure and Pre-Hearing Statement are due September 22, 2026.**

Kela Investment

The City was served with this tax appeal on September 29, 2025. The City timely filed its answer and affirmative defenses on October 3, 2025. **The City's Valuation Disclosure and Pre-Hearing Statement are due September 22, 2026.**

Project Troy

The City was served with this tax appeal on September 29, 2025. The City timely filed its answer and affirmative defenses on October 3, 2025. **The City's Valuation Disclosure and Pre-Hearing Statement are due on September 8, 2026.**

Easton Investments

The City was served with this tax appeal on September 29, 2025. The City timely filed its answer and affirmative defenses on October 3, 2025. **The City's Valuation Disclosure and Pre-Hearing Statement are due on September 8, 2026.**

If you have any questions concerning these cases, please let us know.