

Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 25, 2012 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Philip Sanzica
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

Also Present:

R. Brent Savidant, Planning Director
Susan Lancaster, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Eric Huang, Student Representative

2. APPROVAL OF AGENDA

Resolution # PC-2012-09-065

Moved by: Schultz
Seconded by: Edmunds

RESOLVED, To approve the agenda as printed.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2012-09-066

Moved by: Edmunds
Seconded by: Krent

RESOLVED, To approve the minutes of the September 11, 2012 Regular meeting as published.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Strat presented the ZBA report. There were two items approved by the ZBA at the September meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported the Downtown Development Authority (DDA) met in a closed session on September 19, 2012.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the approval of Big Beaver Center Planned Unit Development by City Council on September 24, 2012.

ZONING ORDINANCE TEXT AMENDMENT

8. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 244) – Miscellaneous Zoning Ordinance Revisions

Mr. Savidant and Mr. Carlisle dually presented the report prepared by Carlisle/Wortman Associates, Inc. The report explained that the City of Troy Zoning Ordinance was adopted in April 2011. It is common that a year or so after the adoption of a new zoning ordinance, staff, planning commissioners, and outside interests identify specific language and other clarifications that need further discussion and potential amendments. Many of the proposed amendments are minor (capitalization, consistency in labeling, etc); however, some considerations for amendments are substantive.

The non-substantive amendments listed in the report were not discussed. The Planning Commission members were asked to review those items on their own. Any suggestions would be shared with the Planning Commission at a later meeting.

The Planning Commission discussed the twelve substantive items proposed in the report. They reached consensus on all items.

Mr. Savidant stated the Planning Department would revise the proposed language as agreed upon by the Planning Commission and return with revised language at a future date.

OTHER BUSINESS

9. **PUBLIC COMMENT** – Items on Current Agenda

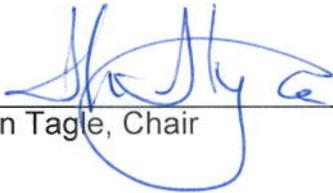
There was no one present who wished to speak.

10. **PLANNING COMMISSION COMMENTS**

There was general Planning Commission discussion.

The Special/Study meeting of the Planning Commission adjourned at 8:50 p.m.

Respectfully submitted,



John Tagle, Chair



R. Brent Savidant, Planning Director