

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Tuesday, November 26, 2013, at City Hall, 500 W. Big Beaver Rd. Mayor Slater called the meeting to order at 6:01 PM.

B. ROLL CALL:

- | | |
|------------------------------------|------------------------------------|
| a) <u>City Council Members</u> | <u>Planning Commission Members</u> |
| Mayor Dane Slater | Chairman John J. Tagle |
| Jim Campbell | Donald Edmunds |
| Wade Fleming (arrived at 6:12 PM) | Michael W. Hutson |
| Dave Henderson | Edward Kempen |
| Ellen Hodorek | Tom Krent |
| Ed Pennington (arrived at 6:04 PM) | Philip Sanzica |
| Doug Tietz (arrived at 6:12 PM) | Gordon Schepke |
| | Robert Schultz |
| | Thomas Strat |
| | Frank Boudon (arrived at 6:10 PM) |

C. DISCUSSION ITEMS:

C-1 Introduction by Mayor Dane Slater, Chairman John Tagle and City Manager Brian Kischnick

Mayor Slater thanked everyone for coming to this joint meeting tonight. He requested this meeting so that City Council and the Planning Commission could bring ideas to the same table. Chairman Tagle thanked everyone for coming tonight. He hopes the Planning Commission and City Council can work together on items such as the zoning ordinance and come to a consensus at the same table.

Mayor Slater commented that this City Council is fairly young in experience. He thinks it is important for Council to meet with the Commission not only for information, but also to get to know the members.

City Manager Kischnick introduced the agenda for this meeting and discussed a PowerPoint presentation that covered the topics listed in the agenda.

C-2 Master Plan Update and Amendment – Presented by Richard Carlisle, Carlisle/Wortman Associates, Inc.

Richard Carlisle of Carlisle/Wortman Associates presented and discussed the topic, Master Plan Update and Amendments.

C-3 Infill Development – Presented by Mark F. Miller, Director of Economic and Community Development

Mark Miller, Director of Economic and Community Development, presented and discussed the topic, Infill Development.

C-4 Big Beaver Road Density – Presented by Mark F. Miller, Director of Economic and Community Development

Mark Miller, Director of Economic and Community Development, presented and discussed the topic Big Beaver Road Density.

C-5 Sober Living Facilities – Presented by R. Brent Savidant, Planning Director

Brent Savidant, Planning Director, presented and discussed Sober Living Facilities.

C-6 GB General Business Zoning District, Maximum Building Height – Presented by Ben Carlisle, Carlisle/Wortman Associates, Inc.

Ben Carlisle of Carlisle/Wortman Associates presented and discussed General Business Zoning District.

C-7 Next Steps and Direction – Presented by Brian Kischnick, City Manager

City Manager Kischnick presented and discussed Next Steps and Direction. He turned the discussion back to the table for City Council and Planning Commission discussion.

C-8 City Council and Planning Commission Discussion

Mayor Slater started the conversation with the Master Plan item and asked for input from the members present. Mr. Edmunds believes it is important to update and review the Master Plan. Mr. Kempen is interested in seeing the Rochester Road updates in the Master Plan in order to market the community for the large amounts of traffic on that road. He attended a planning training class and received positive feedback regarding Troy's Master Plan. Council Member Pennington would like to see the public involved in the discussion. Mr. Schultz reminded the members that the 5-year review of the Master Plan is coming up soon. Council Member Fleming and Mr. Krent both agreed; as did Mr. Strat. Mr. Strat would like to see signage incorporated into the Master Plan. He has a concern with the billboard issue in Troy. Mr. Boudon believes it is important to have the public involved as much as possible in the Master Plan review process. Mr. Sanzica said we have come a long way with sustainability, but would like to see more expansion of the use of the Master Plan. Mr. Hutson thinks we need to take a step back and examine what the Zoning and Planning Commissions can and cannot do. Mr. Schepke likes what was said about the Master Plan being fluid documents. His concern is that sometimes the hands of the Planning Commission are tied when the main job of Commissioners is to protect the neighborhoods. Chairman Tagle reminded all that when the Master Plan was revised, public participation was encouraged but few attended. He would like to see the residents at the meetings when the next Master Plan review is performed. Mayor Slater agrees with Mr. Strat that communication between City Council and Planning Commission needs to be improved.

Council Member Hodorek believes that targeted communications to residents regarding revisions to the Master Plan would produce more input from the public. Chairman Tagle commented that the Master Plan is a living document that needs to be looked at many times. Mayor Slater agreed and said that when the Master Plan was adopted, it was known that there were areas that would need to be tweaked. He acknowledges that sometimes the decision making process can be frustrating and difficult. He assured residents that if Council sees something that needs to be fixed, they will fix it.

The members present discussed mass transit along the Big Beaver Corridor. Mr. Strat stated that the City should be able to overcome the issues on Big Beaver, including speed limit, ambient lighting instead of highway lighting, and traffic. He urged City Council to buy into resolving these issues. Mayor Slater stated that the DDA issue stifled some of the Big Beaver Corridor issues, but perhaps the City needs to revisit those issues to see if anything can be done. Mr. Strat stated that Engineering needs to be involved and on the same page as the Planning Commission. He wants Council to be the leaders and buy into solving these issues. Mayor Slater agreed and said that Council will be working with the Planning Commission closer in the future.

Council Member Campbell clarified that the previous applicant for a sober living facility has moved on from his request for development in Troy. Mr. Edmunds noted that the increase in land area per resident that the Planning Commission passed was a key factor in that applicant abandoning his project in Troy. Mayor Slater said that the map showing possible areas for sober living facilities is a key component to the decision making process for Council. He commented that the revision to that map was a very important step to regulating where sober living facilities could exist in Troy. Mr. Savidant added that the Planning Commission has draft language ready for City Council that limits the locations for sober living facilities in the City. Mayor Slater stated this is a perfect example of good communication between Council and the Planning Commission. Mr. Schultz stated that he was the only Planning Commission member to vote against sober living facilities in the City of Troy because they are not licensed with the State of Michigan. He would like to see the ordinance changed to exclude organizations not licensed or recognized by the State. Mayor Slater encouraged the Planning Commission to send back to Council any items the Commission thinks are important which were brought up in the past that have not been acted on by Council. Mr. Schepke added that assisted living facilities are not regulated by the State either.

Mayor Slater thinks that the General Business Zoning District needs to be discussed and possibly revised, especially along Rochester Road. Mayor Pro Tem Henderson discussed the building height issue, especially as it relates to adjoining properties and residences. Mr. Schepke said the Planning Commission voted for the storage facility because it complied with all the requirements and because their hands were tied by the threat of legal action. He would like the process to be more flexible. Mr. Edmunds said the residents are protected by the Master Plan. If residents do not come to the meetings and voice their concerns then the Planning Commission has few options but to approve items unless there are strong reasons to not vote for an item. Council Member Tietz said not everyone knows about the hearings or will attend them. Residents should be able to look around their residential area and assume that only residences will be near them. Residents should be able to assume when they buy their homes that the zoning districts will always be the same. He said predictability is what residents expect and they are upset when unpredictable decisions are made. Council Member Pennington said it is the City's job to protect the residents from unexpected decisions. Mr.

Schultz said that when residents buy houses adjacent to major thoroughfares, they should expect that property along that thoroughfare would be commercial, regardless of what buildings are currently there. Mayor Slater asked City Manager Kischnick to offer closing comments.

City Manager Kischnick clarified that City Council and the Planning Commission would like to meet again in two months regarding the Master Plan and General Business District, including building height.

D. PUBLIC COMMENT:

Kathy Mills	Spoke about assisted living facility at Square Lake and Adams
Suzanne Delisi	Spoke about assisted living facility at Square Lake and Adams
Lenore Paxton	Spoke about the Sunoco pipeline issue and the assisted living facility at Square Lake and Adams
Denise Smith	Spoke about assisted living facility at Square Lake and Adams
Charles Gabor	Spoke about the Sunoco pipeline issue and the assisted living facility at Square Lake and Adams

E. ADJOURNMENT:

The Meeting **ADJOURNED** at 7:03 PM.

Mayor Dane Slater

M. Aileen Bittner, CMC
City Clerk