



JOINT TROY CITY COUNCIL AND PLANNING COMMISSION

SPECIAL MEETING AGENDA

**TUESDAY, FEBRUARY 11, 2014
CONVENING AT 6:00 PM**

**COUNCIL BOARDROOM
TROY CITY HALL
500 W. BIG BEAVER RD.
TROY, MI 48084**

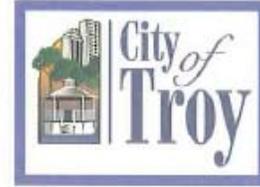
PERMITTED BY CITY COUNCIL RESOLUTION #2014-01-012-J-6

FOR THE PURPOSE OF DISCUSSING THE FOLLOWING TOPICS:

- **CITY OF TROY MASTER PLAN AMENDMENTS**
- **INFILL DEVELOPMENT, INCLUDING RESIDENTIAL**
- **BIG BEAVER ROAD DEVELOPMENT NOT MEETING INCREASED DENSITY**
- **SOBER LIVING FACILITIES**
- **MAXIMUM BUILDING HEIGHT IN GB GENERAL BUSINESS DISTRICT**
- **NEXT STEPS AND DIRECTION**
- **OTHER**

**Submitted By
The City Manager**

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@troymi.gov at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



TO: The Honorable Mayor and City Council
Troy, Michigan

FROM: Brian Kischnick, City Manager

SUBJECT: Background Information and Reports

Ladies and Gentlemen:

This booklet provides a summary of the many reports, communications and recommendations that accompany your agenda. Also included are suggested or requested resolutions and/or ordinances for your consideration and possible adoption.

Supporting materials transmitted with this Agenda have been prepared by department directors and staff members. I am indebted to them for their efforts to provide insight and professional advice for your consideration.

As always, we are happy to provide such added information as your deliberations may require.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "B. K. h. K.", written over a horizontal line.

Brian Kischnick, City Manager



TROY CITY COUNCIL

VISION STATEMENT AND GOALS

Adopted: Monday, February 7, 2011

VISION:

To honor the legacy of the past and build a strong, vibrant future and be an attractive place to live, work, and grow a business.

GOALS:

Provide a safe, clean, and livable city

- Practice good stewardship of infrastructure
- Maintain high quality professional community oriented police and fire protection
- Conserve resources in an environmentally responsible manner
- Encourage development toward a walkable, livable community

Provide effective and efficient local government

- Demonstrate excellence in community services
- Maintain fiscally sustainable government
- Attract and support a committed and innovative workforce
- Develop and maintain efficiencies with internal and external partners
- Conduct city business and engage in public policy formation in a clear and transparent manner

Build a sense of community

- Communicate internally and externally in a timely and accurate manner
- Develop platforms for transparent, deliberative and meaningful community conversations
- Involve all stakeholders in communication and engagement activities
- Encourage volunteerism and new methods for community involvement
- Implement the connectedness of community outlines in the Master Plan 2008

Attract and retain business investment

- Clearly articulate an economic development plan
 - Create an inclusive, entrepreneurial culture internally and externally
 - Clarify, reduce and streamline investment hurdles
 - Consistently enhance the synergy between existing businesses and growing economic sectors
 - Market the advantages of living and working in Troy through partnerships
-

2013-2014

TOP 12 STRATEGIES

"STRATEGY IS ABOUT MAKING CHOICES, TRADE-OFFS; IT'S ABOUT DELIBERATELY CHOOSING TO BE DIFFERENT"
- MICHAEL PORTER



1

Attract and retain quality employees
Investigate programs to improve morale

2

Find a solution to the Downtown
Development Authority Bond issue

3

Improve public perception of the city
Analyze social media opportunities to connect

4

Support the Transit Center
Hold promotional events

5

Strengthen Police/Fire
Consider putting police officers back in schools

6

Redevelop Site/Office Space

7

Promote Troy
Find a way to convince youth to stay in Troy

8

Evaluate efficiencies of outsourcing services consider
outsourcing other areas

9

Re-evaluate Vision 2020

10

Improve roads
Examine budget allocation

11

Develop 3-Year budget projections

12

Increase lines of communication with Troy Schools



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February 11, 2014 - 6:00 PM

Troy Council Board Room

500 W. Big Beaver Road

Troy, Michigan 48084

For information, please call: (248) 524-3317

A.	CALL TO ORDER:	1
B.	ROLL CALL:	1
C.	DISCUSSION ITEMS:	1
C-1	Introduction by Mayor Dane Slater, Chairman John Tagle and City Manager Brian Kischnick	1
C-2	Master Plan Update and Amendment – Presented by Richard Carlisle, Carlisle/Wortman Associates, Inc.	1
C-3	Infill Development – Presented by Mark F. Miller, Director of Economic and Community Development	1
C-4	Big Beaver Road Density – Presented by Mark F. Miller, Director of Economic and Community Development	1
C-5	Sober Living Facilities – Presented by R. Brent Savidant, Planning Director	1
C-6	GB General Business Zoning District, Maximum Building Height – Presented by Ben Carlisle, Carlisle/Wortman Associates, Inc.	1

D. PUBLIC COMMENT: **1**

E. ADJOURNMENT: **1**

PUBLIC COMMENT: **2**

FUTURE CITY COUNCIL PUBLIC HEARINGS: **4**

March 3, 2014 Liquor Violation Hearings.....4
March 17, 2014 Liquor Violation Hearings.....4

SCHEDULED REGULAR CITY COUNCIL MEETINGS: **4**

March 3, 2014 Regular Meeting.....4
March 17, 2014 Regular Meeting.....4
April 7, 2014 Regular Meeting4
April 14, 2014 Regular Meeting4
May 12, 2014 Regular Meeting.....4
May 19, 2014 Regular Meeting.....4
June 2, 2014 Regular Meeting.....4
June 16, 2014 Regular Meeting.....4
July 7, 2014 Regular Meeting4
July 21, 2014 Regular Meeting4
August 11, 2014 Regular Meeting4
August 25, 2014 Regular Meeting4
September 8, 2014 Regular Meeting.....4
September 22, 2014 Regular Meeting.....4
October 6, 2014 Regular Meeting.....4
October 20, 2014 Regular Meeting.....4
November 10, 2014 Regular Meeting4
November 24, 2014 Regular Meeting4
December 1, 2014 Regular Meeting4
December 15, 2014 Regular Meeting4

SCHEDULED SPECIAL CITY COUNCIL MEETINGS: **4**

April 21, 2014 Special Budget Meeting.....4
April 23, 2014 Special Budget Meeting.....4

A. CALL TO ORDER:

B. ROLL CALL:

- a) City Council Members
Mayor Dane Slater
Jim Campbell
Wade Fleming
Dave Henderson
Ellen Hodorek
Ed Pennington
Doug Tietz
- Planning Commission Members
Donald Edmunds, Chairman
Steve Gottlieb
Michael W. Hutson
Tom Krent
Philip Sanzica, Vice Chairman
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

C. DISCUSSION ITEMS:

-
- C-1 Introduction by Mayor Dane Slater, Chairman John Tagle and City Manager Brian Kischnick**
-
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- C-3 Infill Development – Presented by Mark F. Miller, Director of Economic and Community Development**
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- C-6 GB General Business Zoning District, Maximum Building Height – Presented by Ben Carlisle, Carlisle/Wortman Associates, Inc.**

D. PUBLIC COMMENT:

E. ADJOURNMENT:

Respectfully submitted,



Brian Kischnick, City Manager

PUBLIC COMMENT:**In accordance with the Rules of Procedure for the City Council, Article 17 – Members of the Public and Visitors:**

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. *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 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, shall be allowed to speak for up to three (3) minutes total to address Postponed, Regular Business, Consent Agenda or Study items or any other item on the Agenda as permitted under the Open Meetings Act during the *Public Comment for Items On the Agenda* portion of the Agenda.
- 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 topic not on the Agenda as permitted under the Open Meetings Act during the *Public Comment for Items Not on the Agenda* portion of the Agenda.
- 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 and residency status (Troy resident, non-resident, or Troy business owner). If the speaker is addressing an Item (or Items) that appear 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 majority vote of the City Council members.
- 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.

The following has been approved by Troy City Council as a statement of the rules of decorum for City Council meetings. The Mayor will also provide a verbal notification of these rules prior to Public Comment:

The audience should be aware that all comments are to be directed to the Council rather than to City Administration or the audience. Anyone who wishes to address the Council is required to sign up to speak within thirty minutes before or within fifteen minutes of the start of the meeting. There are two Public Comment portions of the Agenda. For Items On the Agenda, speakers can sign up to address Postponed, Regular Business, Consent Agenda, or Study items or any other item on the Agenda. Speakers can sign up to address all other topics under Items Not on the Agenda. Also, there is a timer on the City Council table in front of the Mayor that turns yellow when there is one minute of speaker time remaining, and turns red when the speaker's time is up.

In order to make the meeting more orderly and out of respect, please do not clap during the meeting, and please do not use expletives or make derogatory or disparaging comments about any one person or group. If you do so, then there may be immediate consequences,

including having the microphone turned off, being asked to leave the meeting, and/or the deletion of speaker comments for any re-broadcast of the meeting. Speakers should also be careful to avoid saying anything that would subject them to civil liability, such as slander and defamation.

Please avoid these consequences and voluntarily assist us in maintaining the decorum befitting this great City.

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