The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Strat at 7:30 p.m. on June 27, 2006 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Lynn Drake-Batts
Mary Kerwin
Lawrence Littman
Robert Schultz
Thomas Strat
Mark J. Vleck

Absent:
Fazal Khan
David T. Waller
Wayne Wright

Also Present:
Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Allan Motzny, Assistant City Attorney

Resolution # PC-2006-06-109
Moved by: Littman
Seconded by: Schultz

RESOLVED, That Members Khan, Waller and Wright are excused from attendance at this meeting for personal reasons.

Yes: All present (6)
No: None
Absent: Khan, Waller, Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2006-06-110
Moved by: Schultz
Seconded by: Littman

RESOLVED, To approve the revised Agenda.

Yes: All present (6)
No: None
Absent: Khan, Waller, Wright

MOTION CARRIED

3. MINUTES

For the June 13, 2006 Regular Meeting minutes, Mr. Vleck suggested revised language for his reasons for voting 'No' on Resolution # PC-2006-06-105: "Mr. Vleck stated that requiring all three criteria in Section 43.74.01 is too restrictive, and he does not agree that standard A and B should be required at all. In his opinion, Section 43.74.01 C, relating to the location and screening available on the residential site to park a commercial vehicle, is the only standard that should be required for approval".

For the June 13, 2006 Regular Meeting minutes, Mr. Schultz suggested that the condition of Resolution # PC-2006-06-102 was intended to say "Inclusion of an access drive for the City to maintain the storm water detention pond". The language should be revised to read as such.

Resolution # PC-2006-06-111
Moved by: Vleck
Seconded by: Littman

RESOLVED, To approve the June 6, 2006 Special/Study Meeting minutes as published and the June 13, 2006 Regular Meeting minutes as revised.

Yes: All present (6)
No: None
Absent: Khan, Waller, Wright

MOTION CARRIED

4. PUBLIC COMMENT (Items Not on the Agenda)

There was no one present who wished to speak.

5. BOARD OF ZONING (BZA) APPEALS REPORT

Mr. Littman attended the Board of Zoning Appeals meeting on June 20, 2006, as the Planning Commission Alternate Representative. Mr. Littman reported on a variance application submitted by Benny Spielman regarding an addition to an industrial building located at 2963 Industrial Row.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller made a brief report. General discussion followed.

7. PLANNING AND ZONING REPORT

Mr. Miller made a brief report. General discussion followed.

8. TROY TRANSIT CENTER

Brian Murphy, Assistant City Manager/Services, made a presentation on the history of the project located south of Maple Road and west of Coolidge in Section 31. Mr. Murphy indicated that construction must begin on the complex before 2010, or the ownership reverts back to the owner of Midtown Square. Mr. Murphy indicated that it is intended that the complex will be multi-modal and LEED-certified.

9. PROPOSED CONSENT JUDGMENT – Briggs Crossing Condominium – West side of Rochester Road, South of Trinway, Section 10 – R-1C to R-1T

Mr. Miller presented a summary of the site plan and Consent Judgment. General discussion followed.

A number of issues were raised by the Planning Commission:

- Lack of trees or berm along northern property line to screen headlights of northbound cars using drive.
- Lack of trees along southern property at termination of entry drive.
- Need a vehicular barrier along northern property line.
- Lack of floor plans for units.
- Lack of notification for neighbors.

The attorney for the Plaintiff, David Plunkett of Williams, Williams, Rattner & Plunkett, P.C., Birmingham, Michigan, reminded the Planning Commission that they recommended approval of the rezoning request twice in the future, following public hearings.

Resolution # PC-2006-06-112
Moved by: Kerwin
Seconded by: Drake-Batts

RESOLVED, The Planning Commission would only recommend approval of the site plan subject to the following conditions:

1. Provide an 8-foot high vegetative barrier or combination of vegetation and berm along the north side of the property, from the west side of the garage to the west side of the north/south private road.

Yes: Drake-Batts, Kerwin, Littman, Schultz, Strat
No: Vleck
Absent: Khan, Waller, Wright

MOTION CARRIED

Mr. Vleck stated the Planning Commission should have a finished site plan in front of them prior to making a recommendation.

10. PROPOSED CONSENT JUDGMENT – Restated and Amended Consent Judgment K-Mart/Sheffield

Mr. Miller presented a summary of the Restated and Amended Consent Judgment K-Mart/Sheffield. General discussion followed.

John J. Premo of K-Mart Corporation was in attendance to answer questions about the application.

Resolution # PC-2006-06-113
Moved by: Littman
Seconded by: Schultz

RESOLVED, The Planning Commission recommends approval of the amendment to the Consent Judgment as set forth on proposed Exhibit D. Furthermore, that an exact determination of required parking be made and the area not needed for parking be used for green space.

Yes: All present (6)
No: None
Absent: Khan, Waller, Wright

MOTION CARRIED

11. MICHIGAN ZONING ENABLING ACT, PA 110 of 2006

Assistant City Attorney Allan Motzny made a presentation on the Michigan Zoning Enabling Act, PA 110 of 2006. The Act will be effective on July 1, 2006. General discussion followed. There was general consensus that a public hearing be scheduled for this item at the August 2006 Regular meeting.

12. CITY OF TROY MASTER PLAN

Mr. Miller presented the Proposal for Master Plan prepared by Carlisle/Wortman Associates, Inc. To reduce project cost, the work plan transfers some of the mapping and data collection workload to the Planning Department. The proposed project cost is $99,780. General discussion followed.

Resolution # PC-2006-06-114

Moved by: Schultz
Seconded by: Vleck

WHEREAS, The responsibility of cities and villages to adopt and update a master plan is outlined in the Municipal Planning Act, PA 285 of 1931, as amended.

WHEREAS, The Municipal Planning Act requires that at least 5 years after the adoption of a plan, a municipality shall review the plan and determine whether to commence the procedure or adopt a new plan.

WHEREAS, The City of Troy Future Land Use Plan was last amended on January 8, 2002. The determination of whether to update the plan or adopt a new plan must be made prior to January 8, 2007.

WHEREAS, The City of Troy Planning Commission passed Resolution # PC-2005-05-091 on May 24, 2005, which found that the Future Land Use Plan is deficient and in need of a comprehensive update, and recommended that the City begin the process of preparing the City of Troy Master Plan.

WHEREAS, On April 18, 2005, the City of Troy entered into an Agreement for Consulting Services with Carlisle/Wortman Associates, Inc. Under this contract, Carlisle/Wortman Associates, Inc. provides Planning Consultation, including Special Projects such as Master Plan Preparation.

THEREFORE BE IT RESOLVED, The Planning Commission recommends that the City utilize the services of Carlisle/Wortman Associates, Inc. to assist the City in preparation of the City of Troy Master Plan, as per the Proposal to Provide Professional Services, Master Plan Preparation, Revised June, 2006.

Yes: All present (6)
No: None
Absent: Khan, Waller, Wright

MOTION CARRIED

13. DISCUSSION OF POSSIBLE ZONING ORDINANCE TEXT AMENDMENT - Improving design and strengthening the relationship of freestanding restaurants, day care centers and banks with the abutting street

Mr. Savidant presented draft language and explained that when completed, these provisions would be applied to freestanding restaurants and nursery schools, day nurseries and child care centers in the O-M and O-S-C Zoning Districts and freestanding restaurants, banks, bank branches and financial institutions, and nursery schools, day nurseries and child care centers in the R-C Zoning District.

The intent of the language was to strengthen the relationship between the street and the buildings on the site and require that the design of the new buildings be compatible to or complementary with the existing office building. General discussion followed and minor changes were suggested. There was general consensus that a public hearing be scheduled for this item at the August 2006 Regular meeting.

14. DISCUSSION OF POSSIBLE ZONING ORDINANCE TEXT AMENDMENT - Commercial Kennels and Pet Shops

Mr. Miller explained some of the issues associated with pet shops/pet stores and commercial kennels in Troy. General discussion followed. The Planning Commission suggested the following:

- Improve definition for commercial kennel; differentiate between inventory and boarding.
- Provide definition for non-commercial boarding of more than 3 household pets.
- Add definitions for pet store and pet shop.
- Reduce potential impacts by allowing no open-air connection between indoor dog run and abutting property.
- Define uses that are customarily incidental to pet stores.

15. PUBLIC COMMENT (Items On the Agenda)

There was no one present who wished to speak.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 11:05 p.m.

Respectfully submitted,

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Thomas Strat, Chair

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Brent Savidant, Principal Planner

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