The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Strat at 7:30 p.m. on July 25, 2006 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Mary Kerwin
Fazal Khan
Robert Schultz
Thomas Strat
Mark J. Vleck

Absent:
Lynn Drake-Batts
Lawrence Littman
David T. Waller
Wayne Wright

Also present:
Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Allan Motzny, Assistant City Attorney
Jonathan Shin, Student Representative (arrived 7:50 p.m.)
Kathy L. Czarnecki, Recording Secretary

Resolution # PC-2006-07-121
Moved by: Schultz
Seconded by: Khan

RESOLVED, That Members Drake-Batts, Littman, Waller and Wright are excused from attendance at this meeting for personal reasons.

Yes: All present (5)
No: None
Absent: Drake-Batts, Littman, Waller, Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2006-07-122
Moved by: Kerwin
Seconded by: Schultz

RESOLVED, To approve the Agenda as published.

Yes: All present (5)
No: None
Absent: Drake-Batts, Littman, Waller, Wright

MOTION CARRIED

3. MINUTES

Resolution # PC-2006-07-123
Moved by: Schultz
Seconded by: Khan

RESOLVED, To approve the June 27, 2006 Special/Study meeting minutes and the July 11, 2006 Regular meeting minutes as published.

Yes: All present (5)
No: None
Absent: Drake-Batts, Littman, 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

In the absence of BZA representatives to report on the July 18, 2006 Board of Zoning Appeals meeting, this item will be placed on the August 1, 2006 Special/Study meeting agenda.

Mr. Savidant reported the BZA granted a variance to Beaumont Hospital to allow a reduction in the required width of parking spaces for the hospital's expansion project. He said the petitioners would come before the Planning Commission with an amended site plan that provides 9-foot wide parking spaces.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller reported on the following item acted upon by the Downtown Development Authority (DDA) at its July 19, 2006 meeting.

- Contract agreement with Grissim Metz Andriese Associates for schematic landscape/design proposal on the northeast corner of Rochester Road and Big Beaver Road, next to Fire Station No. 1.

7. PLANNING AND ZONING REPORT

Mr. Miller reported on the following City Council action items and future Planning items:

- *Big Beaver Corridor Study* – Presentation was given to City Council at its July 24, 2006 Special Meeting.
- *Big Beaver Corridor Study* – Presentation to Planning Commission scheduled for August 22, 2006 Special/Study meeting.
- *City of Troy Master Plan* – Contract with City's Planning Consultant, Richard Carlisle, scheduled for August 14, 2006 City Council meeting.
- *ZOTA 219 Conditional Rezoning* – Approved by City Council, 07/24/06.
- *ZOTA 215-C Commercial Vehicle Parking Appeals* – Tabled by City Council to its September 18, 2006 meeting, 07/24/06.
- *Postponed rezoning requests [Z 180-B Binson's Home Health Care, Z 717 Rochester Professional Building and Z 704 Dunkin Donuts]* – Scheduled for August 14, 2006 City Council meeting.
- *Future Land Use Plan Amendment, Rochester Road Overlay District* – Authorized by City Council to distribute Plan amendment for review and comment, 07/24/06.
- *ZOTA 214 Group Child Care Homes* – Postponed by City Council to its September 11, 2006 meeting, 07/10/06.
- *Tuscany Estates Site Condominium* – Received preliminary approval by City Council, 7/10/06.
- *Longfellow Site Condominium* – Received final approval by City Council, 7/10/06.
- *PUD 6 Centennial Park* – New PUD application scheduled for future Planning Commission study meeting.

8. DISCUSSION OF POSSIBLE ZONING ORDINANCE TEXT AMENDMENT – Consider permitting Ambulance Facilities in the M-1 (Light Industrial) District and reconsideration of current permitted locations in the B-3 (General Business), H-S (Highway Service) and O-1 (Low Rise Office) Districts

Mr. Miller gave a brief overview of the potential zoning ordinance text amendment to permit ambulance facilities in the M-1 light industrial district.

Laurie Thiel of Alliance Mobile Health and Oakland Healthcare Alliance, 1625 Star Batt, Rochester Hills, was present. Ms. Thiel provided a brief overview of the daily operation of an ambulance facility.

Overview highlights:
- Alliance Mobile Health has agreement to purchase building at 2045 Austin, Troy.
- Site provides adequate parking, a criterion difficult to meet.
- Site would be home to 25 ambulances; approximately 18 operate daily and 6 are budgeted for future expansion.
- Site would be facility headquarters.
- Facility is not a 24-hour operation and would not have sleeping quarters.

- Ambulances are positioned at various locational posts, from which they are dispatched for emergency services.
- Sirens are rarely heard at ambulance facility/headquarters.
- Ambulance facility is not conducive to office district because of parking capacity needed, on-site vehicle maintenance and ambulance movements.

[Mr. Shin arrived at 7:50 p.m.]

Members discussed the appropriateness of ambulance facilities in the M-1 zoning district, and agreed that consideration should be given to eliminating the facilities in the B-3, H-S and O-1 zoning districts.

The following conditions were noted:
- Required distance between ambulance facility and residential.
- Approval as Special Use.
- Cognizant of amount of parking.
- Vehicle maintenance on-site.

Mr. Miller said a public hearing on the proposed zoning ordinance text amendment would be scheduled in August, unless time constraints would prohibit proper notification to the public.

The members welcomed the newly appointed student representative, Jonathan Shin. Mr. Shin briefly shared his background, and introductions were made around the table.

---

9. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 224) – Articles 02.10.00, 02.10.01, 02.20.00, 03.25.00, 03.34.00, 10.20.08, 10.25.03, 34.30.05, 35.60.03, 43.10.00, 43.45.00, 43.46.00 and 43.65.00 – Michigan Zoning Enabling Act

Mr. Miller reported a Public Hearing on the proposed zoning ordinance text amendment is scheduled at the August 8, 2006 Regular meeting.

Mr. Motzny reviewed the proposed zoning ordinance text amendment as relates to compliance with the new legislation.

Members briefly discussed Section 02.20.00 that states “The City Planning Commission shall at least once per year prepare for the Troy City Council a report on the administration and enforcement of the zoning ordinance and recommendations for amendments or supplements to the ordinance.”

10. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 212-B) – Articles 25.00.00, 26.00.00, 27.00.00 – Improving Design and Strengthening the Relationship of Freestanding Restaurants, Day Care Centers and Banks and the Abutting Streets in the R-C (Research Center), O-M (Office Mid-rise), and O-S-C (Office-Service-Commercial) Zoning Districts

Mr. Savidant reviewed the intent of the proposed ZOTA 212-B.

Items addressed and noted by the Planning Department:

- Orientation of entrances to child care facilities and nurseries.
- Design of pedestrian connections.
- Preservation of existing, mature landscaping.
- Design standards; compatibility, rooftop, 360º.
- Special land use approval.
- Minimum gross floor area of building.
- Temporary design alternatives; i.e., art.

11. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 208-B) – Commercial Kennels, Pet Shops and Non Commercial Boarding – Definitions and Regulations

Mr. Miller reviewed the proposed zoning ordinance text amendment as relates to commercial kennels, pet shops and non-commercial boarding. He suggested placing initial focus on definitions that would be provided in the Zoning Ordinance.

It was agreed by the members to further study the definitions provided by the Planning Department, and bring the item back to a future study meeting.

12. AMENDMENT TO CHAPTER 41 SUBDIVISION CONTROL ORDINANCE

Mr. Motzny provided a brief overview of the amendment to the Subdivision Control Ordinance that emanated from a change in State law. He addressed one significant change, Section 3.00 (C), and minor housekeeping revisions. Mr. Motzny reported that a public hearing on the proposed amendment is not required.

Resolution # PC-2006-07-124
Moved by: Vleck
Seconded by: Khan

RESOLVED, That the City of Troy Planning Commission hereby recommends to the Troy City Council that the proposed ordinance amending Sections 2.00. 2.99, 3.00, 3.01, 3.02, 3.03, 3.04, 3.05, 4.06(A) and 6.00 of Chapter 41 of the Code of the City of Troy, as set forth in the draft attached to the City's Attorney's Office memorandum of July 12, 2006, be approved and adopted.

Yes: All present (5)
No: None
Absent: Drake-Batts, Littman, Waller, Wright

MOTION CARRIED

Chair Strat requested a recess at 8:53 p.m.

The meeting reconvened at 9:00 p.m.

---

13. DISCUSSION OF POSSIBLE ZONING ORDINANCE TEXT AMENDMENT – Theaters in the M-1 (Light Industrial) District, Special Use Approval

Mr. Miller reviewed the definition of "performance theater" and addressed standards that might be considered for permitting performance theaters by Special Use Approval in the M-1 light industrial district.

Items addressed and noted by the Planning Department:
- Place no restrictions for access/proximity to major thoroughfares.
- Parking; i.e., complementary users, peak performance hours, valet, shuttle bus.
- Minimize traffic volume.
- Encourage adaptive reuse/redevelopment.
- Consider variety of uses/performances.

The Planning Department will prepare draft language for review at a future study meeting.

14. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Miller welcomed Jonathan Shin and encouraged his participation in planning matters.

Mr. Savidant offered Mr. Shin a tour of the Planning Department and City Hall.

Mr. Vleck shared his enthusiasm in discovering the lively activity that takes place at local coffee shops during evening hours.

Mr. Schultz, returning from a weekend in Chicago, spoke highly of the city and its redevelopment.

Chair Strat addressed the Notice of Intent to Plan received from the City of Clawson.

Mr. Miller said members would be provided a copy of Clawson's draft land use plan when the Planning Department receives a digital copy. He noted members would have 65 days to review and respond to Clawson.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:15 p.m.

Respectfully submitted,

_____
Thomas Strat, Chair

_____
Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2006 PC Minutes\Final\07-25-06 Special Study Meeting_Final.doc