The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Strat at 7:34 p.m. on September 26, 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
David T. Waller
Wayne Wright

Absent:
Fazal Khan
Mark J. Vleck

Also Present:
Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Jonathan Shin, Student Representative
Richard Carlisle, Carlisle/Wortman Associates, Inc.
Rod Arroyo, Birchler Arroyo Associates, Inc.
Randy Metz, Grissim Metz Andreise Associates
Davis Peterhans, C3 Community Core Creators

Resolution # PC-2006-09-155
Moved by: Schultz
Seconded by: Wright

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

Yes: All present (7)
No: None
Absent: Khan, Vleck

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2006-09-156
Moved by: Littman
Seconded by: Wright

RESOLVED, To approve the Agenda as presented.

Yes: All present (7)
No: None
Absent: Khan, Vleck

MOTION CARRIED

3. MINUTES

Resolution # PC-2006-09-157
Moved by: Schultz
Seconded by: Wright

RESOLVED, To approve the September 12, 2006 Regular meeting minutes as published.

Yes: All present (7)
No: None
Absent: Khan, Vleck

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. Wright reported on the September 19, 2006 Board of Zoning Appeals (BZA) meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller reported on the September 20, 2006 Downtown Development Authority (DDA) meeting.

7. PLANNING AND ZONING REPORT

Mr. Miller presented the Planning and Zoning report.

8. BIG BEAVER CORRIDOR STUDY PRESENTATION

Rod Arroyo of Birchler Arroyo Associates led discussion of the Big Beaver Corridor Study, beginning with the key concepts listed on Page 38.

General discussion of the document followed.

Chair Strat requested a recess at 9:00 p.m.

[Ms. Drake Batts left at 9:00 p.m. due to illness.]

The meeting reconvened at 9:10 p.m.

Discussion on the Big Beaver Corridor Study continued.

Richard Carlisle, Planning Consultant, Carlisle & Wortman Associates, presented short-term implementation items identified in the Big Beaver Corridor Study.

Resolution # PC-2006-09-158
Moved by: Schultz
Seconded by: Kerwin

WHEREAS, The Downtown Development Authority (DDA) commissioned a study focused on the continued vitality of the Big Beaver Corridor as a regional destination point and a world class boulevard; and

WHEREAS, The City of Troy has a vested interest in continued development and increasing the quality of life and other opportunities for our community; and

WHEREAS, The key concepts of the document were adopted by both the Downtown Development Authority and City Council;

THEREFORE, BE IT RESOLVED, That the key concepts included in the Big Beaver Corridor Study are hereby supported by the Planning Commission.

Yes: All present (6)
No: None
Absent: Drake-Batts (left at 9:00 p.m.), Khan, Vleck

MOTION CARRIED

The Planning Commission thanked the project team for their hard work and excellent document.

9. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 225) – Article XXXV - Amendments to Planned Unit Development Provisions

Mr. Miller updated the Planning Commission on the PUD provisions. The PUD approval process is proposed to be modified so that projects can receive conceptual approval without the petitioner having to invest significant time and money into the project.

A flow chart that summarizes the proposed PUD approval process was discussed.

Mr. Miller indicated that a draft text amendment would be prepared and presented to the Planning Commission in the near future.

10. VENUE FOR NOVEMBER 7, 2006 SPECIAL/STUDY MEETING AND ESTABLISHMENT OF 2007 MEETING SCHEDULE

The Planning Commission discussed this item and the conflict with the General Election. They agreed to hold the November 7, 2006 meeting at the Police and Fire Training Center.

Resolution # PC-2006-09-159
Moved by: Wright
Seconded by: Waller

WHEREAS, There is a Planning Commission Special/Study meeting scheduled for November 7, 2006; and

WHEREAS, There will be no meeting rooms available in Troy City Hall on November 7, 2006 because of the General Election;

THEREFORE BE IT RESOLVED, The Planning Commission shall hold its Special/Study meeting on November 7, 2006, at the Police and Fire Training Center, located at 4850 John R, Troy, MI.

Yes: All present (6)
No: None
Absent: Drake-Batts (left at 9:00 p.m.), Khan, Vleck

MOTION CARRIED

Resolution # PC-2006-09-160
Moved by: Wright
Seconded by: Schultz

RESOLVED, The Planning Commission hereby approves the City Planning Commission calendar for 2007 as presented, with the exception that the following dates shall be deleted: January 2, 2007, July 3, 2007, and September 4, 2007, because of conflicts with national holidays.

Yes: All present (6)
No: None
Absent: Drake-Batts (left at 9:00 p.m.), Khan, Vleck

MOTION CARRIED

POSTPONED ITEM

11. 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 with the abutting streets in the R-C, O-M, and O-S-C Zoning Districts

Mr. Savidant presented this item. It was agreed that Mr. Waller would assist the Planning Department in preparing provisions that require more sustainable design elements, including definitions of these elements.

12. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

GOOD OF THE ORDER

Resolution # PC-2006-09-161
Moved by: Littman
Seconded by: Waller

RESOLVED, That Member Drake-Batts is excused from attendance at this meeting for personal reasons.

Yes: All present (6)
No: None
Absent: Drake-Batts, Khan, Vleck

MOTION CARRIED

Mr. Schultz discussed the City of Palm Desert, California, and their requirements that developers contribute to a fund for public art.

Mr. Waller indicated that the City of Loveland, Colorado, has a similar program.

Ms. Kerwin indicated that she believes the public would support landscaping and public art. She also announced dates and times for the Grand Opening of the Boys and Girls Club of Troy.

Mr. Miller talked about the upcoming Comprehensive Plan process.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:20 p.m.

Respectfully submitted,

_____

Thomas Strat, Chair

_____

R. Brent Savidant, Principal Planner

G:\Planning Commission Minutes\2006 PC Minutes\Final\09-26-06 Special Study Meeting_Final.doc