The Regular Meeting of the Troy City Planning Commission was called to order by Chair Strat at 7:30 p.m. on January 9, 2007, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Chair Strat introduced the three new members.

Present:
Michael W. Hutson
Mary Kerwin
Lawrence Littman
Robert Schultz
Thomas Strat
John J. Tagle
Kathleen Troshynski
Mark J. Vleck
Wayne Wright

Also Present:
Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Jonathan Shin, Student Representative
Kathy Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2007-01-001
Moved by: Littman
Seconded by: Kerwin

RESOLVED, To approve the agenda as distributed.

Yes: Kerwin, Littman, Schultz, Strat, Tagle, Troshynski, Vleck, Wright
No: None
Abstain: Hutson

MOTION CARRIED

3. MINUTES

Resolution # PC-2007-01-002
Moved by: Kerwin
Seconded by: Schultz

RESOLVED, To approve the December 5, 2006 Special/Study meeting and December 12, 2006 Regular meeting minutes as presented.

Yes: Kerwin, Littman, Schultz, Strat, Vleck, Wright
No: None
Abstain: Hutson, Tagle, Troshynski

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

POSTPONED ITEMS

5. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 225) – Article 35.00.00 Planned Unit Developments

Mr. Miller reviewed the significant revisions to the proposed zoning ordinance text amendment since the item was last reviewed.

There was discussion on further review of the item.

PUBLIC HEARING OPENED

Rick Rattner, 380 N. Old Woodward Avenue, Birmingham, was present. He commended the efforts of the Planning Commission, City Management, City Legal Department and the Planning Consultant on a competent and excellent job. Mr. Rattner addressed the concept development plan approval process and suggested further review on proposed text relating to its effect.

PUBLIC HEARING WILL REMAIN OPEN

Resolution # PC-2007-01-003
Moved by: Littman
Seconded by: Wright

RESOLVED, To postpone the item until the Regular meeting of February, continue the Public Hearing, and place the item on a future study meeting agenda for further review.

Yes: All present (9)
No: None

MOTION CARRIED

6. PUBLIC HEARING – SPECIAL USE REQUEST (SU 342) – Existing Marathon Station, Northeast corner of Rochester Road and Charrington (3400 Rochester Road), Section 23, Zoned H-S (Highway Service) District

Mr. Miller presented a summary of the Planning Department report on the proposed special use, and reported it is the recommendation of City Management to deny the special use request and site plan as submitted. He cited four reasons for the recommendation of denial, principally relating to the proposed entry drive on Rochester Road. Mr. Miller indicated the City Traffic Engineer stated access management standards would dictate to close the southerly-most drive on Rochester Road because of its location and proximity to Charrington. Mr. Miller noted the applicant previously submitted a site layout with one drive on Rochester Road.

Mr. Wright disagreed that the southernmost driveway on Rochester Road should be eliminated. He addressed the traffic flow and traffic signalization at Charrington and Rochester Road.

John Debruyne of SDA Architects, 42490 Garfield, Clinton Township, was present to represent the owner and applicant. Mr. Debruyne distributed to the members an 11x17 site plan that illustrated the maneuverability of a gasoline distribution truck on the subject parcel. He noted the petitioner would like to continue operation of the existing service station with two driveways off of Rochester Road. Mr. Debruyne addressed the reasons for denial cited by City Management.

Mr. Tagle asked how many cars are serviced daily, and if the petitioner projects an increase in traffic should the station be renovated.

Nancy Kattouah, 3400 Rochester Road, Troy, wife of the petitioner/owner, was present. Ms. Kattouah said a traffic count taken on January 5 through January 9 resulted in the following count of cars that used the southern driveway off of Rochester Road, respectively: 156, 125, 78, 97, 93. She noted the majority of customers are traveling northbound. Ms. Kattouah said it is anticipated the

convenience store would attract existing customers, not necessarily increase the number of customers or traffic. Ms. Kattouah submitted photographs to display the number of customers that use the southerly entrance off of Rochester Road.

Ms. Troshynski asked if any statistics relating to accidents at this corner are available.

Mr. Miller replied the City Engineer would be able to provide the statistics.

PUBLIC HEARING OPENED

Tom Krent of 3184 Alpine, Troy, was present. Mr. Krent visited the subject parcel. He addressed the closure of the southerly driveway, and indicated its closure would inherently discourage northbound customers and negatively affect profitability of the service station.

Mike Elias of 5991 Livernois, Troy, owner of the newly remodeled Square Lake and Livernois Marathon service station, was present. Mr. Elias said the business nature of a service station has turned from gasoline to convenience store. He said business at the Marathon station on Rochester and Charrington would be negatively affected should one of the driveways on Rochester Road be closed.

PUBLIC HEARING CLOSED

Mr. Hutson indicated his support for the site plan as submitted, based on his observation that service stations have become dilapidated, out of style and eyesores to the City.

Ms. Kerwin indicated her support to approve the site plan as submitted. She addressed her familiarity with the service station as a customer.

Mr. Littman indicated his support of the site plan as submitted, and noted he would not want to see the service station go out of business.

Mr. Vleck said the proximity of the driveway off of Rochester Road to Charrington must be addressed should the site plan be approved. Mr. Vleck noted the major difference with the subject site and other service station sites is that Charrington is a residential street.

Mr. Schultz indicated his support of City Management's recommendation to deny the site plan as submitted. He addressed the signalization of the traffic light at the intersection of Rochester Road and Charrington.

Discussion followed on:

- Rationale of City Engineer's recommendation to eliminate a driveway on Rochester Road.
- Proximity of driveway off of Rochester Road to Charrington.
- Setting precedence should site plan be approved as submitted.
- Site layouts of recently renovated service stations.
- Purview of Planning Commission as relates to the closure of Charrington.

Resolution # PC-2007-01-004
Moved by: Wright
Seconded by: Kerwin

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 23.30.02 of the Zoning Ordinance, as requested for the proposed Automobile Service Station Expansion, located at the northeast corner of Rochester and Charrington in Section 23, within the H-S zoning district, is hereby approved, subject to the following condition:

1. That the southernmost driveway be moved so that it meets the 30-foot distance requirement from the intersection.

Yes: Hutson, Kerwin, Littman, Strat, Tagle, Troshynski, Vleck, Wright
No: Schultz

MOTION CARRIED

7. SITE PLAN REVIEW (SP 935) – Proposed Rochester Professional Building, Northwest corner of Lovell and Rochester Road, Section 3 – Zoned O-1 (Low Rise Office) District

Mr. Miller presented a summary of the Planning Department report on the proposed site plan, and reported it is the recommendation of City Management to approve Site Plan 2B and all required documents related to Sheets 2B and 3B, with vehicular access on Lovell.

The petitioner, Franco Mancini of 47858 Van Dyke Road, Shelby Township, was present. Mr. Mancini addressed access points to the subject site and the development's similarity to the Rochester Office Parc development. He indicated his preference of Site Plan 2A with vehicular access on Rochester Road, and based his preference on safety concerns. Mr. Mancini briefly addressed the building design.

Chair Strat opened the floor for public comment.

Daniel Shuwayhat of 392 Lovell, Troy, was present. Mr. Shuwayhat addressed concerns relating to potential increase in traffic and safety of school children. He submitted a petition signed by concerned residents in the area. The petition indicates the residents' preference to have access to the development on Rochester Road.

The floor was closed.

Discussion followed on:

- Rochester Road curb cuts in relation to the City's Future Land Use Plan and existing access points.
- Distance between proposed development's driveway and entrance to Sandalwood development.
- Utilization of existing trees and vegetation for required screening.
- Height of landscaping trees.

Resolution # PC-2007-01-
Moved by: Schultz
Seconded by: Wright

RESOLVED, That Preliminary Site Plan Approval, as requested for the proposed Rochester Professional Building, located on the northwest corner of Lovell and Rochester, Section 3, within the O-1 Zoning District, Site Plan 2A and all required documents related to Sheets 2A and 3A, with vehicular access on Rochester Road be granted.

Discussion on the motion on the floor.

Mr. Littman asked if a deceleration lane would be required.

Mr. Mancini said it is his understanding that a deceleration lane is not recommended because of the proposed development's proximity to the Sandalwood development.

Mr. Miller said the City Traffic Engineer plan review comments did not indicate a deceleration lane, and a determination on a deceleration lane could be made at the time of engineering review.

The height of the proposed trees and the required masonry wall were discussed.

Resolution # PC-2007-01-005
Moved by: Littman
Seconded by: Wright

RESOLVED, To amend the motion on the floor to recommend the applicant apply for a waiver of the required wall on the north side to be replaced with trees for screening, and that the trees be a minimum of 8-10 feet in height.

Yes: All present (9)
No: None

MOTION CARRIED

Resolution # PC-2007-01-006 (as amended)

RESOLVED, That Preliminary Site Plan Approval, as requested for the proposed Rochester Professional Building, located on the northwest corner of Lovell and Rochester, Section 3, within the O-1 Zoning District, Site Plan 2A and all required documents related to Sheets 2A and 3A, with vehicular access on Rochester Road be granted, subject to the following conditions:

1. Recommend the applicant apply for a waiver of the required wall on the north side to be replaced with trees for screening.
2. The trees be a minimum of 8-10 feet in height.

Yes: All present (9)
No: None

MOTION CARRIED

Chair Strat requested a recess at 9:09 p.m.

The meeting reconvened at 9:19 p.m.

(Student Representative Shin exited the meeting.)

REZONING REQUESTS

8. PUBLIC HEARING – CONDITIONAL REZONING REQUEST (CR 001) – Proposed Troy Medical Office (formerly Z 719), West side of Livernois, North of Big Beaver, Section 21 – From R-1B (One Family Residential) to O-1 (Low Rise Office)

Mr. Hutson asked to be excused from participation on this item because he has a financial interest in the matter. It was understood that the item would be postponed; therefore, Mr. Hutson did not exit the meeting.

Mr. Miller presented a summary of the Planning Department report on the proposed conditional rezoning request, and reported it is the recommendation of City Management to postpone the item to a future Planning Commission meeting to allow time for the Conditional Rezoning Agreement to be completed.

The petitioner was not present.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING WILL REMAIN OPEN

Resolution # PC-2007-01-007
Moved by: Littman
Seconded by: Schultz

RESOLVED, That the Planning Commission hereby postpones the item until such time that the conditional rezoning application is complete, and further that the public hearing will remain open.

Yes: Kerwin, Littman, Schultz, Strat, Tagle, Troshynski, Vleck, Wright
No: None
Abstain: Hutson

MOTION CARRIED

9. PUBLIC HEARING – REZONING REQUEST (Z 724) – Proposed Medical Office Building, North side of Big Beaver between Louis and Troy, Section 22 – From R-1E (One Family Residential) to O-1 (Low Rise Office)

Mr. Miller presented a summary of the Planning Department report on the proposed rezoning request, and reported it is the recommendation of City Management to approve the rezoning request.

The petitioners, William Stefani and Jeffrey Williams of 21000 Twelve Mile Road, St. Clair Shores, were present. Mr. Stefani said the medical use is a plastic surgery office offering laser and skin treatments. He indicated their Sterling Heights and St. Clair Shores offices would move to the new location.

PUBLIC HEARING OPENED

Jvalit Baxi of 3049 Troy Drive, Troy, was present. Mr. Baxi spoke in opposition of the proposed rezoning. He addressed the potential increase in traffic, safety of children, impact on home values and future potential users of the subject parcel.

Deepak Sardey of 3068 Louis Drive, Troy, was present. Mr. Sardey spoke in opposition of the proposed rezoning. He addressed the potential increase in traffic, cut-through traffic, and impact on home values.

Bob Casadei of 2595 Ginger Court, Bloomfield Hills, was present. Mr. Casadei is a member and part owner of Four Oaks Management, owner of the parcel to the southeast that abuts the subject parcel. He indicated the property was acquired with the intent to develop office or commercial, and that he and the petitioner met to discuss the sale/purchase of their parcel. Mr. Casadei said he was confused with the petitioner's representation on the acquisition of their parcel and the City-owned parcel as relates to the proposed development. Mr. Casadei said rezoning the proposed development would negatively impact the value of their property. He also addressed the relationship of the proposed development to the long-term vision of the Big Beaver Road Corridor Study.

There was discussion on the sale/purchase of the City-owned parcel.

Mr. Stefani said they are in a position to purchase both abutting parcels because it would enhance the development of their medical building. He indicated his willingness to resolve the concerns addressed by the Casadei family. Mr. Stefani also addressed the concerns of the residents with respect to traffic and property values.

Mr. Littman informed the petitioner that it would be to his benefit to meet with the neighbors so their concerns could be addressed at the time of site plan approval.

PUBLIC HEARING CLOSED

Chair Strat provided an explanation of the Planning Commission and City Council roles and the City procedure followed for proposed rezoning requests.

There was discussion on development of the individual parcels should they not be consolidated, and the City process for the sale of remnant parcels.

Mr. Miller encouraged residents to contact the Planning Department for information on site plan approval of the proposed development, should the rezoning request be approved.

Ms. Lancaster reminded the members that the only consideration before them tonight is the petitioner's request to rezone the subject parcel, and that property ownership, developable parcels, and purchase negotiations have no bearing on the rezoning request.

Resolution # PC-2007-01-008
Moved by: Wright
Seconded by: Schultz

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1E to O-1 rezoning request, located on the north side of Big Beaver, between Louis and Troy, within Section 22, being approximately 0.6 acres in size, be granted, for the following reasons:

1. The application is consistent with the intent of the Future Land Use Plan.
2. The application is compatible with the existing zoning districts and land uses.

Yes: Hutson, Kerwin, Littman, Schultz, Strat, Tagle, Troshynski, Wright
No: Vleck

MOTION CARRIED

Mr. Vleck would like to see the parcels consolidated for development. He is not against the request to rezone.

STREET VACATION

10. PUBLIC HEARING – STREET VACATION REQUEST (SV 188) – Alley, north of Big Beaver between Louis and Troy Street, approximately 244 feet abutting Lots 14 through 25 and 115 and 116 of Eyster's Beaver Gardens Subdivision, Section 22 – Zoned O-1 (Low Rise Office) and R-1E (One Family Residential) Districts (the abutting parcels)

Mr. Savidant presented a summary of the Planning Department report on the proposed street vacation, and reported it is the recommendation of City Management to approve the street vacation request as submitted. Mr. Savidant noted the relationship of this request to the previous proposed rezoning request.

The petitioner, William Stefani of 21000 Twelve Mile Road, St. Clair Shores, said a purchase agreement for the City's remnant parcel was faxed to the Right of Way department. It is his understanding the street vacation would not be done until the rezoning request was approved.

PUBLIC HEARING OPENED

Jvalit Baxi of 3049 Troy Drive, Troy, was present. Mr. Baxi voiced the same concerns as expressed for the related proposed rezoning request [Z 724].

Bob Casadei of 2595 Ginger Court, Bloomfield Hills, was present. Mr. Casadei reiterated his concerns that the vacation request might not be appropriate until the petitioner proves that he can successfully consolidate all the property.

PUBLIC HEARING CLOSED

Resolution # PC-2007-01-009
Moved by: Wright
Seconded by: Littman

RESOLVED, That the Planning Commission hereby recommends to the City Council that the street vacation request, as submitted, for an alley located north of Big Beaver between Louis and Troy Streets, approximately 244 feet abutting Lots 14 through 25 and 115 and 116 of Eyster's Beaver Gardens Subdivision, Section 22, be approved.

Yes: All present (9)
No: None

MOTION CARRIED

SPECIAL USE REQUEST

11. PUBLIC HEARING – SPECIAL USE REQUEST (SU 347) – Proposed Laboratory in Existing Office Building, North side of Kirts, East of Crooks (1250 Kirts), Section 28, Zoned O-1 (Low Rise Office) District

Mr. Savidant presented a summary of the Planning Department report on the proposed special use request. He noted there are no physical site improvements proposed; therefore, no site plan approval is required. It is the recommendation of City Management to approve the special use approval application as submitted.

The petitioner, Bob Sageman of Barnes Group, Inc., 1250 Kirts Blvd., Troy, was present. Mr. Sageman provided information on the laboratory use. He assured the members that the use would not emit any external noise or offensive odors. Mr. Sageman said there is no anticipation that chemicals would be used, or that there is a need for a venting system.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2007-01-010
Moved by: Schultz
Seconded by: Wright

RESOLVED, That Special Use Approval pursuant to Section 24.30.06 of the Zoning Ordinance, as requested for the proposed Laboratory in an existing office building, located on the north side of Kirts and east of Crooks, in Section 28, within the O-1 zoning district, is hereby granted, subject to the following condition.

1. There shall be no external venting from this laboratory.

Yes: All present (9)
No: None

MOTION CARRIED

SITE CONDOMINIUM SITE PLAN

12. SITE CONDOMINIUM SITE PLAN REVIEW – Stone Haven Park Site Condominium, 9 units/lots proposed, South side of Wattles Road, West of Crooks, Section 20, Zoned R-1B (One Family Residential) District

Mr. Savidant presented a summary of the Planning Department report on the proposed site condominium development, and reported it is the recommendation of City Management to approve the Stone Haven Park Site Condominium application as submitted. Mr. Savidant provided a brief explanation of the differences between a site condominium development and a residential subdivision.

The petitioner, Joe Maniaci of 50215 Schoenherr, Shelby Township, was present. Mr. Maniaci said the proposed development is an infill project, linking two existing stub streets. He indicated the existing sales center for Stone Haven Woods East #1 and Stone Haven Woods Site Condominium #2 would be used to promote sales for the proposed development.

Chair Strat opened the floor for public comment.

John Matson of 1343 Provincial Drive, Troy, was present. Mr. Matson expressed concern with potential increase in traffic, cut-through traffic and safety of the residents on Provincial Road. He addressed construction traffic and an entrance to Boulan Park.

Kristen Siepker of 1246 Provincial Drive, Troy, was present. Ms. Siepker asked for clarification between a residential subdivision and a site condominium development, as relates to the development in which she lives. She asked if the developer for the proposed development is the same as the previous developer. Ms. Siepker addressed the accommodation of the existing detention pond and expressed concern with potential increase in traffic.

Mr. Savidant informed Ms. Siepker that her home is located in a traditional residential subdivision. Mr. Savidant assured her that the existing detention basin would accommodate the additional storm water runoff from the proposed development.

Mr. Miller provided a brief history of the subdivision and site condominium development.

Robert Alati of 1192 Provincial Drive, Troy, was present. Mr. Alati addressed construction traffic, the existing fence along Boulan Park and the installation of U.S. Post Office mailboxes. Mr. Alati asked if a pathway to Boulan Park could be provided for the residents.

The floor was closed.

Mr. Miller explained that the City Engineer has the authority to determine the appropriate construction access to the proposed development.

There was a brief discussion on providing a pathway for the residential development to Boulan Park.

Mr. Maniaci said he would be more than happy to look into the matter.

Ms. Lancaster recommended that City Management get input from the Parks and Recreation Department on the entrance to Boulan Park.

Resolution # PC-2007-01-011
Moved by: Schultz
Seconded by: Vleck

RESOLVED, That the Planning Commission recommends to City Council, that the Preliminary Site Plan (Section 34.30.00 Unplatted One-Family Residential Development), as requested for Stone Haven Park Site Condominium, including 9 units, located south of Wattles and west of Crooks, Section 20, within the R-1B zoning district, be granted.

FURTHERMORE, the following design recommendations are provided to City Management:

1. That the petitioner and the City work together to determine the potential development of an access point into Boulan Park.
2. That the City Engineer explores the option of having construction traffic access the site directly from Wattles Road.

Yes: All present (9)
No: None

MOTION CARRIED

SITE PLAN REVIEW

13. SITE PLAN REVIEW (SP 937) – Existing Industrial Building Parking and Drive Modifications, West side of Rochester Road, North of Maple, Section 27 – Zoned M-1 (Light Industrial) District

Mr. Savidant presented a summary of the Planning Department report on the proposed site plan, and reported it is the recommendation of City Management to approve the site plan as submitted.

The petitioner, Ted Wahl of Walco Properties, 1569 Rochester, Troy, was present. Mr. Wahl indicated his sign shop currently located in Troy would move to the new location, and the remaining 4 units would be leased. He stated that Professional Engineering Associates (PEA) is the project engineer and was not present for tonight's meeting.

Chair Strat noted the storm water catch basins illustrated on the engineering and architectural drawings do not meet City standards.

A brief discussion followed on storm water detention for the site.

Resolution # PC-2007-01-012
Moved by: Kerwin
Seconded by: Vleck

RESOLVED, That Preliminary Site Plan Approval, as requested for the Existing Industrial Building Parking and Drive Modifications, located on the west side of Rochester and north of Maple, Section 27, within the M-1 Zoning District, be postponed until the storm water detention is resolved.

Yes: All present (9)
No: None

MOTION CARRIED

OTHER ITEMS

14. ELECTION OF OFFICERS

CHAIRPERSON

Chair Strat declared nominations were in order for the Planning Commission Chairperson.

Mr. Wright nominated Robert Schultz to serve as Chairperson of the Troy Planning Commission.

Chair Strat announced that Mr. Schultz has been nominated to serve as Chairperson, and asked if there were any further nominations. There were no further nominations.

Resolution # PC-2007-01-013
Moved by: Kerwin
Supported by: Wright

RESOLVED, That nominations for the Chairperson of the Troy Planning Commission be closed.

Yes: Hutson, Kerwin, Littman, Strat, Tagle, Troshynski, Vleck, Wright,
No: None
Abstain: Schultz

Resolution # PC-2007-01-014
Moved by: Kerwin
Supported by: Wright

RESOLVED, That Robert Schultz serve as Chairperson of the Troy Planning Commission.

Yes: All present (9)
No: None

VICE CHAIRPERSON

Chair Strat declared nominations were in order for the Planning Commission Vice Chairperson.

Mr. Wright nominated Mark Vleck to serve as Vice Chairperson of the Troy Planning Commission.

Mr. Littman nominated Mary Kerwin to serve as Vice Chairperson of the Troy Planning Commission.

Mr. Schultz nominated Michael Hutson to serve as Vice Chairperson of the Troy Planning Commission.

Chair Strat asked if there were any further nominations. There were no further nominations.

Chair Strat asked for statements from each nominee for Vice Chairperson.

Mr. Hutson asked that his nomination be withdrawn, deferring to the two Planning Commission veterans who were nominated.

Ms. Kerwin and Mr. Vleck made brief statements with respect to their qualifications to serve as Vice Chairperson.

Chair Strat announced that Ms. Kerwin and Mr. Vleck have been nominated to serve as Vice Chairperson, and asked if there were any further nominations. There were no further nominations.

Resolution # PC-2007-01-015
Moved by: Wright
Supported by: Littman

RESOLVED, That nominations for the office of Vice Chairperson of the Troy Planning Commission be closed.

Yes: All present (9)
No: None

Ms. Lancaster addressed the format of the election procedure. A brief discussion followed.

Resolution # PC-2007-01-016
Moved by: Littman
Supported by: Wright

RESOLVED, That Mary Kerwin serve as Vice Chairperson of the Troy Planning Commission.

Yes: All present (9)
No: None

RECOMMENDATION OF PLANNING COMMISSION REPRESENTATIVE TO THE BOARD OF ZONING APPEALS

Chair Strat declared nominations were in order for the recommendation of Planning Commission Representative to the Board of Zoning Appeals.

Mr. Littman nominated Wayne Wright for the Planning Commission recommendation to the Mayor for Representative to the Board of Zoning Appeals.

Chair Strat announced that Mr. Wright has been nominated to serve as the Planning Commission Representative to the Board of Appeals, and asked if there were any further nominations. There were no further nominations.

Resolution # PC-2007-01-017
Moved by: Kerwin
Supported by: Schultz

RESOLVED, That nominations for the Planning Commission recommendation to the Mayor for Representative to the Board of Zoning Appeals be closed.

Yes: All present (9)
No: None

Resolution # PC-2007-01-018
Moved by: Schultz
Supported by: Kerwin

RESOLVED, That Wayne Wright be recommended to the Mayor for the Planning Commission Representative to the Board of Zoning Appeals.

Yes: All present (9)
No: None

RECOMMENDATION OF PLANNING COMMISSION ALTERNATE REPRESENTATIVE TO THE BOARD OF ZONING APPEALS

Chair Strat declared nominations were in order for the recommendation of Planning Commission Alternate Representative to the Board of Zoning Appeals.

Mr. Wright nominated Lawrence Littman for the Planning Commission recommendation to the Mayor for Alternate Representative to the Board of Zoning Appeals.

Chair Strat announced that Mr. Littman has been nominated to serve as the Planning Commission Alternate Representative to the Board of Appeals, and asked if there were any further nominations. There were no further nominations.

Resolution # PC-2007-01-019
Moved by: Kerwin
Supported by: Wright

RESOLVED, To move that nominations for the Planning Commission recommendation to the Mayor for Alternate Representative to the Board of Zoning Appeals be closed.

Yes: All present (9)
No: None

Resolution # PC-2007-01-020
Moved by: Schultz
Supported by: Wright

RESOLVED, That Lawrence Littman be recommended to the Mayor for the Planning Commission Alternate Representative to the Board of Zoning Appeals.

Yes: All present (9)
No: None

15. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

16. PLANNING COMMISSION COMMENTS

The new members were heartily welcomed by all. The newly elected officers were congratulated and appreciation was expressed to Chair Strat for his service.

Mr. Miller addressed upcoming study session items.

Mr. Schultz thanked everyone for the vote of confidence to chair the Planning Commission. He also recognized outgoing members, Ms. Drake-Batts and Messrs. Khan and Waller. Mr. Schultz addressed future study items, and asked that the current priority list of review items be provided to the members for discussion at the February 6, 2007 Special/Study meeting.

Ms. Kerwin addressed professional development courses available to the new members.

Mr. Wright addressed the length of meetings and size of agendas.

Ms. Troshynski and Messrs. Tagle and Hutson expressed their appreciation in the warm welcome received by all.

Mr. Savidant said a proper introduction of the Student Representative would be made at the next meeting. He addressed the noise sensitivity of the microphones during meetings.

Chair Strat thanked everyone for their support, understanding and patience during his chairmanship.

The Regular Meeting of the Planning Commission was adjourned at 11:02 p.m.

Respectfully submitted,

_____
Thomas Strat, Chair

_____
Kathy L. Czarnecki, Recording Secretary

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