

Chair Edmunds called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 22, 2014 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Karen Crusse
Donald Edmunds
Steve Gottlieb
Tom Krent
Philip Sanzica
Gordon Schepke
Thomas Strat
John J. Tagle

Absent:

Michael W. Hutson

Also Present:

R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2014-07-039

Moved by: Gottlieb
Seconded by: Tagle

RESOLVED, To approve the Agenda as printed.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-07-040

Moved by: Krent
Seconded by: Strat

RESOLVED, To approve the minutes of the June 24, 2014 Special/Study meeting as published.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent gave a report on the July 15, 2014 Zoning Board of Appeals meeting.

6. PLANNING AND ZONING REPORT

Mr. Savidant addressed the following applications:

- Preliminary Site Plan – Kresge Foundations Headquarters Expansion
- Planned Unit Development – Big Beaver Place

Mr. Savidant shared the interest of residents to raise their own chickens. He addressed the City requirements and the recent influx of animal license and animal appeal applications.

7. MASTER PLAN UPDATE – Rochester Road Study Area

Mr. Carlisle presented and discussed the Rochester Road study area. He addressed:

- Master Plan timeline; June-Sept 2014.
- Existing conditions.
- Zoning districts (Community Business and General Business).
- Transition/buffer between commercial and residential.
- Depth of parcels.
- Recommendations from Real Estate Forum.
- Priorities and strategies.

There was discussion on:

- Utilizing community development block grants/initiatives.
- Mixing residential with commercial uses.
- Increasing setback requirements between commercial and residential.
- Modifying building height requirements.
- Parking in front of commercial buildings.
- Creating development scenarios/models from developer perspective.

Mr. Savidant said the next study area is Maple Road. He asked members to give thought to whether the Maple Road zoning designation has been effective for the City to date; i.e., should consideration be given to a different approach, incentives, tweaking requirements.

8. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Special/Study meeting of the Planning Commission adjourned at 8:19 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

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