Chair Edmunds called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 26, 2014 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Karen Crusse
Donald Edmunds
Steve Gottlieb
Michael W. Hutson
Tom Krent
Gordon Schepke
Thomas Strat
John J. Tagle

Absent:
Philip Sanzica

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-2014-08-044***
Moved by: Hutson
Seconded by: Edmunds

**RESOLVED**, To amend the Agenda to add "Fracking" as Agenda item 7 (a).

Yes: All present (8)
Absent: Sanzica

**MOTION CARRIED**

3. APPROVAL OF MINUTES

***Resolution # PC-2014-08-045***
Moved by: Gottlieb
Seconded by: Schepke

***RESOLVED***, To approve the minutes of the August 12, 2014 Special/Study meeting as published.

Yes: All present (8)
Absent: Sanzica

**MOTION CARRIED**

4. PUBLIC COMMENTS – Items not on the Agenda

Larry Keisling, 6321 Sandshores, addressed the Master Plan specifically relating to small retail developments.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent gave a report on the August 19, 2014 Zoning Board of Appeals meeting.

There was a discussion on allowing tolerances for dimensional variances.

6. PLANNING AND ZONING REPORT

Mr. Savidant gave an update on the proposed mixed use application for the property located on the north side of Big Beaver, east of John R (File Number PUD 008).

7. MASTER PLAN UPDATE – Maple Road Special Area Plan

Mr. Savidant said the Big Beaver area plan would be scheduled for discussion after the City conducts the Big Beaver Symposium, targeted for the beginning of October. The Big Beaver Symposium will address mobility along and across Big Beaver.

Mr. Carlisle presented and discussed the Maple Road area plan. He addressed:

- Master Plan timeline; June-Sept 2014; on schedule.
- Focus and vision.
- Existing conditions.
- Recommendations from Real Estate Forum.
- Priorities and strategies.
- Chopin Road area zoning classification.
- SmartZone and LDFA boundaries.

There was discussion on:

- Rezoning Chopin Road area parcels to Maple Road form base district classification.
- Underground waterway located east of I-75 to the Transit Center.

7. a. FRACKING

There was discussion on protecting the City from the erection of drilling equipment to recover gas or oil. Comments related to:

- Adopting regulations / Zoning Ordinance amendment.
- Passing a moratorium.
- Senate Bill No. 1026.
- Potential ancillary issues; i.e., noise, heavy equipment, contamination.

Mr. Savidant said he would schedule a meeting with appropriate City departments and the Planning Consultant.

8. PUBLIC COMMENT – Items on Current Agenda

Cynthia Wilsher, 369 E. Maple, spoke encouragingly and voiced support for the draft Maple Road area master plan. She addressed the "buzzed" environment along Maple Road with the opening of the MJR Theatre.

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Special/Study meeting of the Planning Commission adjourned at 8:35 p.m.

Respectfully submitted,

D. L. Edmunds

Donald Edmunds, Chair

Kathy L. Czarnecki

Kathy L. Czarnecki, Recording Secretary

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