

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 9, 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  
Philip Sanzica  
Gordon Schepke  
Thomas Strat  
John J. Tagle

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-2014-09-046**

Moved by: Tagle  
Seconded by: Gottlieb

**RESOLVED**, To approve the Agenda as printed.

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2014-09-047**

Moved by: Schepke  
Seconded by: Gottlieb

**RESOLVED**, To approve the minutes of the August 26, 2014 Special/Study meeting as published.

Yes: All present (9)

**MOTION CARRIED**

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

**ZONING ORDINANCE TEXT AMENDMENTS**

5. POTENTIAL ZONING TEXT AMENDMENTS – GB General Business and CB Community Business Zoning Ordinance Amendments

Mr. Carlisle gave a PowerPoint presentation on potential amendments to the zoning regulations as relates to height and setbacks from single family residential properties.

Discussion followed. Draft zoning ordinance language incorporating the direction of the Board will be prepared for further review.

**OTHER BUSINESS**

6. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENT

Mr. Savidant addressed the status of the following development applications:

- Regency at Troy (Ciena) Conditional Rezoning (CR 012).
- Big Beaver Place Planned Unit Development (PUD 008).
- Murray Plaza Retail Site Plan (SP 998).
- Kresge Foundation Headquarters Expansion Site Plan (SP 997).

General Planning Commission comments followed.

The Regular meeting of the Planning Commission adjourned at 8:20 p.m.

Respectfully submitted,

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Donald Edmunds, Chair

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Kathy L. Czarnecki, Recording Secretary