The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on July 31, 2007 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

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

Absent:
Thomas Strat
Wayne Wright

Also Present:
Mark F. Miller, Planning Director
Susan Lancaster, Assistant City Attorney
Richard K. Carlisle, Carlisle/Wortman Associates, Inc.
David Scurto, Carlisle/Wortman Associates, Inc.
Spalding Clark, Carlisle/Wortman Associates, Inc.
Zack Branigan, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

Resolution # PC-2007-07-123
Moved by: Troshynski
Seconded by: Littman

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

Yes: All present (7)
Absent: Strat, Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2007-07-124
Moved by: Kerwin
Seconded by: Tagle

RESOLVED, To approve the Agenda as submitted.

Yes: All present (7)
Absent: Strat, Wright

MOTION CARRIED

3. PUBLIC COMMENT – Items Not on the Agenda

There was no one present who wished to speak.

STUDY ITEMS

4. CITY OF TROY MASTER PLAN

Mr. Miller reviewed the role of the Planning Commission and emphasized their ownership of the Master Plan document. He indicated that any of the Master Plan material could be provided to them in digital form if desired.

Richard Carlisle of Carlisle/Wortman Associates, Inc., introduced the Carlisle/Wortman Associates team assigned to the City's Master Plan task. He gave a brief background of each individual. Present were David Scurto, Spalding Clark and Zack Branigan. Sally Elmiger was not present.

The first three chapters were discussed. Mr. Carlisle addressed the roles of the Smart Growth Readiness Assessment Tool (SGRAT) and the City's Vision 2020 document in the preparation of the Master Plan, and asked for direction and input from the members.

Chapter 1 – Introduction (Discussion led by Richard Carlisle)

Points discussed:
- Comprehensive, policy-rich plan.
- Relation of finished product with existing Future Land Use Plan map.

Direction from members:
- Redefine "regional leader for transit".

Chapter 2 – Troy's Context: From Local to Global (Discussion led by Zack Branigan)

Points discussed:
- Smart Growth Readiness Assessment Tool (SGRAT), City's Vision 2020 and survey responses.
- Format, color and design theme.
- Competition among communities; i.e., quality of life.
- City's positive resources such as SEMCOG.
- Transportation and environment – niche areas in which City can excel.
- Sustainable development – a "broader" concept of sustainability.

Direction from members:
- Discretionary use of SGRAT and survey results.
- Focus on art (public art, fine arts, cultural assets).

Chapter 3 – A Place to Learn and Play; The Continued Enhancement of Troy (Discussion led by Zack Branigan)

Points discussed:
- Philosophy of learning.
- Role of educational and cultural institutions.
- Quality of life, the knowledge economy and the creative class.

Direction from members:
- Place emphasis on cultural assets, schools, public art, and performing arts center.

Mr. Littman distributed two articles from *USA Today* relating to pedestrian transportation.

Mr. Miller addressed information that would be available on the City's website; i.e., SGRAT findings, reports, conceptual outline, glossary of terms, draft chapters, etc.

Mr. Carlisle thanked the members for their input.

Chair Schultz requested a recess at 8:55 p.m.

The meeting reconvened at 9:05 p.m.

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5. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 232) – Big Beaver Development Code

Mr. Miller asked for direction on the approach to work on the Big Beaver Development Code and addressed its relation to the existing Zoning Ordinance.

Mr. Carlisle addressed the enormous task before the members, the language challenge and a timeline for the finished product.

Suggestions from members:
- More lead-time in delivery of meeting material.
- Give a heads-up on agendas that contain substantial items.
- Provide an executive summary.
- Review one topic per study session.
- Inform members of responsibilities.

David Scurto of Carlisle/Wortman Associates, Inc., addressed:
- Boundaries – intent to re-define.
- Design standards.
- Incentive program.
- Hybrid codes.
- Smartzone.
- Public investment.
- Administrative procedure and appeal process.

Direction from members:

- Provide pros and cons, economic reasoning and maps for re-defined boundaries.
- Provide comparisons of boundaries in relation to design standards.
- Create a new body for appeal process.
- Create design standards under one cover with two distinct sections for Zoning Ordinance and graphic guidelines.
- Create user-friendly, active on-line links for design standards.

Mr. Miller discussed the intent and procedure that Zucker Systems is taking on its review of the City's development/permit approval process.

OTHER ITEMS

6. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENTS

Mr. Littman thanked everyone for his birthday celebration.

Ms. Kerwin announced a fundraiser for the Boys and Girls Club.

Mr. Vleck addressed his interest in working on the Big Beaver Development Code.

Chair Schultz thanked all for a good meeting.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:13 p.m.

Respectfully submitted,

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Robert Schultz, Chair

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Kathy L. Czarnecki, Recording Secretary

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