

The Regular Meeting of the Troy City Planning Commission was called to order by Chairman Littman at 7:30 p.m. on December 9, 2003, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Dennis A. Kramer  
Lawrence Littman  
Robert Schultz  
Walter Storrs  
Thomas Strat  
Mark J. Vleck  
David T. Waller  
Wayne Wright

Absent:

Gary Chamberlain

Also Present:

Mark F. Miller, Planning Director  
Brent Savidant, Principal Planner  
Allan Motzny, Assistant City Attorney  
Kathy Czarnecki, Recording Secretary

**Resolution # PC-2003-12-062**

Moved by: Schultz  
Seconded by: Wright

**RESOLVED**, That Mr. Chamberlain be excused from attendance at this meeting.

Yes: All present (8)  
No: None  
Absent: Chamberlain

**MOTION CARRIED**

2. MINUTES

Mr. Miller confirmed that the word "authorization" was written on the memo pad for bullet #5 listed under the *Options* for the *Issue Maintain Culture of Professionalism*.

**Resolution # PC-2003-12-063**

Moved by: Wright  
Seconded by: Storrs

**RESOLVED**, To approve the October 28, 2003 Joint City Council/Planning Commission Meeting minutes as published.

Yes: All present (8)  
No: None  
Absent: Chamberlain

### **MOTION CARRIED**

### 3. PUBLIC COMMENTS

There was no one present who wished to speak.

### **SITE CONDOMINIUM SITE PLAN**

Chairman Littman extended apologies to the abutting homeowners who received notifications of the proposed Crestwood Site Condominium development at such a late date.

Mr. Waller requested a legal opinion as to whether or not Item 4, Crestwood Site Condominium, should be tabled because notifications were not received in a timely manner.

Mr. Motzny responded there is no legal requirement to table the item and no reason why the Commission cannot proceed at this time; however, the Commission has the discretion to table the item if it wishes.

### 4. SITE PLAN REVIEW – Proposed Crestwood Site Condominium (Revised Plan), 23 units proposed, North side of Wattles, East of Livernois, Section 15 – R-1C

Mr. Savidant presented a summary of the Planning Department report for the proposed Crestwood Site Condominium. Mr. Savidant reported that it is the recommendation of the Planning Department to approve the preliminary site plan application subject to four conditions: (1) redesign the street layout to replace unit 12 with a direct vehicular connection onto Wattles Road; (2) dedicate the detention basin to the City of Troy and construct a 12-foot wide paved driveway for future maintenance; (3) provide a walkway to connect Wattles Road and the proposed street; and (4) clearly mark the “open space” on the site plan as “future convertible area” as required by the Condominium Act.

Mr. Kramer asked for clarification on the Planning Department’s recommendation to provide a public walkway.

Mr. Miller explained that should the proposed development be approved with no connection to Wattles Road, the Planning Department recommends that a pedestrian connection be provided, which could be combined with the access to the storm water retention basin.

Mr. Strat asked for confirmation that the Fire Department reviewed the proposed plan, noting the dead end road situation.

Mr. Savidant confirmed the plan was reviewed by the Fire Department and noted the Fire Department's preference would be to have a cul de sac. The Fire Department gave approval of the plan because the plan is well designed to handle the turning radius and weight requirements of emergency vehicles, and it is understood that the road is temporary because the applicant has indicated his intention for future development.

Mr. Miller stated that the possibility of future development has posed a problem with respect to whether designations on the site plan are temporary or permanent.

Mr. Strat asked if some creativity, character or ambience could be used in the construction of the public walkway that is also to be used for access to the retention basin.

Mr. Miller agreed and encouraged Mr. Strat to ask the petitioner how and if that could be accomplished.

Mr. Miller requested the Assistant City Attorney to address "convertible areas" within site condominium developments.

Mr. Motzny said the Condominium Act allows for a "convertible area" and provided the definition of "convertible area" as defined in the Condominium Act. Mr. Motzny read the specific requirements of a "convertible area" as stipulated in Section 31 of the Condominium Act.

There was a brief discussion on the location of the temporary construction access road. Mr. Miller said it is the suggestion of the Planning Department to locate the construction access road between units 8 and 9, and noted the petitioner has indicated the access would not be located in the wetlands area.

The petitioner, Mike Lamb of RWT Building LLC, 2065 Livernois, Troy, was present. Mr. Lamb thanked the Planning Department and others for their assistance in the long development process for this piece of property. Mr. Lamb addressed the construction road access. He indicated the existing road located on the highest point of the property would be used, and the open space would remain undisturbed.

Mr. Lamb agreed to provide a public walkway with access onto Wattles Road and an 8-foot wide sidewalk along Wattles Road, as recommended by the Planning Department. Mr. Lamb proposed an alternate plan to provide an asphalt pathway through the open space, if it is feasible.

Mr. Lamb said that the access to the retention basin for maintenance purposes would be provided as directed by the Engineering Department.

Mr. Lamb addressed the limited common area. Mr. Lamb said it was originally intended to provide the future access to Livernois as a compromise measure between the homeowners, the Planning Commission and the recommendations of the City.

Should the City desire a connection to Wattles Road, there would be space available and language would be provided in the condominium documents to allow the City to provide the connection. Mr. Lamb stated that for potential future development, he would like the ability to continue the road to Livernois and provide more lots. He stated that currently it is not financially feasible because of the retention pond and wetlands area. Mr. Lamb stated that the flood plain would remain as a natural area for the enjoyment of residents, now and in the future.

Mr. Kramer asked if the site plan as displayed on the tripod is the site plan for approval by the Commission, with the only modification being the slight movement of the 12-foot wide detention access.

Mr. Lamb responded in the affirmative. He indicated that his attorney would provide the "convertible area" language required to be clearly marked on the site plan.

Mr. Waller asked the petitioner if he intends to make the public walkway access along the north side of the retention pond coming out to Wattles Road a little further to the west.

Mr. Lamb responded in the affirmative. He indicated he would pursue the feasibility of providing an asphalt pathway around the perimeter of the retention pond and providing a picnic area.

Mr. Waller said he is in support of that concept because it would create a different shape to the natural area and would eliminate the proposed walkway from the western-most lot.

Mr. Kramer asked the petitioner to address water issues in relation to the finished grade of the property with the existing grade along the north property line.

Mr. Lamb confirmed there should be no drainage concerns because of the number of catch basins that are being provided.

Mr. Strat questioned if the petitioner has conducted any studies with respect to what might happen to existing trees if the water table is changed.

Mr. Lamb confirmed that he conferred with the City's Landscape Analyst in this respect.

Mr. Strat asked the petitioner if he realized that the probability of future development in the area as relates to the flood plain would not be good.

Mr. Lamb responded that he believes it would be a 50-50 proposition; that the flood plain could be easily diminished and the wetlands area is eligible for re-evaluation in two years.

Chairman Littman asked the petitioner why he decided to come back to the Planning Commission with a new site plan, noting that the previous plan submitted did not include a connection to Tallman and was approved by the City Council. That plan included much discussion at both the Planning Commission and the City Council levels.

Mr. Lamb responded that he was not a part of the discussions for the original plan before the Planning Commission and the City Council. He said that although the thought behind the original approved plan was genuine, the financial considerations of the original plan after engineering review were tremendous. He cited a difference of \$200,000 between the original plan and the plan before the Commission tonight, and also noted that the revised site plan allows for the possibility of future development.

Mr. Wright said that in comparing the original approved plan with the plan before the Commission tonight, it appears the detention basin relocation is not a problem on either plan and that there is the same number of lots along Wattles Road.

Mr. Lamb said that two future lots, at a value of \$100,000 each, were eliminated. He confirmed that the lot count is the same.

Mr. Wright asked the petitioner if it is the \$200,000 improvements along Wattles Road that he would rather avoid making.

Mr. Lamb said they do not want to make the improvements along Wattles Road and that there are other issues with regard to the street layout.

Mr. Wright said he recalled the January meeting at which a lot of abutting residents were adamantly opposed to any additional traffic coming through their subdivision, and that was the primary reason for the Planning Commission to approve the original site plan with the connection to Wattles Road. He voiced concern with those same residents not having ample notice to voice their concerns at tonight's meeting.

Mr. Lamb said that there have been discussions with most of the residents over the past year, and noted that most of the residents have resigned themselves to the fact that there will be a development going in behind their homes. Mr. Lamb said it is poor planning to build a subdivision where parents must drive 1.5 miles to get to a school that is located one quarter of a mile away. He said that parties who buy houses on dead-end streets should realize that the property owner who owns the property at the dead-end street is entitled to have access to the public utilities and public streets. Mr. Lamb said that he believes the proposed development will provide a better community.

Chairman Littman opened the floor for public comment.

Bruce Bloomingdale of 4264 Tallman, Troy, was present. Mr. Bloomingdale stated he just received the notice on the proposed development in today's mail. In that

approximate four-hour time span, Mr. Bloomingdale contacted 13 of his neighbors who expressed that their positions on the proposed development have not changed. Mr. Bloomingdale recalled that several months ago, the Chambers was filled, both at the Planning Commission meeting and the City Council meeting, with neighbors who were present to voice their objections to the proposed development. He said it was unfortunate that the neighbors were not given enough notice tonight to make their presence. Mr. Bloomingdale assured the Commission that the affected neighbors are adamantly and vehemently opposed to the development connecting to Tallman.

Mr. Bloomingdale strongly urged the Commission to take the same position as it previously did and to make a recommendation of denial to the City Council on the basis of connecting the development to Tallman. Mr. Bloomingdale expressed concerns with the wetlands area, increase in traffic congestion, traffic cutting through the subdivision, and emergency vehicle accessibility. Mr. Bloomingdale stated that he is opposed to the developer's and the City's stands on interconnectivity. He said that the residents who live on Leetonia, Randall, Tallman and Longfellow will not support nor endorse connecting the proposed development to Tallman and are totally opposed to interconnectivity. Mr. Bloomingdale thinks that the original compromise to provide access on Wattles Road is the best development plan.

Mr. Storrs asked Mr. Bloomingdale if he would be in favor of the east-west road ending in a cul de sac if it did not connect to Wattles.

Mr. Bloomingdale said that would help, and noted that he has no problem with the development as long as it does not tie into Tallman.

Chairman Littman asked Mr. Bloomingdale if he objects to the connection to Tallman if there is no way to get out to Wattles.

Mr. Bloomingdale said he objects to the development tying into Tallman in any way, shape or form. He said that tying the development into Wattles is the logical and proper way to do it, and said he absolutely objects to connecting the development to both Tallman and Wattles.

The floor was closed.

Mr. Storrs said the Commission struggled a lot with the connection to Tallman and to Wattles. He noted the subdivision has a lot of long straight streets that could become a racetrack, and that was the reason why the Commission did not like the connection to Wattles. Mr. Storrs thinks the revised site plan is a better option if it ended in a cul de sac, or something that does not go out to Wattles. He said it does make the grand shortcut through that square mile.

Mr. Kramer said there are several sides of the argument. Mr. Kramer said he sympathizes with the neighbors' concern of the racetrack traffic, as he can attest to it himself because he used to live in the area. Mr. Kramer noted it would not be favorable to make another curb cut on Wattles Road, which would add to the traffic

backup that already exists, particularly during evening hours. Mr. Kramer feels that the future residents in the subdivision should have the same access to Leonard Elementary School and the open space, as the current subdivision residents. For those reasons, Mr. Kramer does not support a connection to Wattles. He believes the connection to Tallman would be the lesser of two evils.

Mr. Wright said that the Commission previously approved a perfectly good plan and he sees no reason to change it.

Mr. Waller said he supports Mr. Kramer's observations. With respect to tabling the matter, Mr. Waller suggested that the Commission make a recommendation to the City Council this evening to spare the concerned residents having to attend two meetings to voice their opinions.

Mr. Strat asked for the opinion of the Planning Department.

Mr. Miller said that City Management would hold steadfast for interconnectivity in the subdivision unless a clear cut-through is created. He noted the item was discussed at an administrative development committee meeting, and it is the opinion of the Transportation Engineer that the proposed development would not create a direct cut-through. Mr. Miller reported that the Planning Department would prefer a connection to Wattles Road, but if the Commission opts for no connection to Wattles Road, the Planning Department would like to ensure that a pedestrian connection to Wattles Road is provided. Mr. Miller said he likes the petitioner's suggestion for a pathway.

Mr. Strat asked if the Planning Department would support a cul de sac, in lieu of a dead-end street.

Mr. Miller said that the Planning Department would want a cul de sac should future development not go any further to the west.

**Resolution # PC-2003-12-064**

Moved by: Waller

Seconded by: Schultz

**RESOLVED**, that the Planning Commission recommends to City Council that the Preliminary Site Plan as requested for Crestwood Site Condominium, including 23 units, located north of Wattles Road and east of Livernois Road, Section 15, within the R-1C zoning district be granted, subject to the following conditions:

1. Detention basin shall be dedicated to the City of Troy for future maintenance. A 12-foot wide paved driveway shall be constructed on this property for the purpose of detention pond maintenance from Wattles Road, to be located along side Wattles Road at the restrictor end of the detention pond.

2. A walkway connection shall be provided to connect Wattles Road and the proposed street, extending along side the north side of the detention pond to the west end of the detention pond as proposed by the applicant.
3. The “open space” shown on the site plan shall be clearly marked as “Limited Common Area – Open Space – Future Site Condominium Development “ on all drawings and also all appropriate condominium documents shall reference this same future use.
4. The construction or access road as shown on the drawing shall be removed and the existing crushed gravel driveway further to the east would be the access road as indicated by the applicant.
5. That a temporary cul de sac be constructed at the west end of the street with the understanding that it would be removed if at any time in the future the lot development was extended to the west.

Discussion on the motion on the floor.

Mr. Miller suggested that condition #3 reference the “Limited Common Area” as “Convertible Area”.

Mr. Motzny was in agreement because “Convertible Area” is the term used in the Condominium Act.

Mr. Waller moved to amend the motion to reflect the appropriate language as recommended by the City legal representative. Mr. Schultz seconded the motion as amended.

Mr. Schultz requested to include in the motion that it is the Commission’s recommendation if the area to the west of the proposed temporary cul de sac is developed in the future, that there shall be no interconnection to Wattles Road from that development.

Mr. Waller agreed to amend the motion as such.

Chairman Littman noted that the petitioner indicated he is not 100% sure that he can place the walkway around the detention basis as indicated in the motion. He asked Mr. Waller if he would like to provide in the motion some flexibility in providing the walkway.

Mr. Waller responded in the negative. Mr. Waller requested that should the petitioner not be able to provide the walkway around the detention basis, that the matter come back to the Planning Commission with a written explanation from City Management or staff as to the reasons why it cannot be provided.

Mr. Storrs noted the motion, as amended, does not say the cul de sac has to remain where it is. If the lots would be developed in the future, the cul de sac could shift west as long as the connection does not go down to Wattles Road. Mr. Storrs is in favor of this addition to the motion.

Mr. Schultz requested that the motion reflect that the site plan shall come back for review by the Planning Commission should there be any substantial change to the site plan.

Mr. Waller agreed to amend the motion as such.

**Resolution # PC-2003-12-064 (as amended)**

Moved by: Waller

Seconded by: Schultz

**RESOLVED**, that the Planning Commission recommends to City Council that the Preliminary Site Plan as requested for Crestwood Site Condominium, including 23 units, located north of Wattles Road and east of Livernois Road, Section 15, within the R-1C zoning district be granted, subject to the following conditions:

1. Detention basin shall be dedicated to the City of Troy for future maintenance. A 12-foot wide paved driveway shall be constructed on this property for the purpose of detention pond maintenance from Wattles Road, to be located along side Wattles Road at the restrictor end of the detention pond.
2. A walkway connection shall be provided to connect Wattles Road and the proposed street, extending along side the north side of the detention pond to the west end of the detention pond as proposed by the applicant; and further, should the applicant not be able to provide the walkway as proposed, a written explanation from City Management or staff as to the reasons why it cannot be provided shall be provided to the Planning Commission.
3. The "open space" shown on the site plan shall be clearly marked as "Convertible Area " on all drawings and also all appropriate condominium documents shall reference this same future use.
4. The construction or access road as shown on the drawing shall be removed and the existing crushed gravel driveway further to the east would be the access road as indicated by the applicant.
5. That a temporary cul de sac be constructed at the west end of the street with the understanding that it would be removed if at any time in the future the lot development was extended to the west.
6. That if the area to the west of the proposed temporary cul de sac is developed in the future, there shall be no interconnection to Wattles Road from that development.

7. That should there be any substantial change to the site plan, the site plan shall come back before the Planning Commission for review and approval.

Vote on the motion as amended.

Yes: Kramer, Schultz, Storrs, Strat, Vleck, Waller  
No: Littman, Wright  
Absent: Chamberlain

### **MOTION CARRIED**

Mr. Wright said the City had a perfectly good plan in place, and he has not heard satisfactory justification in changing the plan. He noted the prime discussion at earlier meetings was the length of the straight street runs that would create an easy cut-through in the subdivision.

Chairman Littman voted against the site plan for the same reasons. He noted the Commission listened to the residents' concerns, and the Commission and the elected officials on the City Council thought the original plan was a great plan. He thinks the original plan should be kept in place.

### **SITE PLAN**

5. SITE PLAN REVIEW (SP 218-B) – Proposed Fleming's Steakhouse & Wine Bar, South side of Big Beaver, West of Coolidge (3001 W. Big Beaver), Section 30 – O-S-C

Mr. Savidant presented a summary of the Planning Department report for the proposed Fleming's Steakhouse & Wine Bar. Material and building samples were circulated. Mr. Savidant reported in detail the parking situation and noted the applicant is willing to go before the City Council for a variance in the number of parking spaces. Mr. Savidant reported that it is the recommendation of the Planning Department to approve the site plan as submitted, with the condition that the applicant receives a variance from the Troy City Council to reduce the number of parking spaces provided on site when the parking lot is redesigned to accommodate 9.5-foot wide spaces.

The width of the parking spaces and discrepancy in the count of the parking spaces were discussed at length. Topics discussed were: (1) the existing underground parking area; (2) the timeframe and agreement to re-stripe the parking lot to meet City ordinance; (3) the differentiation in parking space widths between parking decks and surface parking; (4) the reason for the parking space width differentiation; (5) review of the City ordinance with respect to parking space width and in relation to the purpose of the user.

Mr. Miller provided clarification on the location of the required 8-foot sidewalk.

Mr. Schultz said he thinks it's a great project.

Mr. Strat concurred.

Mr. Waller said he is confident that the negotiations reached between the petitioner and staff with respect to sealing, asphaltting and re-stripping the parking lot are reasonable.

The petitioner, Larry Nemer of 26877 Northwestern Highway, Suite 101, Southfield, was present. Mr. Nemer introduced Ken Neumann, Project Architect, Tim Gavigan, representative of Fleming's Steakhouse & Wine Bar, and Robert Carter, representative from Fleming's architectural group. Mr. Nemer addressed the parking matter, and assured the Commission that the parking lots would be appropriately re-stripped to accommodate the required 9.5-foot width in the next two summers. He indicated that the Planning Department informed him that the option of utilizing the City's new shared parking ordinance may be an alternative solution to the parking matter. Mr. Nemer stated that the office complex has an abundance of parking because it started with the highest parking requirement at its onset. Mr. Nemer noted that Fleming's Steakhouse would be a valuable amenity to their complex in attracting new tenants and keeping existing tenants and would bring much needed life to the corner of Big Beaver and Coolidge. Mr. Nemer stated that improvements to the east side of the complex were made; i.e., upgrade of the entrance, additional landscaping around the building and berm. Mr. Nemer said it was of utmost importance to them to have the new restaurant look as much a part of the original design as it could, and he is very happy with the end product.

Mr. Neumann of Neumann Smith & Associates, 400 Galleria, Southfield, gave a brief presentation. A color rendering was displayed. Mr. Neumann said the darker brick is from the original manufacturer, and the lighter brick is of a slight variation and a different color on purpose to give the building some variety. He indicated that negotiations were made to keep the identity, spirit and character of Fleming's Steakhouse and to create a building that is compatible with the existing building. The same glass and window frames of the existing building are proposed for the restaurant, and the majority of the restaurant building has the same color of brick as the existing building. Mr. Neumann said a champagne color that is harmonious with the bricks is proposed to replace the existing orange color metal.

Mr. Kramer said the proposed restaurant is a beautiful project for the City of Troy. He asked the petitioner if glass is still being stored on the west side of the building.

Mr. Nemer responded in the negative.

Mr. Strat commended Mr. Neumann on his presentation. He said that this is the way he would like to see presentations made for site plan approval. Mr. Strat cited that Mr. Neumann, an outstanding architect, has won several national and local

awards. Mr. Strat said he respects the architect's opinion as relates to the material selection.

Chairman Littman said that he has worked with Mr. Neumann on two buildings he was in charge of getting built.

**Resolution # PC-2003-12-065**

Moved by: Storrs

Seconded by: Strat

**RESOLVED**, that pursuant to Section 26.25.01, the site plan provides a logical extension of the floor plan of the principal structure, and utilizes exterior materials similar to or harmonious with the principal structure;

**BE IT FURTHER RESOLVED**, that Preliminary Site Plan Approval, as requested for Fleming's Steakhouse & Wine Bar, located on the south side of Big Beaver and west of Coolidge, located in section 30, within the O-S-C zoning district, is hereby granted, subject to the following conditions:

1. The applicant shall seek and receive a variance from the City Council for the number of parking spaces that the applicant may be deficient after re-striping the development parking lot to 9.5-foot parking spaces, or come back to the Planning Commission for consideration of shared parking.
2. The City of Troy is responsible for the replacement of the trees along Big Beaver Road that were removed during the road-widening project.

Yes: All present (8)

No: None

Absent: Chamberlain

**MOTION CARRIED**

**ZONING ORDINANCE TEXT AMENDMENT**

6. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 203) – Article 02.00.00 – Changes, Amendments and Approvals, edit text to replace Chapter 40 of the City Code (to be repealed) and include language regarding Voting Requirements

Mr. Miller reviewed the proposed text amendment that would list the Planning Commission powers and duties and voting requirements in the City of Troy Zoning Ordinance.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

**Resolution # PC-2003-12-066**

Moved by: Wright

Seconded by: Storrs

**RESOLVED**, that the Planning Commission hereby recommends to the City Council that ARTICLE II (CHANGES, AMENDMENTS AND APPROVALS) of the Zoning Ordinance, be amended as printed on the Planning Commission recommended amendment, dated 12/04/03.

Yes: Kramer, Littman, Schultz, Storrs, Vleck, Waller, Wright

No: Strat

Absent: Chamberlain

**MOTION CARRIED**

Mr. Strat said he would have preferred more time to review the matter.

Mr. Schultz said that Section 01.10.04 (FINANCES) may have to be addressed in the future based on the Planning Commission budgetary process that was discussed at the recent joint meeting with the City Council and City Management.

Mr. Strat agreed that his primary concern with the text amendment was Section 01.10.04 (FINANCES).

**GOOD OF THE ORDER**

Mr. Savidant circulated two gateway concept designs that were created by the Parks & Recreation Department. Mr. Savidant said he is not sure what the timeline is to present the concept designs to the City Council.

Mr. Vleck commented that the designs created by Parks & Recreation are a great improvement.

Messrs. Wright and Waller agreed and specified their choices.

Chairman Littman said it has been requested that Mr. Kramer represent the Planning Commission at the December 15, 2003 City Council Meeting for the agenda item relating to the proposed zoning ordinance text amendment for radio antenna height limits.

Mr. Kramer said that if that is the purview of the Planning Commission and if the Planning Commission still feels the same about the recommendation, he would be available to attend the December 15<sup>th</sup> City Council meeting.

**Resolution # PC-2003-12-067**

Moved by: Wright

Seconded by: Storrs

**RESOLVED**, that Dennis Kramer attend the December 15, 2003 City Council Meeting to represent the Planning Commission with respect to its recommendation on the proposed zoning ordinance text amendment for radio antenna height limits.

Yes: Kramer, Littman, Schultz, Storrs, Strat, Waller, Wright

No: Vleck

Absent: Chamberlain

**MOTION CARRIED**

Chairman Littman questioned the difference in the site plan approval process related to harmonious external building materials for the proposed Fleming's Steakhouse and Maggiano's Restaurant.

Mr. Miller said the building owner for the proposed Fleming's Steakhouse worked with the architect in full knowledge of the type of restaurant proposed. The building owner of Maggiano's Restaurant had a franchise restaurant lined up at the very beginning and the corporate architects became involved at the beginning of the site plan process.

Mr. Strat further explained that the external building materials were of a different type.

Mr. Schultz reiterated that the Planning Commission and the City Council should review the requirement for 9.5-foot wide surface parking spaces in the City of Troy.

Mr. Miller welcomed Mr. Motzny to his first Regular Meeting. With respect to the proposed gateway signage, Mr. Miller explained that City Management plans to submit all the design concepts (i.e., old designs on file, Burton/Katzman designs, and in-house designs) and the option to hire a design firm, tentatively to City Council.

Mr. Miller wished everyone a happy holiday and said he would see everyone next year.

Mr. Motzny wished everyone a happy holiday.

Chairman Littman wished all a happy holiday and a happy new year.

ADJOURN

The Regular Meeting of the Planning Commission was adjourned at 9:28 p.m.

Respectfully submitted,

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Lawrence Littman, Chairman

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Kathy L. Czarnecki, Recording Secretary

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