

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Waller at 7:30 p.m. on May 25, 2004, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Lynn Drake-Batts  
Fazal Khan  
Lawrence Littman  
Robert Schultz (arrived 8:02 p.m.)  
Thomas Strat  
David T. Waller  
Wayne Wright

Absent:

Gary Chamberlain  
Mark J. Vleck

Also Present:

Brent Savidant, Principal Planner  
Allan Motzny, Assistant City Attorney

2. MINUTES

**Resolution # PC-2004-05-060**

Moved by: Littman  
Seconded by: Khan

**RESOLVED**, To approve the May 4, 2004 Special/Study Meeting minutes as published.

Yes: Drake-Batts, Khan, Littman, Strat, Waller  
No: None  
Abstain: Wright  
Absent: Chamberlain, Vleck, Schultz (arrived at 8:02 p.m.)

**MOTION CARRIED**

**Resolution # PC-2004-05-061**

Moved by: Wright  
Seconded by: Khan

**RESOLVED**, To approve the May 11, 2004 Regular Meeting minutes as published.

Yes: Drake-Batts, Khan, Strat, Waller, Wright  
No: None  
Abstain: Littman  
Absent: Chamberlain, Vleck, Schultz (arrived at 8:02 p.m.)

**MOTION CARRIED**

3. PUBLIC COMMENTS

There was no one present who wished to speak.

4. PLANNING AND ZONING REPORT

Mr. Savidant reported on recent planning and zoning related items.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Strat reported on items that were considered by the Board of Zoning Appeals at its May 18, 2004 meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported that there was no DDA meeting since the last Special/Study Session.

The Planning Department received 16 Statements of Qualifications from firms interested in being selected to complete the Big Beaver Corridor Study. Mr. Savidant discussed the process and associated timelines. At this time, it is intended that a consultant will be selected and a contract negotiated by July 16, 2004.

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**Resolution # PC-2004-05-062**

Moved by: Wright  
Seconded by: Strat

**RESOLVED**, That Members Chamberlain and Vleck be excused from attendance at this meeting.

Yes: Drake-Batts, Khan, Littman, Schultz, Vleck, Waller, Wright  
No: None  
Absent: Chamberlain, Vleck

**MOTION CARRIED**

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7. DISCUSSION OF RECONSIDERATION OF PROPOSED REZONING (Z-695) – Proposed Becker Overflow Parking Area, South side of Henrietta, East of Rochester Rd., Section 27 – From R-1E to P-1

Chair Waller explained that this item was placed on the agenda at his request. He referenced a memo from the Assistant City Attorney that stated items could only be reconsidered during the same meeting. Given this information, the Planning Commission is unable to discuss reconsideration of this item.

8. ZONING ORDINANCE TEXT AMENDMENT (ZOTA #200) – Article 34.70.00 One Family Cluster Option

Mr. Savidant presented the updated version of Article 34.70.00. A “clean” version of the document and a version that highlighted all proposed changes since March 24, 2004, were discussed. Since March 24, City Management, the City’s Planning Consultant and the City Attorney reviewed the draft document. Proposed revisions were incorporated into the draft document. The most significant revision was the elimination of the formula used to calculate the number of lots permitted within a cluster development. The proposed revision utilizes the number of units identified in the “parallel plan”. An additional 20% of units could be approved if it could be demonstrated that the development was of higher quality, based on standards in the Article.

Mr. Khan stated that he preferred the March 24, 2004 version rather than the revised version. He stated that owners of smaller lots would not use this option because there would be no incentive to do so.

General discussion followed. Mr. Khan offered to provide the Planning Department with local cluster regulations that he suggested were more practical regulations than those proposed.

9. POTENTIAL ORDINANCE REVISION DISCUSSION – Discussion of B- (Business) Districts Setbacks

Chair Waller introduced this item by suggesting that the required setbacks in the B-2 and B-3 districts created development constraints for some parcels. After some general discussion, it was agreed that this item should be discussed at a future meeting.

10. POTENTIAL ORDINANCE REVISION DISCUSSION – Discussion of H-S (Highway Service) - Minimum Size of Gasoline Service Stations

Mr. Savidant presented a brief report that had been prepared by the Planning Department. The minimum lot size requirement for service stations in the H-S

district is 15,000 square feet. Lots that are only 15,000 square feet are still too small for service stations and require setback variances for the building, pumps and canopies. This issue should be addressed by increasing the minimum lot size to a more realistic area.

Mr. Strat agreed and suggested that the setback and layout requirements for service stations should also be reviewed.

After some general discussion, it was agreed that this item should be discussed at a future meeting.

11. DISCUSSION REGARDING SANCTUARY LAKE GOLF COURSE – Tour and Presentation

The Planning Commission generally agreed that there was interest in receiving a tour of the new golf course. The Planning Department will schedule a tour and investigate the possibility of having a presentation given to them prior to the tour.

12. AMERICAN PLANNING ASSOCIATION ANNUAL MEETING

Mr. Strat made a presentation to the Planning Commission on two seminars he attended at the American Planning Association Annual Conference in Washington, D.C., in April 2004. The seminars were “How to Write a Zoning Ordinance” and “Homeland Security”.

Questions and discussion followed.

13. DISCUSSION OF SEQUENCE OF APPLICATIONS TO BOARD OF ZONING APPEALS AND PLANNING COMMISSION WHEN VARIANCES ARE NECESSARY

The Planning Commission discussed the parking variance application process. It was generally agreed that it would be beneficial for the Planning Department or Planning Commission to review site plans for parking variance applications prior to going before the BZA for consideration.

14. PUBLIC COMMENT

There was no one present who wished to speak.

**GOOD OF THE ORDER**

Mr. Schultz reminded the Planning Commission that he is still waiting for the status report for projects that have received site plan approval from the Planning Commission.

Mr. Savidant stated that the Planning Department was working on that project.

Further general discussion followed.

**ADJOURN**

The Special/Study Meeting of the Planning Commission was adjourned at 9:40 p.m.

Respectfully submitted,

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David T. Waller, Chair

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Brent Savidant, Principal Planner