

The Special/Study Meeting of the Troy City Planning Commission was called to order by Thomas Strat, Board of Zoning Appeals Representative, at 7:30 p.m. on August 3, 2004, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Lynn Drake-Batts
Fazal Khan
Lawrence Littman
Robert Schultz
Thomas Strat
Mark J. Vleck

Absent:

Gary Chamberlain
David T. Waller
Wayne Wright

Also Present:

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

Resolution # PC-2004-08-081

Moved by: Khan
Seconded by: Schultz

RESOLVED, That Members Chamberlain, Waller and Wright be excused from attendance at this meeting.

Yes: All present (6)
No: None
Absent: Chamberlain, Waller, Wright

2. MINUTES

Resolution # PC-2004-08-082

Moved by: Schultz
Seconded by: Khan

RESOLVED, To approve the July 8, 2004 Special Meeting minutes as published.

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

MOTION CARRIED

Mr. Schultz requested that the July 13, 2004 Regular Meeting minutes reflect the following change:

Under the Good of the Order, page 13, second paragraph, the second sentence to read: "Mr. Schultz suggested that the Planning Commission should consider moving forward with changing ordinances as they pertain to accessory structures or garages that outweigh the house."

Resolution # PC-2004-08-083

Moved by: Schultz

Seconded by: Littman

RESOLVED, To approve the July 13, 2004 Regular Meeting minutes as amended.

Yes: Littman, Schultz, Strat, Vleck

No: None

Abstain: Drake-Batts, Khan

Absent: Chamberlain, Waller, Wright

MOTION CARRIED

Resolution # PC-2004-08-084

Moved by: Schultz

Seconded by: Khan

RESOLVED, To approve the July 27, 2004 Special/Study Meeting minutes as published.

Yes: Drake-Batts, Khan, Schultz, Strat, Vleck

No: None

Abstain: Littman

Absent: Chamberlain, Waller, Wright

MOTION CARRIED

3. **PUBLIC COMMENTS**

There was no one present who wished to speak.

4. **NEW ZONING ORDINANCE TEXT AMENDMENT (ZOTA 209)** – Article XXVIII, Veterinary Hospitals in the M-1 Light Industrial District

Mr. Miller presented the premise for a potential zoning ordinance text amendment that would allow veterinary clinics in the M-1 zoning district. He reviewed details of the

subject parcel and the petitioner's request. Mr. Miller asked for comments on the proposed ordinance language and direction from the Commission.

A short discussion followed.

It was the consensus of the Commission to move forward with the matter.

Mr. Miller confirmed that conditions could be placed on the Special Use Approval; i.e., as the use relates to boarding, noise, outdoor/indoor runs, hours of operation, etc.

Ms. Drake-Batts suggested informal site visits could be a helpful tool in the Commission's review and approval of proposed Special Use Requests (i.e., kennels, dog day care facilities, veterinary clinics).

5. NEW ZONING ORDINANCE TEXT AMENDMENT (ZOTA 210) – Article III, Protest Petitioners for Zoning Ordinance Amendments

Mr. Miller reviewed the draft ordinance language relating to protest petitions and the purpose of a protest petition. He noted that the language should also include the required petition form, the City Department to which the petition should be submitted and the deadline of submission.

Mr. Motzny stated that a protest petition could be filed for any amendment to the zoning map or zoning ordinance. Mr. Motzny reported that the Legal Department is recommending that an ordinance procedure be specified so there is no question that a protest has been officially filed. He said generally protest petitions are submitted to the City Clerk, whose office can verify that the petition meets the 20% signature requirement. He confirmed that the procedure should specify the form to be used and the deadline by which the protest petition must be received by the City Clerk.

Mr. Miller stated that the Planning Department would verify the protest petition.

A short discussion followed with respect to the number of petitions that could be filed for proposed rezonings, and the volume of signatures that would be required for a proposed zoning ordinance text amendment.

Mr. Strat asked the Legal Department and Planning Department to prepare draft ordinance language incorporating the required protest petition form and other necessary requirements for further review and approval by the Commission.

6. REDESIGN OF PRESIDENTIAL PLACE SITE CONDOMINIUM – Brain Storming Session relating to Green and Sustainable Development

Mr. Miller introduced Jennifer Lawson, the City's Environmental Specialist, who was present to give a presentation on green and sustainable development. Mr. Miller announced that Ms. Lawson's presentation includes an exercise on the "green" design of the proposed Presidential Place Site Condominium project. He confirmed

the project has yet to receive approval by the City Council, and the Commission's intent is to utilize the development project solely as an educational learning tool.

Ms. Lawson thanked the Commission for the invitation to attend and discuss green and sustainable development. Ms. Lawson provided a brief background of her education, employment and experience as an Environmental Specialist. She distributed an informational handout relating to design elements and briefly discussed required design elements and ecological design.

Ms. Lawson conducted a visual exercise wherein the Commissioners were provided a site drawing of the proposed Presidential Place Site Condominium property, and asked the Commissioners to illustrate their development ideas by incorporating as many ecological design elements as possible on the site.

The Commissioners individually reviewed their proposed designs and environmental characteristics as they related to the site.

Discussion followed with respect to the engineering design standards. Ms. Lawson reported that the Engineering Department is in the process of revising the current engineering design standards. She indicated the Planning Commission's comments would be considered in the revisions.

There was a brief discussion on the Kresge Foundation project and what developer incentives could be provided that would encourage future green and sustainable developments.

Mr. Miller said the City should think long term and be creative in the advancement of green and sustainable development. He announced a proposed Planned Unit Development (PUD) located on Big Beaver Road is scheduled as a pre-development and design phase discussion item at the August 24, 2004 Special/Study Meeting, and noted the Commission will most likely find the proposal attractive.

In conclusion, Ms. Lawson provided the following reading suggestions: (1) *Michigan Planner*, June 2004 edition, Open Space Preservation: Creating A System of Green Infrastructure; and (2) *Planning and Zoning News*, July 2004 edition, complete issue dedicated to green development.

Mr. Strat thanked Ms. Lawson for her excellent presentation and expressed the Commission's desire to engage in a close working relationship relating to environmental concerns.

7. DEVELOPMENT REPORT

Mr. Miller distributed copies of the development report, as provided to Member Schultz at a previous meeting.

Mr. Schultz noted the City's improved website is a good source of development information; i.e., list of building permits, access to the GIS system, etc.

8. PUBLIC COMMENTS

There was no one present who wished to speak.

GOOD OF THE ORDER

All the members expressed their thanks and appreciation for the educational and informative presentation given by Ms. Lawson.

Ms. Lawson said she is looking forward to working with the Commission.

Mr. Khan said he liked the hands-on environment of tonight's meeting.

Mr. Schultz acknowledged Mr. Strat's outstanding job in chairing tonight's meeting.

Mr. Miller announced the Planning Department received the petitioner's written request to withdraw the Special Use Request for the proposed Bark! Dog Day Care facility located on the north side of Industrial Row, east of Coolidge, in Section 32. Mr. Miller said residents within the 300-foot requirement have been notified of the withdrawal.

Mr. Strat said tonight's meeting was a real working session, and noted that sessions like this could be helpful in the development of problem sites that require more ingenuity.

A brief discussion followed with respect to the upcoming Michigan Society of Planning Annual Conference in Grand Rapids, Michigan.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 9:15 p.m.

Respectfully submitted,

Thomas Strat, BZA Representative

Kathy L. Czarnecki, Recording Secretary