

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Strat at 7:31 p.m. on January 10, 2006, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Lynn Drake-Batts
Mary Kerwin
Lawrence Littman
Robert Schultz
Thomas Strat
Mark J. Vleck
Wayne Wright

Absent:

Fazal Khan
David T. Waller

Also Present:

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

Resolution # PC-2006-01-001

Moved by: Wright
Seconded by: Schultz

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

Yes: All present (7)
No: None
Absent: Khan, Waller

MOTION CARRIED

2. APPROVAL OF AGENDA

Mr. Miller said Agenda item #5, Planning and Zoning Report, is normally discussed at a study session and suggested it be removed from tonight's Agenda.

Resolution # PC-2006-01-002

Moved by: Schultz
Seconded by: Wright

RESOLVED, That the Agenda be approved with the removal of Agenda item #5.

Yes: All present (7)
No: None
Absent: Khan, Waller

MOTION CARRIED

3. MINUTES

Resolution # PC-2006-01-003

Moved by: Schultz
Seconded by: Wright

RESOLVED, To approve the November 29, 2005 Regular Meeting minutes as published.

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

MOTION CARRIED

Resolution # PC-2006-01-004

Moved by: Littman
Seconded by: Vleck

RESOLVED, To approve the December 6, 2005 Special/Study Meeting minutes as published.

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

MOTION CARRIED

Resolution # PC-2006-01-005

Moved by: Wright
Seconded by: Littman

RESOLVED, To approve the December 13, 2005 Regular Meeting minutes as published.

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

MOTION CARRIED

Mr. Motzny confirmed that members could approve minutes for meetings in which they were not in attendance.

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

5. PLANNING AND ZONING REPORT (*Item removed; see Approval of the Agenda*)

TABLED ITEM

6. SITE PLAN REVIEW (SP 920) – Proposed Troy Retail Center, North side of Maple, West side of Dequindre, Section 25 – Zoned B-2 (Community Business) District

Mr. Savidant reported that at the request of the applicant, it is the recommendation of the Planning Department to postpone the item to a future Planning Commission meeting.

Resolution # PC-2006-01-006

Moved by: Littman
 Seconded by: Wright

RESOLVED, To postpone Agenda item #6 to a future date.

Yes: All present (7)
 No: None
 Absent: Khan, Waller

MOTION CARRIED

REZONING REQUESTS

7. PUBLIC HEARING – PROPOSED REZONING (Z 372-B) – Proposed Industrial Use of Existing Building, North side of Fourteen Mile Road, East of John R (977 E. Fourteen Mile Road), Section 36 – From B-2 (Community Business) to M-1 (Light Industrial) District

Chair Strat advised the petitioner that five (5) affirmative votes are required for a recommendation of approval of the rezoning request, and the petitioner has the option to postpone the item prior to the presentation to the Planning Commission.

The petitioner, John Secco of 1040 Devonshire, Grosse Pointe, was present and indicated he would like to go forward with the proceeding.

Mr. Savidant presented a summary of the Planning Department report for the proposed rezoning request and reported that it is the recommendation of City Management to approve the rezoning application.

Mr. Secco said the subject property that is zoned commercial and industrial must be zoned completely industrial in order for the prospective user to occupy the space legally.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2006-01-007

Moved by: Schultz

Seconded by: Vleck

RESOLVED, That the Planning Commission hereby recommends to the City Council that the B-2 to M-1 rezoning request, located on the north side of Fourteen Mile, east of John R, within Section 36, being approximately 4.25 acres in size, be granted.

Yes: All present (7)

No: None

Absent: Khan, Waller

MOTION CARRIED

8. PUBLIC HEARING – PROPOSED REZONING (Z 286-B) – Proposed Medical Office in Existing Building, Southeast corner of Maple Road and Stephenson Hwy (1420-1450 Stephenson Hwy), Section 35 – From R-C (Research Center) to O-M (Office Mid-rise) District

Chair Strat advised the petitioner that five (5) affirmative votes are required for a recommendation of approval of the rezoning request, and the petitioner has the option to postpone the item prior to the presentation to the Planning Commission.

Mr. Miller provided further clarification on the approval process, at the request of the petitioner.

Mr. Savidant presented a summary of the Planning Department report for the proposed rezoning request and reported that it is the recommendation of City Management to recommend approval of the rezoning request.

Mark Adams, Attorney, 201 W. Big Beaver Road, Troy, was present to represent the petitioner, and indicated the petitioner would continue with the proceeding. Mr. Adams said the University Physician Group plans to invest an additional \$47 million in the project that would provide over 150 new jobs at the site. He said it is an incredible opportunity for both the owner and the City, and asked for favorable approval of the request. Mr. Adams offered to share presentational material on the proposed development.

Cynthia Sikina, Chief Financial Officer for University Physician Group, 550 E. Canfield, Detroit, was present also. Ms. Sikina said the investment is an effort to develop an ambulatory care facility that would better serve their patients. She said the University Physician Group currently practices medicine at 135 sites in the tri-county area, and the new development would benefit patients in the area as well as make their presence in the community more logical.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2006-01-008

Moved by: Wright
Seconded by: Schultz

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-C to O-M rezoning request, located on the southeast corner of Maple Road and Stephenson Highway, within Section 35, being approximately 11.5 acres in size, be granted.

Yes: All present (7)
No: None
Absent: Khan, Waller

MOTION CARRIED

SPECIAL USE REQUESTS

9. **PUBLIC HEARING – PROPOSED SPECIAL USE REQUEST (SU 332)** – Proposed Aston Martin Dealership, South side of Maplelawn, West of Crooks, Section 29, Zoned M-1 (Light Industrial) District

Chair Strat advised the petitioner that five (5) affirmative votes are required for a Special Use approval, and the petitioner has the option to postpone the item prior to the presentation to the Planning Commission.

The petitioner indicated he would like to proceed with the approval process.

Mr. Savidant presented a summary of the Planning Department report for the proposed Special Use Approval and reported that it is the recommendation of City Management to approve the Special Use Request and Site Plan as submitted with two conditions; that a 5-foot wide concrete connecting sidewalk from the sidewalk on Maplelawn Road to the front building entrance is provided and that one (1) tree per 30 linear feet of frontage is provided.

Mr. Schultz asked if the required sidewalk could be of another material other than concrete; i.e., cobblestone or brick paver.

Mr. Savidant replied the City Engineer has authority to approve a material other than standard concrete.

The petitioner, Tony Dellicolli of Cityscape Architects, 25100 Sullivan Lane, Novi, was present. Mr. Dellicolli agreed to meet the conditions required by the Planning Department. He displayed a rendering of the proposed development and circulated relative text. Mr. Dellicolli said the facility would be for automobile sales only and automobile storage would be at the adjacent Jaguar facility.

Mr. Schultz questioned the proximity of the dumpster location to the storage of the new automobiles.

Mr. Dellicolli said provisions were made for the dumpster at the request of the Planning Department, and a second look would be given to the orientation of the dumpster location.

Mr. Miller clarified that the Zoning Ordinance does not require a dumpster on the site, but it requires the screening of a dumpster if provided.

Mr. Schultz said it would be more appropriate to have a dumpster on site because of future changes in property ownership and uses.

Chair Strat complimented the petitioner on the presentation and site plan and said the development would be an excellent addition to the City.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED**Resolution # PC-2006-01-009**

Moved by: Schultz

Seconded by: Wright

RESOLVED, That the Special Use Approval and Site Plan Approval, pursuant to Section 28.30.05 of the Zoning Ordinance, as requested for the proposed Aston Martin Dealership, located on the south side of Maplelawn, west of Crooks, Section 29, within the M-1 Zoning District, be granted, subject to the following conditions:

1. Provide a 5-foot wide concrete connecting sidewalk from the sidewalk on Maplelawn Road to the front entrance of the building.
2. The applicant is required to add 1 tree per 30 linear feet of frontage as per Section 39.70.02.

Yes: All present (7)

No: None

Absent: Khan, Waller

MOTION CARRIED

10. PUBLIC HEARING – PROPOSED SPECIAL USE REQUEST (SU IN SP 683-B) – Proposed Commercial and Recreational Vehicle Storage at existing Mini U Storage Facility, South side of Maple, East of Livernois (262 E. Maple Road), Section 34, Zoned M-1 (Light Industrial) District

Mr. Miller presented a summary of the Planning Department report for the proposed Special Use Request and reported that it is the recommendation of City Management to approve the Special Use Request and Site Plan as submitted.

[Chair Strat exited; Vice Chair Schultz resided.]

Stephen Estey of Dykema Gossett PLLC, 39577 Woodward Avenue, Bloomfield Hills, was present on behalf of the petitioner. Mr. Estey introduced Chris Weber, Executive Vice President of Dahn Corporation, Irvine, California, and managing agent of the property owner.

Mr. Estey concurred with City Management's review and recommendations. He explained that approval of the Special Use Request would provide an opportunity to the Mini U Storage facility to remain competitive with similar uses.

PUBLIC HEARING OPENED

Cynthia Wilsher of 369 E. Maple Road, Troy, was present. Ms. Wilsher asked what hours the facility would be open and if the proposed use would generate an increase in traffic.

Mr. Estey said it is his understanding that the facility would comply with the City ordinances and there is no plan to change the hours of operation.

Mr. Weber said the facility is not a 24-hour a day operation. He said the hours are from 6 a.m. to 9 p.m., and extended hours have been allowed to some tenants at certain locations should the need arise.

PUBLIC HEARING CLOSED**Resolution # PC-2006-01-010**

Moved by: Littman

Seconded by: Wright

RESOLVED, That the Special Use Approval and Site Plan Approval, pursuant to Section 28.30.02.E of the Zoning Ordinance, as requested for the proposed commercial and recreational vehicle storage, located on the south side of Maple, east of Livernois, Section 34, within the M-1 Zoning District, be granted, subject to:

1. An intended operating period of 6 a.m. to 9 p.m. with occasional changes to that if necessary.

Discussion.

Mr. Vleck pointed out that the Planning Department received and included in the Planning Commission packet one letter of objection to the Special Use Request from Mike Biondo.

[Chair Strat returned.]

Vote on the motion on the floor.

Yes: All present (7)

No: None

Absent: Khan, Waller

MOTION CARRIED

STREET VACATION

11. **PUBLIC HEARING – STREET VACATION REQUEST (SV 134-B)** – Cherry Street east of Livernois, approximately 173 feet abutting Lots 6 and 7, Greenough Heights Subdivision, East of Livernois, South of I-75, Section 27 – Zoned O-1 (Low Rise Office) and R-1E (One Family Residential) Districts (the abutting parcels)

Chair Strat advised the petitioner that five (5) affirmative votes are required for a recommendation of approval of the Street Vacation Request, and the petitioner has the option to postpone the item prior to the presentation to the Planning Commission.

The petitioners, James Klemanski of 2240 Livernois, Troy, and Al King of 2212 Livernois, Troy, were present. Mr. Klemanski asked for an adjournment of the request. He further indicated his desire to discuss an alternative cul de sac proposal with the Planning Department. Mr. Klemanski said a March adjournment date would be preferable.

Mr. Miller explained that the City would require a terminus that meets the City's development standards to vacate the street. He said the City would need the dedicated land to allow for a standard cul de sac and whether the cul de sac is located in a residential or commercial area is inconsequential.

Resolution # PC-2006-01-011

Moved by: Schultz
Seconded by: Wright

RESOLVED, That Street Vacation Request SV 134-B, the west portion of Cherry Street, east of Livernois, abutting lots 6 and 7, (2212 and 2240 Livernois), Greenough Heights Subdivision, Section 27, be tabled to the Regular Meeting in March 2006.

Yes: All present (7)
No: None
Absent: Khan, Waller

MOTION CARRIED

SITE PLAN REVIEW

12. **SITE PLAN REVIEW (SP 927)** – Proposed Troy Gymnastics in existing building, North side of Maple, West of Blaney (1600 W. Maple Road), Section 29 – Zoned B-3 (General Business) District

Mr. Miller presented a summary of the Planning Department report for the proposed Troy Gymnastics and reported that it is the recommendation of City Management to

approve the site plan and parking space reduction as submitted, with the condition that a 5-foot wide concrete right-of-way sidewalk on the south side of Blaney Road is provided.

The owner, Toby Buechner of 2411 Hampton, Troy, was present. Mr. Buechner said he thoroughly researched the development of a gymnastics facility and believes it would benefit the City and its residents.

Ms. Drake-Batts said her experience with her children attending classes at the Gymnastics Training Center (GTC) in Rochester has not been good because they do not have enough parking. Ms. Drake-Batts said the concept of a gymnastics facility in Troy is good, but she is concerned if the proposed development has enough parking. She asked for comparisons between the two facilities as relates to building square footage, parking spaces, and size of classes.

Mr. Buechner said the building is approximately 22,000 square feet and the 50 to 60 parking spaces would provide adequate parking, in his opinion. Mr. Buechner said it is difficult at this time to project the number of students who would be attending the facility, but noted that class times would be staggered. He said he is familiar with the parking problem at GTC, and realizes the peak traffic times would be in the evenings. Mr. Buechner said he has discussed shared parking with Belle Tire and the automotive restoration shop.

Mr. Littman said he experienced a parking problem also when his daughters attended the Rochester gymnastics facility. He thought some of the problem related to parents staying at the facility to watch their children perform. Mr. Littman said the proposed gymnastics facility would be a benefit to the City, and asked if the petitioner would be willing to obtain a formal agreement with neighboring property owners stating their consent to shared parking.

Mr. Schultz agreed there is a traffic problem at the Rochester gymnastics facility. He suggested that the petitioner discuss shared parking with the neighboring property owners and clearly designate where overflow parking would be available.

Mr. Buechner said the proposed gymnastics facility would be providing approximately 60% more parking than the Rochester facility. Mr. Buechner said there currently is not a user for the vacant building space, and he is researching the option of holding fitness classes in that space for parents of gymnastics students.

Mr. Miller asked if the petitioner would be willing to come back to the Planning Commission for review of the parking should the vacant building space be leased. Mr. Miller noted that a fitness use would be ancillary to the main use.

Mr. Buechner said there are no offers on the table at this point for the vacant building space. He said getting approvals from adjacent neighbors for overflow parking or keeping all the parking for the gymnastics use only are both viable options.

The petitioner, Chris Enright of Christopher Enright Architects, 155 South Bates, Birmingham, was present. Mr. Enright provided an overview of the parking situation. He addressed the triangular area located on the northwest portion of the site that is owned by Mr. Buechner and currently utilized by Belle Tire for parking. Mr. Enright said the area does not yield enough parking spaces for the proposed gymnastics facility. An arrangement with Belle Tire is being negotiated for the use of their parking spaces during the day, and Mr. Enright noted that there could easily be a reciprocal agreement during the evening hours. Mr. Enright said Belle Tire is open on Saturdays until 5 p.m. and closed on Sundays.

Mr. Buechner said the auto restoration shop has plenty of parking to share and is open only during the week from 8 a.m. to 4 p.m. Mr. Buechner said he is receptive to utilizing the facility only for the gymnastics use and getting a special land use approval in the future for the vacant space should it be leased. Mr. Buechner said he is also receptive to obtaining letters of intent or commitment from the neighboring property owners with respect to shared parking.

Mr. Vleck asked if the Planning Commission could approve the entire site as a gymnastics facility only. Mr. Vleck said there would be 72 parking spaces for the 27,000 square foot gymnastics facility. He said the Rochester gymnastics facility is 25,000 square feet. Mr. Vleck noted the proposed development has two entrance/exit points that might facilitate traffic flow better than the Rochester gymnastics facility, which he believes has only one entrance/exit point.

Mr. Miller said the Planning Commission has discretionary authority to reduce the number of parking spaces, and therefore provide reasonable limits on the site; i.e., a gymnastics facility and related ancillary uses. He said the Commission could further stipulate that the petitioner must come back to the Commission for approval of any additional uses.

Mr. Wright asked if the normal procedure of shared parking arrangements requires the City to have letters on file to guarantee the arrangements.

Mr. Miller explained that shared parking arrangements are considered at the City Council level and letters of intent and/or commitment are required. Mr. Miller said an easement or similar document required at the time of Preliminary Site Plan Approval is reviewed administratively prior to receiving Final Site Plan Approval. Mr. Miller said the petitioner at this point has not provided a concept of shared parking for the proposed development.

Mr. Buechner said he was under the impression that the proposed 72 parking spaces were enough for the proposed use. Mr. Buechner asked to go on record that he would use the facility for only gymnastics, should that be the desire of the Planning Commission for preliminary site plan approval. He said he would obtain letters of agreement for shared parking and come back before the Planning Commission for special use approval should the vacant space be leased in the future. Mr. Buechner said the gymnastics facility is very important to him and his

family, and he is trying to turn an eyesore into something of which everyone can be proud.

Mr. Littman said he is comfortable with the facility being used for gymnastics only, and would want the petitioner to come back to the Planning Commission should the vacant space be used for another use in the future. Mr. Littman said he would like to see any shared parking agreements in writing should the vacant space get leased in the future.

Mr. Schultz said he would like to see the gymnastics facility go forward and be successful, but he does not want the facility to become a burden on the neighboring properties.

Mr. Buechner said the proposed gymnastics facility, similar in square footage to the Rochester gymnastics facility, provides an additional 20 parking spaces. He compared parking ratios of other gymnastics facilities (Bloomfield Gymnastics and Novi Gymnastics).

Ms. Kerwin said the City would be very happy to see the gymnastics facility go in. Ms. Kerwin said the members are being cautious with the parking provisions because of their experiences, as well as her own, with the Rochester gymnastics facility. She said a lot of cooperation is necessary from different elements for a business to be profitable.

Ms. Drake-Batts would like to see the entire building used for gymnastics and similar accessories, subject to the petitioner obtaining a shared parking agreement with one of the neighboring properties.

Mr. Vleck said he would be more comfortable with written consent from neighboring properties to utilize their parking spaces for overflow parking. He said people would park at neighboring properties, with or without permission, and that is what the members would like to avoid.

There was a brief discussion on drafting a Resolution. At the request of the Planning Commission, a recess was called for the purpose of preparing a draft Resolution.

Chair Strat requested a recess at 8:50 p.m.

The meeting reconvened at 9:05 p.m.

Mr. Savidant presented to the Commission the following proposed draft Resolution.

RESOLVED, That Preliminary Site Plan Approval, as requested for the proposed Troy Gymnastics, located on the north side of Maple, west of Blaney, located in Section 29, on approximately 1.6 acres, within the B-3 zoning district, is hereby granted, subject to the following condition:

1. Provide a 5-foot wide concrete sidewalk on the south side of Blaney Road within the Blaney Road right-of-way.

FURTHER RESOLVED, all leasable area will be used for gymnastics or exercise-related uses. No other uses are permitted unless granted by the Planning Commission.

FINALLY RESOLVED, the Planning Commission approves a parking space reduction of 478 spaces by providing 72 parking spaces where 550 are required by Zoning Ordinance, as per Section 40.20.12.

Mr. Savidant said it might appear that an extremely high parking requirement standard was used because the Zoning Ordinance has no specific standard for a gymnastics facility.

Resolution # PC-2006-01-012

Moved by: Schultz
Seconded by: Wright

RESOLVED, To move the Resolution that Mr. Savidant just read.

Yes: Drake-Batts, Kerwin, Littman, Schultz, Strat, Wright
No: Vleck
Absent: Khan, Waller

MOTION CARRIED

Mr. Vleck said he wanted to see an additional condition to the approval that the neighboring properties understood the type of business going in and that neighboring parking spaces might be used by the gymnastics facility for overflow parking. Mr. Vleck wished the petitioner luck with his business.

OTHER ITEMS

13. **ELECTION OF PLANNING COMMISSION OFFICERS - 2006**

Ms. Drake-Batts announced a proposal to elect as the Chairperson, Bob Schultz; the Vice Chair, Wayne Wright; the BZA representative, Mary Kerwin; and the alternative BZA representative, Larry Littman.

Mr. Littman said he would second it.

Chair Strat called for a Roll Call.

Discussion.

At the request of Mr. Vleck, Ms. Drake-Batts repeated her nominations.

Ms. Kerwin asked if the nominated members had any interest in the positions for which they were nominated.

Mr. Schultz said he would have no problem being Chair. Mr. Schultz said early last year there were discussions outside of an official meeting format on maintaining officers for two-year periods for the purpose of consistency and longevity. He personally would prefer two-year terms, but said he would be happy to serve as Chair should the members choose.

Mr. Vleck said it is his experience that the person in office no sooner learns and understands the workings of the position, that a new person takes office. Mr. Vleck said he would be more comfortable with the positions of Chair and Vice Chair serving more than one year.

Ms. Drake-Batts thinks one-year terms are sufficient. Ms. Drake-Batts said the Vice Chair position is a learning period, and she knows the current Chair and Vice Chair have worked closely together. Ms. Drake-Batts feels Mr. Schultz is ready to take over the Chair position.

Mr. Littman said there was discussion about changing the Bylaws to require two-year terms, and legal representation informed the members that term requirements are not addressed in the Bylaws.

Ms. Kerwin asked the election procedure followed by the Commission as relates to acceptance of additional nominations and closing of nominations.

Mr. Miller replied that the draft Resolution provided by the Planning Department indicates to close the nominations and to elect the officers and recommend the representatives as offered. Mr. Miller said that portion of the Resolution has not been read up to this point.

Ms. Drake-Batts said to put it at the end.

Ms. Kerwin said it appears that the Resolution is not complete and an offering of other candidates for the positions could be made.

Ms. Drake-Batts said she would add that section to the end of the Resolution she made.

Mr. Schultz said he believes anyone on the board can put forth a substitute resolution should they choose and are welcome to do so. He said in the past, if a Resolution on the floor passed, it passed; if it failed, a new Resolution was then entered for a different slate of officers. He said a vote would be taken on the substitute Resolution and then they would go back to the main motion.

Mr. Vleck asked the Assistant City Attorney if he could put a substitute Resolution on the floor at this point in time, or if a vote must be taken on the Resolution on the floor.

Mr. Motzny replied that a substitute Resolution could be moved at this time, and a second to that motion would be necessary. Mr. Motzny indicated it would be the final decision of the Commission should the substitute motion pass and the Resolution reads that the nominations are closed and the officers be elected and representatives be recommended as offered.

Mr. Vleck put the following alternate Resolution on the table.

Resolution # PC-2006-01-013

Moved by: Vleck
Seconded by: Kerwin

RESOLVED, That Tom Strat and Robert Schultz be nominated to serve as Chair and Vice Chair of the Planning Commission, respectively, for 2006, and that Wayne Wright and Larry Littman be recommended to the City Council as the Commissioner's Board of Zoning Appeals representative and alternate, respectively, for 2006.

BE IT FURTHER RESOLVED, that nominations be closed and that these officers be elected and representatives recommended, as indicated.

Discussion.

Mr. Kulesza asked what happened to the first Resolution. He said an amendment was going to be made to the first Resolution to close the nominations and the Resolution was ignored from that point on. Mr. Kulesza said roll call was called on the first Resolution, and a vote must be taken according to Robert's Rules of Order.

Mr. Motzny said if the Resolution made by Mr. Vleck was indicated as a substitute Resolution, that Resolution would replace the initial Resolution and would be voted on.

Mr. Kulesza said an amendment to a Resolution could be made as long as it has not been voted upon, and he thought there was a motion to amend the initial Resolution to close the nominations.

Mr. Motzny said a provision that the nominations be closed has not been voted upon. Mr. Motzny said that should the substitute Resolution not pass, another Resolution could be voted upon.

Ms. Drake-Batts asked what happened to the first Resolution she made. She asked if the Resolution would be ignored because she didn't add those words.

Mr. Motzny replied that Ms. Drake-Batts would have to make another Resolution in place of the initial Resolution should the substitute Resolution be approved.

Mr. Schultz said it is his understanding that Mr. Motzny is saying that should the substitute Resolution pass, the first Resolution dies; if the substitute Resolution does not pass, the original Resolution is voted on.

Mr. Motzny said that is his interpretation.

Ms. Kerwin addressed a "point of order" in terms of discussion and asked if it would have been appropriate to have discussion if she had begun with a "point of order".

Mr. Motzny replied in the affirmative. He said there are only certain types of motions in which there is no discussion allowed under Robert's Rules of Order, such as a motion to table.

Vote on the substitute motion on the floor.

Yes: Kerwin, Schultz, Strat, Vleck
No: Drake-Batts, Littman, Wright
Absent: Khan, Waller

MOTION CARRIED

Mr. Motzny confirmed a simple majority is sufficient and the motion passed.

Mr. Littman said he is a believer in the one-term concept for the Chair. Mr. Littman said he does not think any one of the members is any better or smarter than the other. He shared that he was asked to relinquish the Chair position when he was next in line because Mr. Chamberlain wanted to chair an additional year in order to continue working on various projects.

Mr. Wright agreed with the comments of Mr. Littman.

Ms. Drake-Batts said she did not know about the reappointments prior to tonight's meeting and thought the officer positions would have been discussed as a group before the meeting. Ms. Drake-Batts said there was no discussion and no time to review the matter.

14. ESTABLISHMENT OF MEETING SCHEDULE - 2006**Resolution # PC-2006-01-** *(motion withdrawn)*

Moved by: Wright

Seconded by: Vleck

RESOLVED, That the Troy City Planning Commission hereby establishes the following schedule for their meetings during the calendar year 2006:

1. Regular Meetings will be held on the second Tuesday of each month.
2. Special/Study Meetings will be held on the first and fourth Tuesday of each month, as necessary, with the exception of January 3rd, June 27th, July 4th, July 25th, August 22nd, September 5th and December 26th.
3. If additional Special/Study Meetings become necessary, Alternate Special/Study Meeting dates may be set at the discretion of the Commission.

Discussion.

There was a brief discussion on the meeting dates of June 27, July 25 and August 22.

Mr. Wright withdrew the motion on the floor. Mr. Vleck had no objection.

Resolution # PC-2006-01-014

Moved by: Wright

Seconded by: Vleck

RESOLVED, That the Troy City Planning Commission hereby establishes the following schedule for their meetings during the calendar year 2006:

1. Regular Meetings will be held on the second Tuesday of each month.
2. Special/Study Meetings will be held on the first and fourth Tuesday of each month, as necessary, with the exception of January 3rd, July 4th, September 5th and December 26th.
3. If additional Special/Study Meetings become necessary, Alternate Special/Study Meeting dates may be set at the discretion of the Commission.

Yes: All present (7)

No: None

Absent: Khan, Waller

MOTION CARRIED**15. PUBLIC COMMENT – For Items on the Agenda**

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Miller provided an update on the Big Beaver Road and Maple Road corridor studies. He informed Mr. Wright that his appointment to the Board of Zoning Appeals (BZA) would not happen prior to the next BZA meeting.

Mr. Schultz thanked fellow commissioners for their confidence in his ability to perform as Vice Chair. He said he is confident a good team is in place for 2006. Mr. Schultz asked members to compile a list of Planning Commission objectives for the purpose of discussion at the next meeting.

Ms. Kerwin said it is an honor to join the Planning Commission and expressed her appreciation for the Mayor's nomination and support of City Council. Ms. Kerwin also thanked the City staff for the orientation and relevant materials. She said the members could count on her to be fair, impartial and to always to work in accordance of the Open Meetings Act. Ms. Kerwin addressed two Agenda items and suggested (1) the election process and term lengths be discussed at a future study meeting and (2) determination of the meeting schedule to take place in September.

Mr. Schultz said approval of the meeting schedule was modified in the proposed new Bylaws.

Mr. Wright welcomed Ms. Kerwin.

Ms. Drake-Batts welcomed Ms. Kerwin. Ms. Drake-Bates asked the recording secretary to capture everything she said during the discussion of the election of officers. She said she would like to review that item offline with the powers that be.

Mr. Kulesza welcomed Ms. Kerwin. He provided a brief status of his research on State legislation, Bylaws and rules of procedure. Mr. Kulesza addressed discussion on Agenda items as relates to Robert's Rules of Order.

Chair Strat thanked members for their confidence in electing him as Chairman. He said he and Mr. Schultz would do everything possible to expedite items and be efficient. Chair Strat said he would like to review, define and outline the Planning Commission objectives and goals at the next study meeting.

The Regular Meeting of the Planning Commission was adjourned at 9:38 p.m.

Respectfully submitted,

Thomas Strat, Chair

Kathy L. Czarnecki, Recording Secretary