The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Strat at 7:32 p.m. on August 1, 2006 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Mary Kerwin
Fazal Khan
Lawrence Littman
Robert Schultz
Thomas Strat
Mark J. Vleck
David T. Waller

Absent:
Lynn Drake-Batts
Wayne Wright

Also Present:
Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Allan Motzny, Assistant City Attorney
Jonathan Shin, Student Representative (arrived 8:10 p.m.)

Resolution # PC-2006-08-125
Moved by: Littman
Seconded by: Khan

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

Yes: All present (7)
No: None
Absent: Drake-Batts, Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2006-08-126
Moved by: Khan
Seconded by: Schultz

RESOLVED, To approve the Agenda as published.

Yes: All present (7)
No: None
Absent: Drake-Batts, Wright

MOTION CARRIED

3. MINUTES

Resolution # PC-2006-08-127
Moved by: Schultz
Seconded by: Khan

RESOLVED, To approve the July 25, 2006 Special/Study meeting minutes as published.

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

MOTION CARRIED

4. PUBLIC COMMENT (Items Not on the Agenda)

There was no one present who wished to speak.

5. BOARD OF ZONING (BZA) APPEALS REPORT

Mr. Littman reminded members that he emailed the report to all Planning Commissioners. There were no questions regarding his report.

6. DISCUSSION OF POSSIBLE ZONING ORDINANCE TEXT AMENDMENT – Optional Process for Planned Unit Development (PUD) Review and Approval

Mr. Miller presented an overview of this issue. The existing PUD approval process is cumbersome, particularly for large projects that require phasing over a period of many years. An optional PUD review and process is proposed. The owner of the former K-Mart property assisted the Planning Department in creating the optional approval process.

Rick Rattner of 380 N. Old Woodward Avenue, Birmingham, was present. Mr. Rattner, an attorney representing the developer of the K-Mart property, summarized the proposed process.

Hunter Richardson, Richardson Development Company, Reston, Virginia, summarized the proposed project and expressed concern with the existing PUD provisions. Specifically, the provisions require high up-front costs and limits flexibility in use and design for phased projects.

General discussion followed. Some members expressed concern that developers could construct the most valuable components and then abandon the remainder of the project.

A sub-committee was formed to develop an optional PUD review and approval process. The sub-committee consists of members Strat, Littman and Schultz.

7. PLANNING CONFERENCES – MAP CONFERENCE AND APA CONFERENCE

Mr. Miller reported the Michigan Association of Planning (MAP) annual conference is October 11-14, 2006 at the Marriott Renaissance Center, Detroit, Michigan, and the annual conference of the American Planning Association (APA) is April 14-18, 2007 in Philadelphia, Pennsylvania. Mr. Miller indicated costs for the MAP conference would be reduced because overnight accommodations are not necessary. He asked members to indicate their interest in attending the MAP conference, so budget monies could be addressed for attendance at the APA conference.

Members interested in attending the MAP conference: Kerwin (single day), Khan (single day), Littman, Schultz, Strat, Vleck, Waller.

Members interested in attending the APA conference: Kerwin, Littman, Schultz, Strat.

Mr. Waller suggested that a member of the Planning Commission should attend the Greenbuild Conference in Denver, Colorado.

Ms. Kerwin expressed her interest in attending the October Citizens Planner Workshop.

Chair Strat requested a recess at 9:20 p.m.

The meeting reconvened at 9:25 p.m.

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8. SUB-COMMITTEE PROGRESS REPORTS AND DISCUSSION

A. *Tracking of Planning and Zoning Projects – Schultz*
Mr. Schultz described the process of creating a draft tracking document. Mr. Savidant presented the draft document. General discussion followed and some changes were suggested.

B. *By-Laws – Kerwin / Waller*
Ms. Kerwin presented draft By-Laws. General discussion followed and some changes were suggested.

C. *Complete Update of Ordinance - Time Line and Milestones - Mark Miller*
Mr. Miller discussed timelines for preparation of an RFQ and selection of a firm to assist in the preparation of a revised Zoning Ordinance.

D. *Sustainable Development Standards - Khan / Waller*
Mr. Waller and Chair Strat will work together in the future to define the terms used in "C" and "D".

E. *Design Standards and Examples - Khan / Waller*
Mr. Khan indicated he would be unable to participate as a sub-committee member due to work commitments.

F. *Promotion of Ingenuity - Mark Miller*
Chair Strat went around the table asking how each member would create ingenuity. General discussion followed.

G. *Educational - Speakers and Presentations to Planning Commission – Strat*
Chair Strat indicated there would be an educational speaker at a future meeting to discuss design standards in general and the use of brick in particular.

9. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:15 p.m.

Respectfully submitted,

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Thomas Strat, Chair

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R. Brent Savidant, Principal Planner

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