

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on March 4, 2008 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Mark Maxwell
Robert M. Schultz
Thomas Strat
John J. Tagle
Kathleen Troshynski
Wayne Wright

Absent:

Michael W. Hutson
Mark J. Vleck

Also Present:

Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Christopher Forsyth, Assistant City Attorney

Resolution # PC-2008-03-025

Moved by: Wright
Seconded by: Maxwell

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

Yes: All (6)
Absent: Hutson, Vleck

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2008-03-026

Moved by: Wright
Seconded by: Strat

RESOLVED, To approve the Agenda as printed.

Yes: All (6)
Absent: Hutson, Vleck

MOTION CARRIED

3. MINUTES

Resolution # PC-2008-03-027

Moved by: Tagle
Seconded by: Wright

RESOLVED, To approve the minutes of the February 12, 2008 Regular meeting as distributed.

Yes: Schultz, Strat, Tagle, Troshynski, Wright
Abstain: Maxwell
Absent: Hutson, Vleck

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Wright presented a brief BZA Report.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller presented the DDA Report. The DDA requested that the team of Carlisle/Wortman Associates, Inc. and Grissom Metz Andriese Associates develop a proposal for design standards. The Planning Commission will be given input into the process.

Chair Schultz announced that he will attend the next DDA meeting as a representative of the Planning Commission.

7. PLANNING AND ZONING REPORT

Mr. Miller presented the Planning and Zoning Report.

STUDY ITEMS

8. **ZONING ORDINANCE TEXT AMENDMENT (ZOTA 233)** – Article 03.00.00, Digital Application Submission Requirements

Mr. Miller summarized the proposed zoning ordinance text amendment.

Mr. Tagle suggested that the Planning Commission might want to consider three-dimensional animation for certain areas to determine how projects will fit within the streetscape or neighborhood.

The Planning Commission discussed the idea.

The Planning Commission suggested minor revisions to the draft text amendment.

Mr. Miller reminded the Planning Commission that a Public Hearing is scheduled for the proposed Zoning Ordinance Text Amendment at the March 11, 2008 Regular meeting.

9. **ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-B)** – Article 04.200.00 and Article 40.66.00, Pertaining to Commercial Vehicle Definitions and Outdoor Parking of Commercial Vehicles in Residential Districts

Mr. Miller summarized the proposed zoning ordinance text amendment.

The Planning Commission made minor revisions to the draft text amendment.

Mr. Maxwell commented on the inadequacy of Section 43.74.01 that relates to the standards that must be applied by the BZA for the temporary parking of commercial vehicles in residential districts.

Mr. Miller indicated the Planning Department would determine if vehicles in Troy were permitted to be parked on lawns in residential areas.

Tom Krent, 3184 Alpine, Troy, suggested the commercial vehicle definition is difficult to enforce because it is difficult to restrict commercial vehicles that weigh less than 10,000 pounds. He distributed an excerpt from the Michigan Vehicle Code, Act 300 of 1949, which indicates commercial vehicles weighing more than 5,000 pounds are required to have signage.

Jeanne Stine, 1915 Boulan, Troy, said the text amendment might go through some significant revisions at the City Council level. She addressed a concern relating to the ability to appeal the provisions because they are open to interpretation.

Mr. Miller stated the text amendment would eliminate the standards for review of commercial vehicles; therefore, appeals would not go to the BZA since Troy does not authorize use variances. He indicated appeals would be made to the Circuit Court.

A Public Hearing will be scheduled for the April 8, 2008 Planning Commission Regular meeting.

Resolution # PC-2008-03-028

Moved by: Troshynski
Seconded by: Maxwell

RESOLVED, That Member Tagle be excused from the remainder of this meeting for personal reasons.

Yes: All (6)
Absent: Hutson, Vleck

MOTION CARRIED

[Mr. Tagle exited the meeting.]

OTHER ITEMS

10. **PUBLIC COMMENTS** – Items on Current Agenda

Jeanne Stine, 1915 Boulan, Troy, apologized for not being present for the first Public Comment agenda item. Ms. Stine complimented the Planning Commission on their efforts in developing the draft Master Plan. Additionally, she commended the Planning Commission on the Public Input Workshop.

11. **PLANNING COMMISSION COMMENTS**

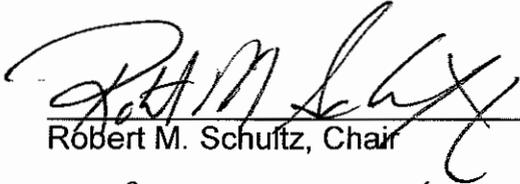
Ms. Troshynski announced to the members that she will be submitting a letter of resignation from the Planning Commission for personal reasons.

Members thanked Ms. Troshynski for her service and wished her luck in future endeavors. Additionally, they welcomed Mr. Maxwell to the Planning Commission.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 8:55 p.m.

Respectfully submitted,



Robert M. Schultz, Chair



R. Brent Savidant, Principal Planner

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