The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on June 24, 2008 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Mark Maxwell
Robert M. Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann

Absent:
Philip Sanzica
Mark J. Vleck
Wayne Wright

Also Present:
Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Christopher Forsyth, Assistant City Attorney
Zak Branigan, Carlisle/Wortman Associates, Inc.

Resolution # PC-2008-06-076
Moved by: Hutson
Seconded by: Strat

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

Yes: All (6)
Absent: Sanzica, Vleck, Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2008-06-077
Moved by: Tagle
Seconded by: Maxwell

RESOLVED, To approve the Agenda as revised.

Yes: All (6)
Absent: Sanzica, Vleck, Wright

MOTION CARRIED

3. MINUTES

Mr. Tagle asked for clarification of a comment made by Burt Kassab at the June 10, 2008 Regular meeting. He requested that Page 7 of the draft minutes be revised so that the final sentence of the fifth paragraph reads: "He said the restaurant's maximum number of seats is 35".

Resolution # PC-2008-06-078
Moved by: Strat
Seconded by: Maxwell

RESOLVED, To approve the minutes of the June 3, 2008 Special/Study Meeting and the June 10, 2008 Regular Meeting as revised.

Yes: All (6)
Absent: Sanzica, Vleck, Wright

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. Strat made a brief BZA Report.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller made a brief DDA Report. At their June meeting, DDA members discussed proposed gateway improvements at the Big Beaver/Rochester Road intersection. Plans were distributed and discussed.

7. PLANNING AND ZONING REPORT

Mr. Miller made a brief Planning and Zoning Report.

STUDY ITEMS

8. DRAFT CITY OF TROY MASTER PLAN

Mr. Miller introduced the item.

Mr. Branigan summarized the draft Master Plan, including a description of the conceptual nature of the Future Land Use Plan as described on page 88 of the Master Plan.

Chair Schultz opened the floor for questions.

Dennis Cowan, 38505 Woodward Avenue, Suite 2000, Birmingham, attorney for White Chapel Cemetery, addressed the Planning Commission. Mr. Cowan stated that he and his clients have reviewed the proposed revision which provides for cemetery uses within the Neighborhood Node located at the intersection of Crooks and Wattles. He stated it is a great compromise. He assumed that the Planning Commission would act in good faith when updating the Zoning Ordinance in the future, so that the Zoning Map would be consistent with the Master Plan.

Mr. Hutson stated the proposed revision was a very good compromise.

Deanna Ball, 926 West Wattles, asked what the impacts would be on her residential property if it were to be located within the Neighborhood Node.

Mr. Miller summarized the potential impacts.

Mr. Branigan summarized grammatical and non-substantive changes made to the Master Plan.

Resolution # 2008-06 (motion amended)

Moved by: Tagle
Seconded by: Strat

WHEREAS, The responsibility of cities and villages to adopt and update a master plan is outlined in the Municipal Planning Act, PA 285 of 1931, as amended; and

WHEREAS, The Planning Commission prepared the draft City of Troy 2008 Master Plan; and,

WHEREAS, The Planning Commission has determined that the draft City of Troy 2008 Master Plan represents the long-range vision of the City of Troy.

THEREFORE BE IT RESOLVED, The Planning Commission recommends that the City Council authorize distribution of the draft City of Troy 2008 Master Plan, “June 10 Draft for Distribution”, as per the requirements of the Municipal Planning Act, PA 285 of 1931, as amended, with page 95 being revised as discussed and other minor grammar and non-substantive revisions as discussed.

Discussion on the motion on the floor.

Chair Schultz suggested adding a paragraph to the motion on the floor that White Chapel Cemetery representatives have reviewed the proposed text revision and agrees with the proposed text revision.

General discussion followed.

Resolution # PC-2008-06-079

Moved by: Tagle
Seconded by: Strat

RESOLVED, to add the following to the motion on the floor.

> ***WHEREAS***, The Planning Commission has discussed this issue at two previous meetings and White Chapel Cemetery representatives have reviewed the Master Plan revision and agreed to the revision.

Yes: All (6)
Absent: Sanzica, Vleck, Wright

MOTION CARRIED

Resolution# PC-2008-06-080 (as amended)

Moved by: Tagle
Seconded by: Strat

WHEREAS, The responsibility of cities and villages to adopt and update a master plan is outlined in the Municipal Planning Act, PA 285 of 1931, as amended; and

WHEREAS, The Planning Commission prepared the draft City of Troy 2008 Master Plan; and,

WHEREAS, The Planning Commission has determined that the draft City of Troy 2008 Master Plan represents the long-range vision of the City of Troy; and,

WHEREAS, The Planning Commission has discussed this issue at two previous meetings and the White Chapel Cemetery representatives have reviewed the Master Plan revision and agreed to the revision.

THEREFORE BE IT RESOLVED, The Planning Commission recommends that the City Council authorize distribution of the draft City of Troy 2008 Master Plan, “June 10 Draft for Distribution”, as per the requirements of the Municipal Planning Act, PA 285 of 1931, as amended, with page 95 being revised as discussed and other minor grammar and non-substantive revisions as discussed.

Yes: All (6)
Absent: Sanzica, Vleck, Wright

MOTION CARRIED

9. DDA DEVELOPMENT GUIDELINES

Mr. Branigan provided a project update and summarized the proposed intent and layout of the document.

Mr. Branigan stated the intent of a joint Planning Commission/Downtown Development Authority Special meeting is to describe the existing conditions of the DDA District and discuss the intent of the document.

General discussion followed.

ZONING ORDINANCE TEXT AMENDMENT

10. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-B) – Article 04.20.00 and Article 40.66.00, Commercial Vehicle Definitions and Outdoor Parking of Commercial Vehicles in Residential Districts

Mr. Miller introduced the item and summarized the proposed text amendment process to date.

Mr. Savidant presented a slide show to generate discussion and reach consensus on a number of issues relating to commercial vehicle definitions and regulations.

General discussion followed.

OTHER ITEMS

11. JOINT PLANNING COMMISSION/DDA MEETING

Resolution # PC-2008-06-081
Moved by: Hutson
Seconded by: Ullmann

RESOLVED, That the Planning Commission shall hold a Special Meeting on Wednesday, July 23 at 7:30 a.m. in the Troy Public Library, Library Meeting Room, 510 W. Big Beaver Road, Troy, Michigan.

Yes: All (6)
Absent: Sanzica, Vleck, Wright

MOTION CARRIED

12. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

13. PLANNING COMMISSION COMMENTS

There was general discussion.

The Planning Commission discussed the timing of BZA actions on items that require Planning Commission action. The Planning Commission generally agreed that the Planning Commission should consider these items prior to consideration and action by the BZA.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:25 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

R. Brent Savidant, Principal Planner

G:\Planning Commission Minutes\2008 PC Minutes\Final\06-24-08 Special Study Meeting_Final.doc