

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on September 23, 2008 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Michael W. Hutson  
Mark Maxwell  
Philip Sanzica  
Robert M. Schultz  
Thomas Strat  
Lon M. Ullmann

Absent:

John J. Tagle  
Mark J. Vleck  
Wayne Wright

Also Present:

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

**Resolution # PC-2008-09-108**

Moved by: Sanzica  
Seconded by: Hutson

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

Yes: All present (6)  
Absent: Tagle, Vleck, Wright

**MOTION CARRIED**

2. APPROVAL OF AGENDA

**Resolution # PC-2008-09-109**

Moved by: Maxwell  
Seconded by: Strat

**RESOLVED**, To approve the Agenda as submitted.

Yes: All present (6)  
Absent: Tagle, Vleck, Wright

**MOTION CARRIED**

3. MINUTES

**Resolution # PC-2008-09-110**

Moved by: Hutson  
Seconded by: Maxwell

**RESOLVED**, To approve the minutes of the August 26, 2008 Special/Study meeting and the September 9, 2008 Regular meeting, as presented.

Yes: All present (6)  
Absent: Tagle, Vleck, Wright

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

Michael Chaffee, member of the Advisory Committee for Persons with Disabilities, was present. Mr. Chaffee addressed the importance of the Master Plan with respect to persons with disabilities.

Angie Done, member of the Advisory Committee for Persons with Disabilities, was present. Ms. Done addressed the Master Plan in relation to design issues for persons with disabilities; specifically, lighting, distance between parking spaces and entrances to offices and commercial buildings and accessibility of residences.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Strat stated he was unable to attend the September BZA meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller announced the September DDA meeting was cancelled due to lack of a quorum.

7. PLANNING AND ZONING REPORT

Mr. Miller reported on the following:

- Troy Plaza PUD received Conceptual Development Plan Approval on August 25, 2008.
- The B-1 to H-S rezoning at Rochester/Wattles (Z-731) was approved on September 8, 2008.
- Public Hearing for Master Plan is scheduled for October 14, 2008.

---

### **STUDY ITEMS**

8. **PLANNED UNIT DEVELOPMENT (PUD-10)** – BBK Mixed Use Project – Northeast corner of Big Beaver and Kilmer, Section 22, Currently Zoned O-1 (Low Rise Office) and R-1E (One Family Residential) District

Mr. Miller introduced the item.

Richard Carlisle of Carlisle/Wortman Associates, Inc. summarized the report prepared for the item.

Ryan Marsh, Landus Development, described the project. He indicated their intent to go before the Planning Commission in October for a public hearing.

Andrew Danaher, Niagara Murano, discussed landscaping and setbacks.

General discussion followed.

The Planning Commission indicated general support of the proposed PUD concept.

9. **CITY OF TROY MASTER PLAN – DRAFT** – Review of Draft Master Plan and Discussion of Public Input

Mr. Miller introduced the item.

Zak Branigan of Carlisle/Wortman Associates, Inc. summarized the process and the public input to date.

General discussion followed.

Chair Schultz opened the meeting to the public.

Angie Done, member of the Advisory Committee for Persons with Disabilities, asked that the phrase “including persons with disabilities” be added to the SMART Bus section of the Master Plan.

The Planning Commission agreed that would be an appropriate change.

Mr. Branigan indicated that verbiage relating to “persons with disabilities” could be added appropriately throughout the Master Plan.

The Planning Commission agreed with this suggestion.

Mr. Miller explained that the public hearing for the Master Plan would not be held on October 7, 2008 as intended, because the newspaper did not publish the notice that was provided to them on time.

---

Chair Schultz requested a recess at 8:40 p.m.

The meeting reconvened at 8:45 p.m.

---

10. TROY DDA DEVELOPMENT GUIDELINES – Draft Streets, Sites and Structures Categories

Zak Branigan of Carlisle/Wortman Associates, Inc. summarized the item using a color slide presentation.

General discussion followed.

**OTHER ITEMS**

11. PUBLIC COMMENT – Items on Current Agenda

There was no one who wished to speak.

12. PLANNING COMMISSION COMMENT

The Planning Commission made some general comments.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:45 p.m.

Respectfully submitted,



---

Robert M. Schultz, Chair



---

R. Brent Savidant, Principal Planner