

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on October 14, 2008, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

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

Absent:

Philip Sanzica
Wayne Wright

Also Present:

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

Resolution # PC-2008-10-116

Moved by: Strat
Seconded by: Tagle

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

Yes: All present (7)
Absent: Sanzica, Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

Mr. Hutson suggested to reverse Agenda items #5 and #6.

Resolution # PC-2008-10-117

Moved by: Hutson
Seconded by: Tagle

RESOLVED, To approve the Agenda as revised.

Yes: All present (7)
Absent: Sanzica, Wright

MOTION CARRIED

3. MINUTES – September 22, 2008 Special Joint Meeting (Birmingham Planning Board and Troy Planning Commission) and October 7, 2008 Special/Study Meeting

Mr. Miller suggested to postpone approval on the Special Joint Meeting minutes of September 22, 2008. It is preferable to act on the minutes at a future joint meeting with the City of Birmingham Planning Board.

Resolution # PC-2008-10-118

Moved by: Strat
Seconded by: Tagle

RESOLVED, To postpone approval of the September 22, 2008 Special Joint Meeting minutes to a future joint meeting with the City of Birmingham Planning Board.

Yes: All present (7)
Absent: Sanzica, Wright

MOTION CARRIED

Resolution # PC-2008-10-119

Moved by: Tagle
Seconded by: Maxwell

RESOLVED, To approve the minutes of the October 7, 2008 Special/Study Meeting as submitted.

Yes: All present (7)
Absent: Sanzica, Wright

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE REQUEST

6. PUBLIC HEARING – SPECIAL USE REQUEST (SU 362) – ABC Warehouse, Auto Repair Facility, West Side of John R, North of 14 Mile Road (637 John R), Section 35, B-3 (General Business) District

Mr. Savidant presented a summary of the Planning Department report on the proposed special use and preliminary site plan review, and reported it is the recommendation of City Management to approve the application as submitted.

James Meinershagen of 4657 Heatherbrook, Troy, was present to represent ABC Warehouse. He addressed the truckwell and car stereo equipment installation.

Members Maxwell and Strat posed questions relating to the proposed landscaping.

Ron Kachman, project landscape architect of The Design & Construction Group, 330 E. Maple Road, Troy, was present. Mr. Kachman addressed the scope of the proposed landscape plan.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2008-10-120

Moved by: Vleck
Seconded by: Maxwell

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 22.30.06 of the Zoning Ordinance, as requested for the proposed ABC Warehouse Auto Repair Facility, located on the west side of John R, north of 14 Mile, in Section 35, within the B-3 zoning district, be granted.

Yes: All present (7)
Absent: Sanzica, Wright

MOTION CARRIED

MASTER PLAN

5. PUBLIC HEARING – CITY OF TROY MASTER PLAN – 2008 City of Troy Master Plan

Mr. Miller introduced the agenda item.

Messrs. Miller and Savidant expressed their enthusiasm in the forward thinking that went into the creation of what they believe is a cutting edge document.

Chair Schultz commented on the fairly quick timeframe taken to complete the document.

Zak Branigan of Carlisle/Wortman Associates gave an overall review of the proposed Master Plan. He specifically addressed the extensive public input that went into the completion of the document.

Chair Schultz advised the audience of the Public Hearing ground rules.

Mr. Hutson explained the intent and function of a Master Plan. The document incorporates the vision of future improvement within the City and is a guideline used by the Planning Commission for future land use and community development. Mr. Hutson stated that existing zoning of all property would remain the same and approval of the Master Plan would not change zoning classifications.

PUBLIC HEARING OPENED

Present to speak were:

- Neil Fletcher of 1120 Jefferson, Troy
- Frank Kilcullen of 1222 W. Wattles, Troy
- Trevor Babi of 4067 Penrose, Troy
- Tom Duff of 1102 Jefferson, Troy
- Tonia Babi of 4067 Penrose, Troy
- Amar Majjhoo of 1084 Jefferson, Troy
- David Donnellon of 755 W. Big Beaver Road, Troy

Mr. Miller addressed the specific neighborhood node of Crooks and Wattles, and read the paragraph in the proposed Master Plan that correlates to that specific node.

Mr. Vleck commented positively on the recent development within walking distance from his home.

Mr. Strat addressed the need for walkability within the City.

Discussion followed specifically on the wording on page 93 of the proposed Master Plan relating to the Crooks and Wattles neighborhood node: “Industrial uses and single-family residential will not be permitted in the Neighborhood Nodes.”

Mr. Branigan explained how the Master Plan is created with layers and addressed the general character of the Master Plan. He assured that nothing in the Plan would prohibit property to be used as it is currently zoned.

PUBLIC HEARING CLOSED

Mr. Hutson addressed the flyer distributed to residents living in the Crooks and Wattles area with a warning that the intersection would become commercial with the adoption of the Master Plan. He asked the author of the flyer to step forward and express publicly his/her concerns.

No one stepped forward.

Mr. Vleck asked if the paragraph in question could be modified or if the words “single-family residential” could be omitted without implication.

Richard Carlisle of Carlisle/Wortman Associates said it would do no harm to take out the “single-family residential” wording.

Mr. Strat addressed his vision of a neighborhood node.

Mr. Tagle encouraged residents to read the entire document so they can envision the big picture.

Chair Schultz agreed, and stated that the Master Plan is available on the City’s website.

Resolution # PC-2008-10-121

Moved by: Vleck
Seconded by: Strat

WHEREAS, The Municipal Planning Enabling Act, PA 33 of 2008, provides that a municipal planning commission shall make and approve a Master Plan for the physical development of the community; and

WHEREAS, A Master Plan is a long-range, broad policy document used to guide decision-making related to land use and community development; and,

WHEREAS, The Planning Commission has determined that it would be in the public interest to adopt a new Master Plan for land use; and

WHEREAS, The Planning Commission notified each municipality contiguous to the City, the County planning commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, for purposes of notification, of its intent to adopt a new Master Plan; and

WHEREAS, Relying upon public input, the City’s Planning Commission, Planning Department staff, and the City’s Planning consultant developed the proposed City of Troy 2008 Master Plan; and

WHEREAS, The Planning Commission encouraged public participation during the planning process including hosting a Master Plan Workshop on June 21, 2007 and a Master Plan Open House on February 26, 2008; and

WHEREAS, The proposed City of Troy 2008 Master Plan was submitted to City Council, which authorized distribution of the proposed plan; and

WHEREAS, The proposed City of Troy 2008 Master Plan was distributed to each municipality contiguous to the City, the County planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, for purposes of notification, for review and comment; and

WHEREAS, The Planning Commission received comment in reference to the proposed Master Plan from several of these entities; and

WHEREAS, On September 9, 2008 the Oakland County Coordinating Zoning Committee voted to endorse the proposed City of Troy 2008 Master Plan, finding that the proposed Plan is not inconsistent with the Plan of any surrounding communities; and

WHEREAS, On October 14, 2008, after proper public notice, the Planning Commission held a public hearing on the proposed Master Plan, during which members of the public were given the opportunity to comment on the proposed 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 City of Troy Planning Commission hereby approves and adopts the City of Troy 2008 Master Plan, “September 30, 2008 Draft for Distribution”, as per the requirements of the Municipal Planning Enabling Act, PA 33 of 2008, with the following modification:

On page 93, in the top right paragraph, the statement “and single-family residential” shall be removed.

BE IT FURTHER RESOLVED, The Big Beaver Corridor Study shall be considered an integrated component of this Master Plan, and is also adopted as part of the Master Plan adoption process.

BE IT FINALLY RESOLVED, That within the next five years, the Planning Commission shall review the City of Troy 2008 Master Plan and determine whether or not to commence the procedure to amend the Plan or adopt a new Plan.

Yes: All present (7)
Absent: Sanzica, Wright

MOTION CARRIED

Mr. Carlisle expressed his appreciation to the Planning Commission and Planning staff for the opportunity to work on the Master Plan. He said there are plenty of congratulations to spread around.

Chair Schultz shared the positive reaction received from fellow planning professionals and planning commissioners when the Master Plan was presented at the MAP conference.

Mr. Miller informed those present in the audience that they can contact the Planning Department for digital copies of the Master Plan or with any questions they might have.

OTHER ITEMS

7. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENTS

There were positive comments around the table relating to the newly adopted Master Plan.

Mr. Miller addressed the following:

- October 15, 2008 Downtown Development Authority (DDA) meeting.
- October 29, 2008 Special Joint Meeting with the City of Birmingham Planning Board.

The Regular Meeting of the Planning Commission adjourned at 9:03 p.m.

Respectfully submitted,



Robert M. Schultz, Chair



Kathy L. Czarnecki, Recording Secretary