

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on January 6, 2009 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Mark Maxwell
Philip Sanzica
Robert M. Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann

Absent:

Mark J. Vleck

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2009-01-001

Moved by: Hutson
Seconded by: Maxwell

RESOLVED, To approve the Agenda as submitted.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

3. MINUTES

Resolution # PC-2009-01-002

Moved by: Tagle
Seconded by: Sanzica

RESOLVED, To approve the minutes of the December 9, 2008 Regular meeting as submitted.

Yes: Edmunds, Hutson, Maxwell, Sanzica, Schultz, Tagle, Ullmann
Abstain: Strat
Absent: 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. Strat stated there were few items considered at the December 12, 2008 BZA meeting that were significant to the Planning Commission.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller reported there was no DDA meeting in December 2008.

7. PLANNING AND ZONING REPORT

Mr. Miller stated that City Council postponed two proposed rezoning applications (Z-732 and Z-733) to provide an opportunity for the applicants to submit conditional rezoning applications.

Mr. Miller also announced upcoming City Council items.

STUDY ITEMS

8. ZONING ORDINANCE COMPREHENSIVE REWRITE (ZOTA 234) – Discussion with Representatives of Carlisle/Wortman Associates, Inc.

Mr. Miller introduced the item.

Zak Branigan of Carlisle/Wortman Associates, Inc. made a PowerPoint presentation that identified all land use classifications in the Master Plan in relation to the existing underlying zoning. The intent of the presentation was to get the Planning Commission to start thinking about potential zoning districts in the proposed Zoning Ordinance.

General discussion followed.

9. NEIGHBORHOOD NODE OVERLAY ZONE

Mr. Miller introduced the item.

Mr. Miller explained that the City has recently received a number of rezoning applications involving properties that are located near intersections that are

designated as Neighborhood Nodes in the Master Plan. The nodes permit a mix of land uses; however, the current Zoning Ordinance does not include flexible development provisions called for by Neighborhood Nodes described in the Master Plan.

It has been determined by both the Planning Department and the Planning Commission that developing flexible provisions for Neighborhood Nodes is a high priority. The Planning Department prepared a rough outline of Neighborhood Node provisions.

General discussion followed. It was generally agreed that the Planning Department should continue developing draft language for this item.

OTHER ITEMS

10. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

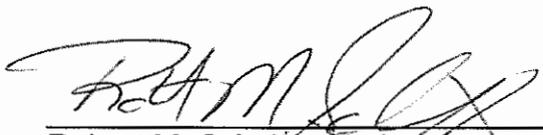
11. PLANNING COMMISSION COMMENT

There was general discussion.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:35 p.m.

Respectfully submitted,



Robert M. Schultz, Chair

R. Brent Savidant, Principal Planner