

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on February 24, 2009 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds (arrived at 7:45 p.m.)  
Mark Maxwell  
Philip Sanzica  
Robert M. Schultz  
Thomas Strat  
John J. Tagle  
Lon M. Ullmann  
Mark J. Vleck

Absent:

Michael W. Hutson

Also Present:

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

2. APPROVAL OF AGENDA

**Resolution # PC-2009-02-019**

Moved by: Vleck  
Seconded by: Sanzica

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

Yes: All present (7)  
Absent: Edmunds (arrived at 7:45 p.m.), Hutson

**MOTION CARRIED**

3. MINUTES

**Resolution # PC-2009-02-020**

Moved by: Maxwell  
Seconded by: Strat

**RESOLVED**, To approve the minutes of the February 10, 2009 Regular meeting as prepared.

Yes: All present (7)  
Absent: Edmunds (arrived at 7:45 p.m.), Hutson

**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. Ullmann presented a brief BZA report. He stated that at the February meeting, there were two commercial vehicle appeals and both will be coming back to the BZA at the March meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller presented a brief DDA report. There was no DDA meeting in February. Carlisle/Wortman Associates, Inc. will present a proposal for Design Standards for the Big Beaver Corridor at the March DDA meeting.

7. PLANNING AND ZONING REPORT

Mr. Miller presented a summary of approved projects in Troy.

**SPECIAL USE REQUEST**

8. PUBLIC HEARING – SPECIAL USE REQUEST (SU 364) – Pet Suite Retreat, Commercial Kennel, East side of Bellingham, North of Brinston (2300 Bellingham), Section 26, M-1 (Light Industrial) District

Mr. Miller summarized this item.

Dino Giulietti from Ron Jona & Associates summarized the changes made to the site plan since the Planning Commission reviewed it on February 10, 2009. He also distributed samples of the vinyl and canvas material proposed to be mounted to the chain link fence for screening purposes. Mr. Giulietti stated the applicant prefers the blue color and her second choice would be maroon.

Mr. Ullmann expressed concerns regarding the Bio-Clean product proposed to be used to reduce the impacts of animal waste on the site. He stated this is not a long term solution for waste treatment.

Mr. Sanzica agreed with Mr. Ullmann. He suggested the dog run area needed to be tied to the sanitary sewer system so that the animal waste could be treated appropriately. He suggested the applicant should be required to submit a Waste Management Plan to the Engineering Department prior to Final Site Plan Approval.

Chair Schultz stated that as proposed, the method of treating dog waste would create a brownfield situation on the site.

**PUBLIC HEARING OPENED**

There was no one present who wished to speak.

**PUBLIC HEARING CLOSED**

Mr. Vleck stated fabric is not an appropriate screening method.

Mr. Strat agreed and cited examples in Troy where the fabric was detached from the fence and was unsightly.

Chair Schultz stated he had an issue with the dog run area along the southern property line.

**Resolution # PC-2009-02-021**

Moved by: Vleck

Seconded by: Ullmann

**RESOLVED**, That the Planning Commission hereby postpones the item until the petitioner has time to develop a plan that addresses the fencing and drainage issues discussed tonight.

Yes: All present (8)

Absent: Hutson

**MOTION CARRIED**

**STUDY ITEMS**

9. **IMAGE AND ARTS COUNCIL OF TROY (I/ACT)** – Presentation by Linda Shears

Linda Shears, representing the Image and Arts Council of Troy, discussed the vision of the organization and some of the projects in which they were involved. Also in attendance from I/ACT were James Brown, Charlene Brown and Maria Hunciag.

General discussion followed.

Linda Shears encouraged the Planning Commission to involve I/ACT in future projects in the City.

10. POTENTIAL ZONING ORDINANCE TEXT AMENDMENT – Social Service Agencies in M-1 Light Industrial

Mr. Miller summarized the item.

Mr. Maxwell stated that the uses and character of social service facilities could be across the board.

There was general agreement that social service facilities would be appropriate uses in M-1, provided they are permitted subject to Special Use Approval.

11. CONDITIONAL REZONING APPLICATION (CR 004) – Proposed Office Building, South side of Wattles, East of Rochester Road, Section 23, R-1C to O-1 (Z 732)

Mr. Savidant summarized the item.

Simone Mauro described the project. He stated they were looking for direction from the Planning Commission on the item.

General discussion followed. Concerns discussed by the Planning Commission included the following:

- Buffering between the office and abutting properties.
- Bioswales used for storm water detention.
- Reduce curb cuts from two to one.
- Discuss the project with neighbors.
- Massing, scale and height of building.
- Exterior lighting.
- Location of screen wall.
- Staggering sections of wall.

12. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 237) – Neighborhood Node Overlay Zone

Mr. Miller summarized this item.

He stated that the draft provisions provided to the Planning Commission was a working draft. Staff had already significantly revised the document.

The Planning Commission discussed the Neighborhood Node Overlay Zone concept, including the following issues:

- The overlay zone will not create nonconforming uses.
- The Planning Commission will determine appropriate boundaries for neighborhood nodes.
- The neighborhood nodes will create wealth and increase property values.
- The neighborhood nodes will be consistent with the Master Plan.

The Planning Department generally agreed to continue working on the provisions.

### **OTHER BUSINESS**

13. **AMERICAN PLANNING ASSOCIATION** – 2009 National Planning Conference in Minneapolis, Minnesota, April 25-29, 2009

**Resolution # PC-2009-02-022**

Moved by: Vleck  
Seconded by: Sanzica

**WHEREAS**, The Planning Commission budget for Education and Training for FY 2008-2009 can conservatively allow up to two Planning Commissioners to attend the 2009 National Planning Conference in Minneapolis, Minnesota.

**RESOLVED**, That members Edmunds and Schultz are authorized to attend the 2009 APA National Conference.

Yes: All present (8)  
Absent: Hutson

### **MOTION CARRIED**

14. **PUBLIC COMMENT** – Items on Current Agenda

There was no one present who wished to speak.

15. **PLANNING COMMISSION COMMENT**

There was general discussion.

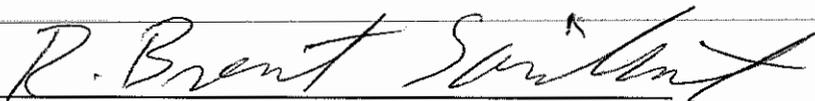
Mr. Edmunds apologized for arriving late due to a Planning workshop that he attended that day.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:40 p.m.

Respectfully submitted,

  
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Robert M. Schultz, Chair

  
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R. Brent Savidant, Principal Planner

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