

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

1. ROLL CALL

Present:

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

Absent:

Philip Sanzica  
Mark J. Vleck

Also Present:

Mark F. Miller, Planning Director  
Christopher Forsyth, Assistant City Attorney  
Zak Branigan, Carlisle/Wortman Associates, Inc.  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2009-04-029**

Moved by: Edmunds  
Seconded by: Maxwell

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

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

**MOTION CARRIED**

3. MINUTES

**Resolution # PC-2009-04-030**

Moved by: Edmunds  
Seconded by: Tagle

**RESOLVED**, To approve the minutes of the March 10, 2009 Regular meeting as submitted.

Yes: All present (7)  
Absent: Sanzica, 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. Ullmann reported on the March 17, 2009 Board of Zoning Appeals (BZA) meeting. He specifically addressed the proposed Sonic Restaurant and circulated the application and photographs relating to the request for six variances.

Mr. Ullmann also addressed the process for which variances are sought in relation to site plan approval.

Discussion followed.

**Resolution # PC-2009-04-031**

Moved by: Strat  
Seconded by: Ullmann

**RESOLVED**, That the Planning Director and Planning Department staff review the appropriate section of the Zoning Ordinance (Article 43 of Chapter 39) and come back to the Planning Commission with a draft within 45 days of their recommended revisions of that section of the Zoning Ordinance.

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

**MOTION CARRIED**

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller reported on the March 18, 2009 Downtown Development Authority (DDA) meeting, and addressed the Big Beaver Corridor as follows:

- Update on Design Guidelines and Design Standards
- Timeframe to roll out the project.

Mr. Miller announced the April DDA meeting is cancelled.

7. PLANNING AND ZONING REPORT

Mr. Miller reported on the following items:

- ZOTA 234 Automobile Repair in M-1 – Approved by City Council, 03/23/09.
- ZOTA 235 Submittal Requirements for Site Plan Review/Approval and Special Use Approval Application – Approved by City Council, 03/23/09.

- PUD #10 Big Beaver Kilmer – Item will be coming back to Planning Commission to address request from neighboring property owner request for wrought iron fence in lieu of wall.
- Michigan Municipal League (MML) Form Based Code courses.
- Special Joint Meeting with the City of Birmingham – April 16, 2009.
- Special/Study Meeting – May 5, 2009.

Other items discussed:

- Comments from those in attendance at MML Form Based Code course.
- Formation of a joint commission with the City of Birmingham.
- Role of site plan review/approval relating to Intermodal Transit Center.
- “Program Requirement” relating to Intermodal Transit Center.

### **STUDY ITEMS**

#### 8. **ZONING ORDINANCE COMPREHENSIVE REWRITE (ZOTA 236)**

Mr. Miller addressed the following and asked for input and suggestions:

- Interviewees.
- Interview questions.
- Master plan purpose and key considerations.
- Zoning Ordinance purpose and key considerations.

It was agreed to make the following revisions to the interview questions.

- Add “And why?” to the question, “What specific provisions would you like to see added to the Zoning Ordinance?”
- Add “Reason or rationale” to question, “What specific provisions would you like to see modified or eliminated from the Zoning Ordinance?”

Discussion continued on the format/style of interviews and the departmental role and collaboration in the Zoning Ordinance rewrite.

Mr. Branigan presented an analysis of the office and light industrial districts.

Discussion followed.

Mr. Branigan said the next steps were to flush out a written description and rough draft of the zoning map.

9. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 238) – Social Service Agencies in M-1

Mr. Miller briefly reviewed the proposed zoning ordinance text amendment and draft text relating to Social Services Agencies in the M-1 district. He announced a public hearing is scheduled for the April 28, 2009 Special/Study meeting.

Discussion followed specifically addressing profit, non-profit or privately funded agencies.

It was agreed to revise the definition. *Italics* designate the revisions.

*A facility or business operated by an organization which provides services, products, and/or information for an individual or entire community (omit "citizens in need"), including but not limited to training, counseling, health, or the distribution of food or clothing.*

10. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 237) – Neighborhood Node Overlay Zone District Mapping

Mr. Miller addressed the display maps of delineated Neighborhood Node Overlay Zone G (Wattles and Rochester) and Zone K (Long Lake and John R). He indicated that the maps would be fine-tuned to include a description, title block, intersection and arrow scale.

Discussion followed on the approach to delineate the Neighborhood Node Overlay Zones.

**OTHER BUSINESS**

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

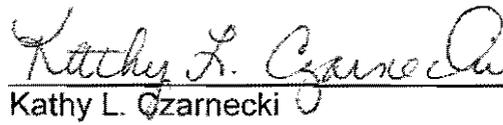
There were general comments.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:37 p.m.

Respectfully submitted,

  
Robert M. Schultz, Chair

  
Kathy L. Gzarnecki