

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on March 23, 2010 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
John J. Tagle
Lon M. Ullmann
Mark J. Vleck

Absent:

Thomas Strat

Also Present:

R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2010-03-018

Moved by: Vleck
Seconded by: Schultz

RESOLVED, To approve the revised Agenda as presented.

Yes: All present (8)
Absent: Strat

MOTION CARRIED

3. MINUTES – March 9, 2010 Regular Meeting

Resolution # PC-2010-03-019

Moved by: Edmunds
Seconded by: Schultz

RESOLVED, To approve the minutes of the March 9, 2010 Regular meeting as published.

Yes: Edmunds, Hutson, Maxwell, Sanzica, Schultz, Tagle, Ullmann
Abstain: Vleck
Absent: Strat

MOTION CARRIED

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Edmunds reported on the following Board of Zoning Appeals (BZA) meetings.

February 16, 2010

- Renewals Granted
 - 4755 Rochester (Good Development)
 - 2375 E. Maple (VFW Post)
- Renewal Postponed
 - 3670 John R (Boys & Girls Club)
- Case Hearings
 - 2735 E. Big Beaver – Granted relief to repair non-conforming structure
 - 2090 Rochester Road (Norm's Field of Dreams) – Granted outdoor dining canopy
 - 2325 Kingsbury – Adjourned

March 16, 2010

- Case Hearings
 - 2325 Kingsbury – Granted relief to reconstruct second floor over existing detached accessory building

Mr. Savidant announced that BZA agendas and meetings have transitioned to digital format.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported that there was no meeting in March.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the following:

- Hidden Parc Site Condominium – Received Preliminary Site Condominium Site Plan approval by City Council on February 15, 2010.
- ZOTA 239, Used Car Sales in M-1 District – Received approval by City Council on March 15, 2010.
- Review of the Planning Commission April 13, 2010 Regular meeting agenda.

There was a brief discussion on the effects of the no smoking in public buildings legislation in relation to outdoor seating.

STUDY ITEMS

8. RAPID ENERGY ASSESSMENT PROCESS (REAP) – Presentation by Carlisle Wortman Associates, Inc. (CWA)

Mr. Branigan announced an Energy Efficiency and Conservation Block Grant (EECBG) has been awarded to the City in the amount of \$944,000. Mr. Branigan addressed the Rapid Energy Assessment Process (REAP) that included assessment programs in four categories:

- Renewable Energy;
- Policy;
- Building Conservation; and
- Transportation.

Mr. Branigan said recommended projects were prioritized by four factors:

- Funding availability.
- Feasibility and data needs.
- Personnel required.
- Potential benefit.

Mr. Branigan reviewed the REAP process flowchart and internal and external energy measures. He indicated the City's Building Operations department would conduct comprehensive reporting and energy tracking.

Mr. Branigan reviewed the graphs on annual energy cost per City facility and the results of facility audits. He addressed reasons why the District Court House and Aquatic Center are excluded from the program. Mr. Branigan discussed the energy measures currently in place at the DPW Garage.

The implementation plan for the use of EECBG funds is:

- Municipal facilities improvements.
- LED lighting improvements.
- Wind energy project; install two smaller-scale vertical axis wind turbines.
- Transportation project; purchase six to ten hybrid vehicles over a period of three years.

Mr. Branigan briefly addressed the governmental form completed for the Energy Efficiency and Conservation Strategy.

9. COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236) – Energy and Natural Features Protection Article

Mr. Branigan discussed how findings of the Rapid Energy Assessment Process (REAP) might be incorporated in the rewrite of the Zoning Ordinance.

Discussed were:

- Wind energy conservation.
 - Windmills; size, height, type, efficiency, spires, horizontal and vertical turbines.
 - Large wind energy conservation (commercial).
 - Small wind energy conservation (residential).

- Nuisances (noise, shadow flicker, bird pattern).
- Regulations re setbacks, height, noise (sound pressure, pitch level, decibel level, “unheard” sound).
- State regulations in the future.
- Existing Zoning Ordinance requirements.
- Stormwater management.
- Natural features protection.
- Wetlands protection.
- Fill / soil erosion management.

9. A. TEMPORARY MERCHANT BUSINESSES

Mr. Savidant provided a history on the adoption of Chapter 61 of the City Code relative to the licensing of temporary merchant businesses. A local farmer approached the City with the concept of selling farm produce from the parking lot of the Oakland Mall. The operation would be under the cover of a tent. Mr. Savidant noted the tent could not be dismantled on a daily basis, as required by the City Code. Mr. Savidant asked for input from the Planning Commission on allowing the use. He said consideration could be given to amending the City Code with respect to the requirement of dismantling an operation on a daily basis.

Al Van Houtte of 24436 Riverwood Drive, Franklin, was present. Mr. Van Houtte is a 4th generation farmer from the Romeo/Armada area. He would like to sell fresh homegrown produce only, no dairy or other items, from the Oakland Mall parking lot. Mr. Van Houtte distributed photographs of other farmer market locations and temporary fencing. He expressed no concerns with security during closed hours of the operation.

Discussion followed.

There was consensus from the members that a farmer’s market would be a great opportunity for both Mr. Van Houtte and the City.

Mr. Savidant will research the use of tents on site, and follow through with the City administration to go forward with an applicable amendment to the City Code.

9.B ADULT FOSTER CARE FACILITIES

Mr. Savidant reviewed the Zoning Ordinance as relates to adult foster care homes and group day care homes. Mr. Savidant said the Building Department received an application for permits to expand an existing adult foster care home. The applicant proposed to convert its garage into living space to accommodate an increase in the number of adults in the adult foster care home. The Building Department advised the applicant that the proposed expansion would be too intense and not permissible by the Zoning Ordinance.

Mr. Savidant said the Zoning Ordinance is silent with respect to increasing the number of adults in an adult foster care home to seven (7) or more adults in the R-1 One Family Residential zoning district. Mr. Savidant asked if a more intense use should be considered in a single family residential district to accommodate an increase in the number of adults permitted in an adult foster care home. He addressed the potential for a rezoning request to multiple family.

Mr. Savidant asked members if it would be appropriate to act on the matter now by initiating a Zoning Ordinance Text Amendment, or to address the matter with the re-write of the Zoning Ordinance.

Mr. Savidant addressed the following considerations relative to a more intense use:

- Additional negative secondary affects.
- Appropriate location.
- Size of property.
- Setbacks.
- Permit by right, or special use.

Discussion followed.

It was the consensus of the Planning Commission to defer the matter until the re-write of the Zoning Ordinance.

OTHER BUSINESS

10. **PUBLIC COMMENT** – For Items Not on the Agenda

There was no one present who wished to speak.

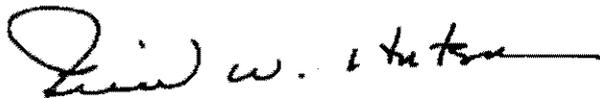
11. **PLANNING COMMISSION COMMENT**

None.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:15 p.m.

Respectfully submitted,



Michael W. Hutson, Chair



Kathy L. Czarnecki, Recording Secretary