

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on November 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  
Thomas Strat  
John J. Tagle  
Lon M. Ullmann

Absent:

Mark J. Vleck

Also Present:

R. Brent Savidant, Acting Planning Director  
Allan Motzny, Assistant City Attorney  
Zachary Branigan, Carlisle/Wortman Associates, Inc.

2. APPROVAL OF AGENDA

**Resolution # PC-2010-11-075**

Moved by: Schultz  
Seconded by: Maxwell

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

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

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2010-11-076**

Moved by: Tagle  
Seconded by: Schultz

**RESOLVED**, To approve the minutes of the November 9, 2010 Regular meeting as prepared.

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

**MOTION CARRIED**

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Edmunds presented the BZA Report.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant indicated there was no November DDA meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant presented the Planning and Zoning Report.

Mr. Savidant indicated that a Public Hearing Draft of the new Zoning Ordinance would be available for Planning Commission review in December.

Mr. Savidant indicated that an error was made when creating the mailing list for the November 9, 2010 public hearing for the Special Use Application for LA Fitness. Consequently, not all property owners within 300 feet received notice of the public hearing. Therefore the item will need to be reconsidered by the Planning Commission on December 14, 2010.

**SPECIAL USE REQUEST**

8. SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 315-B) – Proposed Pro Car Wash West, West side of Rochester and South of Wattles (3785 Rochester), Section 22, Currently Zoned H-S (Highway Service) District

Mr. Branigan summarized the report. Further, he indicated that applicant the received the required variances at the November 16, 2010 Board of Zoning Appeals meeting.

Mr. Savidant reminded the Planning Commission that a Public Hearing was held on this item on October 12, 2010.

**Resolution # PC-2010-11-077**

Moved by: Schultz  
Seconded by: Edmunds

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the Pro Car Wash West facility, located on the west side of Rochester and south of Wattles (3785 Rochester), Section 22, within the H-S zoning district, be granted.

Yes: All present (8)  
Absent: Vleck

**MOTION CARRIED****STUDY ITEM**

9. **COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236)** – Discussion with Representatives from Carlisle/Wortman Associates, Inc. - Article 4 District Regulations, Article 8 Specific Use Standards and Article 2 Definitions

Mr. Branigan presented the following draft Articles:

- Article 2 Definitions
- Article 4 District Regulations
- Article 6 Specific Use Standards

There was general discussion on all items.

It was agreed that Group Day Care Homes would be discussed in more detail at a future Planning Commission meeting in December 2010.

**OTHER BUSINESS**

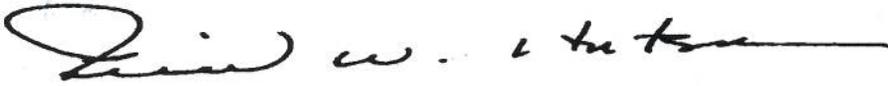
10. **PUBLIC COMMENTS** – Items on Current Agenda
11. **PLANNING COMMISSION COMMENTS**

There were no Planning Commission comments.

**ADJOURN**

The Special/Study Meeting of the Planning Commission adjourned at 8:25 p.m.

Respectfully submitted,



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Michael W. Hutson, Chair



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R. Brent Savidant, Acting Planning Director

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