Chair Maxwell called the Special/Study meeting of the Troy City Planning Commission to order at 7:30 p.m. on April 24, 2012 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Tom Krent
Mark Maxwell
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

Absent:
Philip Sanzica

Also Present:
Allan Motzny, Assistant City Attorney
R. Brent Savidant, Planning Director
Mark F. Miller, Economic & Community Development Director
Glenn Lapin, Economic Development Specialist

2. APPROVAL OF AGENDA

Resolution # PC-2012-04-024
Moved by: Schultz
Seconded by: Tagle

RESOLVED, To approve the Agenda as printed.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

3. MINUTES

Resolution # PC-2012-04-025
Moved by: Edmunds
Seconded by: Schultz

RESOLVED, To approve the minutes of the April 10, 2012 Regular meeting as published.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Strat presented ZBA report.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller reported there will be a DDA meeting on May 2 at 7:30am in Lower Level Conference Room at Troy City Hall.

7. PLANNING AND ZONING REPORT

Mr. Savidant stated he is beginning to have more people contact the Planning Department to discuss residential projects.

OTHER ITEMS

8. POTENTIAL ZONING ORDINANCE TEXT AMENDMENT – Drive-throughs for Financial Institutions within the BB Big Beaver District

Mr. Savidant summarized the item. He indicated there was interest from some financial institutions to add drive-throughs within the Big Beaver District. Presently these uses are not permitted.

There was general discussion on this item. The Planning Commission agreed in concept to permit drive-throughs for financial institutions within the Big Beaver District. Some points that were discussed:

- Special Use Approval
- Drive-through not visible from street or separate from main bank building
- Tubes buried underground
- No additional curb cuts for drive-through

9. PLANNING AND ECONOMIC DEVELOPMENT – Presentation by City Staff

Mark F. Miller, Economic & Community Development Director, discussed the City's improved development approval process.

Glenn Lapin, Economic Development Specialist, discussed the City's new approach to economic gardening.

R. Brent Savidant, Planning Director, discussed the culture of the Planning Department and how it has evolved over time. Additionally, he discussed the role of Planning and Zoning in helping to create an environment for investment in Troy.

There was general discussion on this item.

10. PLANNING COMMISSION COMMENT

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENT

There was general discussion.

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

Respectfully submitted,

Mark Maxwell, Chair

R. Brent Savidant, Planning Director

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