Chair Maxwell called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 22, 2012 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

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

Absent:
Gordon Schepke

Also Present:
Allan Motzny, Assistant City Attorney
R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle/Wortman Associates, Inc.

2. APPROVAL OF AGENDA

Resolution # PC-2012-05-030
Moved by: Hutson
Seconded by: Edmunds

RESOLVED, To approve the Agenda as printed.

Yes: All present (8)
Absent: Schepke

MOTION CARRIED

3. MINUTES

Resolution # PC-2012-05-031
Moved by: Edmunds
Seconded by: Tagle

RESOLVED, To approve the minutes of the May 8, 2012 Regular meeting as published.

Yes: All present (8)
Absent: Schepke

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 the ZBA report.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant presented the DDA report.

7. PLANNING AND ZONING REPORT

Mr. Savidant presented the Planning and Zoning report. He discussed an application to revise PUD 4, located on the north side of Big Beaver between Alpine and McClure. The applicant proposes to develop retail along Big Beaver, with 16 detached single family residential units to the north. They seek an aggressive review and approval schedule, as they would like to break ground as soon as possible.

OTHER ITEMS

8. REVISIONS TO CHAPTER 85 - SIGNS – Discussion of potential amendments

Mr. Savidant presented draft revisions to Chapter 85 Signs. He explained the City of Troy Zoning Ordinance was adopted on April 18, 2011 and became effective on April 28, 2011. During the comprehensive rewrite process, it was determined that sign provisions would remain in a separate Sign Ordinance. A Planning Commission recommendation is not required prior to consideration by City Council; however, City Management sought Planning Commission input for this item. There were many zoning districts modified or newly created; therefore, there are some inconsistencies between the Zoning Ordinance and Chapter 85 Signs.

Proposed revisions to Chapter 85 include the following:

1. The zoning districts were updated to bring the document into conformance with the Zoning Ordinance.
2. Provisions for the three new form-based districts were added.
3. Provisions to control the intensity of electronic message signs were added.

No other revisions are proposed at this time, as the City is involved with ongoing litigation related to Chapter 85, in particular as related to size and setback.

Mr. Strat suggested that more significant revisions should be made to the document to bring Troy in line with other communities with more strict sign provisions. With the exception of Mr. Strat, there was general support for the revisions, including some suggested minor modifications.

9. POTENTIAL CONDITIONAL REZONING APPLICATION – Northwest corner of Square Lake and Dequindre, Section 1, From NN Neighborhood Node to CB Community Business

Mr. Carlisle presented a report prepared by Carlisle/Wortman Associates, inc., which summarizes the rezoning request. The report referenced a memo to the applicant, prepared by the Planning Director, which denied the applicant's request to modify the Site Type from Type B to Type A. The applicant sought feedback from the Planning Commission on this matter, and provided a sketch of the potential development.

Mr. Hutson stated he would not support a rezoning, as the application was not compliant with the Master Plan.

There was general consensus that the applicant made a strong attempt to comply with the intent of the Neighborhood Node by placing the building close to the corner and providing outside seating between the building and Dequindre Road. Most members recognized the challenge of developing the subject site and indicated they could support a conditional rezoning.

The Planning Commission made some suggestions related to potential site design and operations. These included the following:

- Hours of operation
- Buffer between the subject property and the property to the west
- Potential for connection with property to the north
- Location of speaker box
- Size and location of dumpster

10. PLANNING COMMISSION GOALS

Chair Maxwell reminded the Planning Commission that the Master Plan was adopted in 2008. One of the responsibilities of the Board is to review the document within 5 years from time of adoption to determine if it needs to be updated. It is therefore soon time to start thinking about goals for the Planning Commission and City to help define a vision for the City moving forward.

The Planning Commission discussed a number of ideas related to marketing the City of Troy and encouraging development. These ideas included the following:

- Formation of Speakers Bureau
- Engagement of all residents, including children
- Design charettes to assist in determining uses for vacant buildings
- Contests for students to generate ideas
- Testimonials
- "Creative Troy"
- Teaching modules by professional organizations
- Public service announcements
- Public/private partnerships

- Involvement with City Council and staff

There was general consensus by the Planning Commission to continue to discuss goals and ideas at future meetings.

11. PUBLIC COMMENT

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

There was general discussion.

The Special/Study meeting of the Planning Commission adjourned at 9:10 p.m.

Respectfully submitted,

Mark Maxwell, Chair

R. Brent Savidant, Planning Director

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