

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 28, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

- Ollie Apahidean
- Karen Crusse
- Donald Edmunds
- Tom Krent
- Padma Kuppa
- Philip Sanzica
- Thomas Strat
- John J. Tagle

Absent

- Michael W. Hutson

Also Present:

- R. Brent Savidant, Planning Director
- Ben Carlisle, Carlisle/Wortman Associates, Inc.
- Allan Motzny, Assistant City Attorney
- Mark F. Miller, Director of Community and Economic Development
- Kurt Bovensiep, Public Works Manager

2. APPROVAL OF AGENDA

Resolution # PC-2015-04-023

- Moved by: Sanzica
- Seconded by: Tagle

RESOLVED, To revise the agenda to add ZBA Report, DDA Report and Planning and Zoning Report to the Agenda.

- Yes: All present (8)
- Absent: Hutson

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-04-024

- Moved by: Kuppa
- Seconded by: Crusse

RESOLVED, To approve the minutes of the April 14, 2015 Regular meeting as published.

Yes: All present (8)
 Absent: Hutson

MOTION CARRIED

3A. ZONING BOARD OF APPEALS REPORT

Mr. Sanzica discussed the items considered at the April 21, 2015 Zoning Board of Appeals meeting.

3B. DOWNTOWN DEVELOPMENT AUTHORITY

Mr. Savidant discussed the items considered at the April 15, 2015 Downtown Development Authority meeting. This included the following:

- 2015-16 Budget Approval
- Troy Roads Rock 2 Update
- Planning and Development Report

Mr. Miller provided a brief summary of the financial status of the DDA.

3C. PLANNING AND DEVELOPMENT REPORT

Mr. Savidant informed the Planning Commission they will be reviewing a site plan for Sandalwood South Site Condominium in the near future.

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

STUDY ITEM

5. POTENTIAL REGULATION – Woodland Protection

Mr. Savidant led a discussion on tree and woodland protection. The Planning Commission agreed to separate tree/woodland protection from the issue of wetland protection. Wetland protection would be explored at a later date.

The intent of the meeting was to get a consensus from the Planning Commission in what direction they would like to go when drafting the ordinance language. There was general consensus on the following:

- Require tree mitigation
- Tree mitigation may include consideration of Tree Fund if required trees cannot “fit” on site. Tree Fund used to plant trees on public property elsewhere in City
- Eliminate requirement to identify only trees within range of 4”-10” DBH, so that larger trees are included
- Replacement requirement to be determined
- If possible, have GIS map, existing woodland areas
- Encourage/incentivize, but don’t require, tree preservation

- Tree mitigation shall apply to any property (residential, commercial, office, institutional) that require site plan approval
- Tree mitigation shall not apply to single family developments that do not require site plan approval
- Allow exceptions for dead/dying/diseased and non-desirable/invasive species
- Incorporate tree protection best practices. (i.e. if you're going to save a tree, here's what you have to do)
- Amend zoning ordinance as necessary to address references to outside standards (landscape design standards, etc.)
- Review Cluster Ordinance. There is a direct correlation between cluster development and tree/environmental protection.
- Recognition that all applications and site conditions are different so allow for creative approaches for tree management.

OTHER BUSINESS

6. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENT

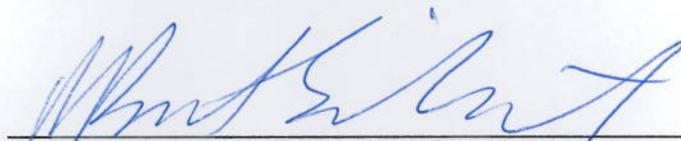
There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:45 p.m.

Respectfully submitted,



Donald Edmunds, Chair



R. Brent Savidant, Recording Secretary