The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:32 p.m. on September 11, 2007, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Mary Kerwin
Lawrence Littman
Robert Schultz
Thomas Strat
John J. Tagle
Kathleen Troshynski
Mark J. Vleck
Wayne Wright

Also Present:
Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Richard K. Carlisle, Carlisle/Wortman Associates, Inc.
Kathy Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Mr. Miller announced the petitioner for Agenda item #7 requested to move the item forward.

Chair Schultz asked for a show of hands from the audience to determine how many were present for Agenda item #5, of which a good majority indicated their presence.

Resolution # PC-2007-09-137
Moved by: Kerwin
Seconded by: Troshynski

RESOLVED, To approve the Agenda as presented.

Yes: All present (9)

MOTION CARRIED

3. MINUTES

Resolution # PC-2007-09-138
Moved by: Kerwin
Seconded by: Troshynski

RESOLVED, To approve the August 22, 2007 and August 28, 2007 Special /Study meetings minutes as presented.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

PLANNED UNIT DEVELOPMENT

5. PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (P.U.D. 9) – Proposed The Pavilions of Troy Planned Unit Development, Northwest Corner of Big Beaver and Coolidge, Section 19, Currently Zoned O-S-C (Office-Service-Commercial), O-M (Office Mid-rise) and P-1 (Vehicular Parking) Districts

Mr. Miller outlined the procedure that would be followed on the presentation of the proposed planned unit development.

The petitioner, Hunter Richardson, representing Diamond Troy JV LLC, was present. Mr. Richardson gave a PowerPoint presentation of the proposed development. He extended his appreciation to City departments and the City's Planning Consultant for their responsiveness in the development process. The presentation covered:

- National and local development teams.
- Location; custom-designed project for Troy.
- Evolution of the proposed site.
- Status of Conceptual Development Plan (CDP) application.
- Neighborhood meetings.
- Planned Unit Development (PUD) process; first stage of 3-step process.
- Vision: authentic place, destination, sustainable (green) environment, livable community, connectivity, people's space, amenities, human scale and needs.
- Land uses: pavilions area, border area, transition area, residential (to the north).
- Project phases; Phase 1 must stand alone.
- Traffic impact, road system, circulation and parking.
- Development guidelines.

- Amenities: ice skating rink, civic gathering spaces, seating areas, gateway feature, public art, park for residents, play areas for children, bus shelters, pedestrian crossings.
- Residential buffer to the north, and views along perimeter streets.
- Open space.
- Sustainable design.
- Public benefit.
- Development timeline/schedule.

Richard Carlisle of Carlisle/Wortman Associates, Inc., was present. Mr. Carlisle detailed the three steps of the Planned Unit Development (PUD) process. He indicated all of the PUD criteria have been met in innovative ways and addressed the following concepts as relates to the PUD criteria.

- Horizontal and vertical mix of uses.
- Variety of civic spaces.
- Comfortable walkability of the site.
- Active and passive recreational space.
- Cross-generational characteristic of residential living.
- State of the art thinking in terms of viable sustainable mixed uses.
- Economic sustainability.
- Open space; greenscape and hardscape to create urban setting.
- Trend-setting sustainable design techniques.
- Appropriate use of vacant site.
- Roadway improvements to ensure safe pedestrian access.
- Perimeter and residential setbacks.
- Shared parking and caveat to re-evaluate parking after Phase 1 completion.
- Traffic studies as relates to site access, signalization and timing.
- Sanitary sewer and water service capacity.

Rod Arroyo of Birchler Arroyo Associates, Inc., provided a brief presentation on the traffic impact assessment. He addressed updates/revisions to the traffic documentation provided in the packets since last reviewed by the Planning Commission. The presentation covered:

- Compact, walkable communities.
- Grid traffic system; its positives and challenges.
- Additional traffic lights on Coolidge to alleviate backup on Big Beaver.
- Support from the Road Commission of Oakland County (RCOC).
- Re-evaluation of traffic after completion of Phase 1.

In closing, Mr. Carlisle recommended that the Planning Commission recommend approval of the PUD Concept Development Plan to City Council.

Chair Schultz opened the floor for Planning Commission comments. There were none. Chair Schultz stipulated a few ground rules on public comment prior to opening up the Public Hearing.

PUBLIC HEARING OPENED

Aaron Oesyreich of 870 Barilane, Troy, was present. Mr. Oesyreich spoke favorably of the proposed PUD.

Ilene Hill of 2139 Lancer Drive, Troy, was present. Ms. Hill spoke favorably of the proposed PUD and developer. She addressed the multitude of disruptions their neighborhood has experienced from previous major projects in the area. Ms. Hill voiced concerns with construction hours of operation, noise level, asbestos removal, dirt and dust, capacity of water and storm water runoff, traffic, parking, dumpsters, and locations of the proposed staging areas.

James Forrer of 3592 Eastbourne, Troy, was present. Mr. Forrer spoke favorably of the proposed PUD and complimented the petitioner on his presentation.

Michael Flesher of 2091 Lancer, Troy, was present. Mr. Flesher voiced a concern with the proposed food market as relates to noise and health. He also addressed the affect that the proposed development might have on home values in the neighborhood.

Mary Ellen Budabin of 2105 Babcock, Troy, was present. Ms. Budabin said the petitioner has not addressed her concerns. She stated the house depicted in the pictures displayed during the petitioner's presentation to simulate the residential buffer to the north is her home, which is located at the lowest part of the berm and within full view of the former K-Mart Headquarters parking lot. Ms. Budabin said her view with the proposed development would be a skyline of buildings, not blue sky; and that her life would change. Ms. Budabin suggested a different layout orientation of the proposed townhouses so a view of a common area would be provided instead of an alleyway, garage door, utility meters, and upstairs windows.

Tim Dalgleish of 3603 Salem, Troy, was present. Mr. Dalgleish said he would like the berms to be similar to those provided for the residents abutting Somerset North, and noted the two berms on each side of Coolidge should be equal distance. He voiced concerns with the proposed multi-screen movie theater as relates to the type of crowd it would attract.

John Bailey of 755 W. Big Beaver Road, Troy, was present. Mr. Bailey, incoming Chairperson for the Chamber of Commerce, spoke in favor of the proposed PUD.

Eric McPherson of 23435 Davey, Hazel Park, was present to represent the Sheet Metal Workers. He indicated there are approximately 300 members of the building trade who live in Troy. Mr. McPherson encouraged the members to approve the proposed PUD in support of bringing area jobs to area workers.

Gino J. Delpup of 350 W. Big Beaver Road, Troy, was present. Mr. Delpup of Ford & Earl Associates and former resident of Troy spoke favorably of the proposed PUD. He said it would be a positive destination point for people.

Linda Shears of 1538 Wrenwood Drive, Troy, was present. Ms. Shears, a resident and Troy business owner, spoke on behalf of the Image and Arts Council of Troy. She said local artists and sculptors would heartily welcome the proposed PUD.

Thomas Gross of 350 W. Big Beaver Road, Troy, was present. Mr. Gross, CEO of Ford & Earl Associates, spoke in support of the proposed PUD.

Michelle Hodges, President of Troy Chamber of Commerce, was present. Ms. Hodges voiced strong support for the proposed PUD.

David Schreiber, representative of the Oakland County Economic Development Group, was present. Mr. Schreiber spoke favorably of the project.

Ted Wilson of 5038 Kellen Lane, Bloomfield Hills, was present. Mr. Wilson, a member of the Troy Chamber of Commerce Board of Directors, spoke in support of the proposed PUD. He addressed the high bar set by the petitioner for future developments, the vertical and horizontal mix of uses, and the positive economic expectations.

David Tonker of 2118 Shelley, Troy, was present. Mr. Tonker spoke favorably of the proposed PUD.

PUBLIC HEARING CLOSED

Mr. Vleck said he is impressed and amazed at the amount of support expressed tonight. He complimented the petitioner and the development team.

Mr. Strat complimented the petitioner. He questioned what construction was inclusive of Phase 1, as envisioned on the project model. Mr. Strat asked if anything has been accomplished to incorporate a pedestrian walkway across Big Beaver.

Mr. Richardson said a pedestrian bridge has not been designed because they do not control enough of the environment to accomplish such, but he indicated they have not done anything from a planning perspective to preclude construction of one. Mr. Richardson addressed the three pedestrian crossings that would be designed with the intent to create refuge zones.

Mr. Miller addressed lane reconfiguration that would increase pedestrian safety zones.

Mr. Strat asked if a secondary lane with pedestrian refuge and boulevard area as portrayed in the Big Beaver Corridor Study would be incorporated in the project.

Mr. Richardson replied that concept was researched and it was determined that it did not add or contribute to what they were doing relative to the environment.

Ms. Troshynski complimented the petitioner for the effort he put forth to satisfy the people of Troy. She asked the petitioner to address cost factors that would result from proposed improvements.

Mr. Richardson said the matter of costs resulting from road improvements and sanitary, sewer and water improvements is under discussion with City Management, and indicated City Management has made a commitment toward resolution of those costs.

Ms. Troshynski stressed the importance of a pedestrian bridge from Somerset to The Pavilions.

Mr. Richardson said he strongly encourages a pedestrian bridge also and addressed the public-private partnership that would be necessary to attain a pedestrian bridge.

Mr. Littman asked if the Assessing Department researched the effect of the proposed development on neighboring home values.

Mr. Richardson said it is his experience that projects such as this provide a positive upturn to home values within the neighborhood.

Mr. Miller said he would ask the City Assessor to provide a report on the outcome of home values in correlation to this type of development.

Ms. Kerwin expressed her excitement to see the proposed development come to fruition.

Chair Schultz addressed the critical need for redevelopment in the City, and said the development would set the tone for future developments within the City. He said the development would truly keep Troy the *City of Tomorrow Today*.

Resolution # PC-2007-09-139
Moved by: Kerwin
Seconded by: Troshynski

WHEREAS, The Planning Commission reviewed a Concept Development Plan for a Planned Unit Development, pursuant to Article 35.50.01, as requested by Diamond Troy JV LLC for The Pavilions of Troy Planned Unit Development (PUD 9), located on the northwest corner of Big Beaver and Coolidge, located in Section 19, within the O-S-C, O-M and P-1 zoning districts, being approximately 40 acres in size; and

WHEREAS, The City's Planning Consultant Richard Carlisle of Carlisle/Wortman Associates, Inc. prepared a memorandum dated September 7, 2007 that

recommends Concept Development Plan Approval of The Pavilions of Troy Planned Unit Development; and

WHEREAS, The proposed PUD meets the Eligibility Requirements set forth in Article 35.30.00; and

THEREFORE BE IT RESOLVED, That the Planning Commission recommends that Concept Development Plan Approval for The Pavilions of Troy Preliminary Planned Unit Development be granted.

Yes: All present (9)

MOTION CARRIED

Chair Schultz requested a recess at 9:10 p.m.

The meeting reconvened at 9:23 p.m.

SPECIAL USE REQUEST

6. PUBLIC HEARING – SPECIAL USE REQUEST (SU 353) – Proposed Bounce "U", Indoor Commercial Recreation Facility, West Side of Rochester Road, North of Gable (1101 Rochester Road), Section 34 – Zoned M-1 (Light Industrial) District

Mr. Miller presented a summary of the Planning Department report on the proposed special use request, and reported it is the recommendation of City Management to approve the application as submitted.

The petitioner, Ken Olivier of 4341 Walnut Woods, West Bloomfield, was present. Mr. Olivier said he is excited to be a part of Troy. He indicated that background information on the proposed children entertainment business was submitted.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Ms. Troshynski asked the petitioner to address the need of additional parking for special events and shared parking.

Mr. Olivier said discussion with the franchisor and franchise owners revealed that the need for more than 35 parking spaces is rare, and that Saturdays might be the

only day that 30+ parking spaces would be needed. Mr. Olivier said shared parking is available.

Mr. Tagle asked the petitioner to address the business operation, hours of operation and building occupancy.

Mr. Olivier said the facility would be rented for pre-scheduled special events, such as birthday parties. Giant inflatable play structures are set up in two separate stadiums. A short video on safety is provided to the children and parents before entering the play area, after which the group is ushered to a separate party room for refreshments. Mr. Olivier said two employees accompany the group at all times. Mr. Olivier said the hours of operation vary according to customer demand, generally 9 am to 8 pm. He said food and refreshments are provided from an outside source on a pre-order basis, and emphasized that no food is prepared on site.

The owner, Bruce Levine of 43902 Woodward Avenue, Bloomfield Hills, indicated the current tenants of the building are a marketing company and an Indian grocer. He noted the proposed use is similar to its competitor, Pump It Up.

Mr. Littman asked if the petitioner would rent to high school students, and what kind of control he would have on alcohol brought on the premises.

Mr. Olivier said customers are not permitted to bring any food or drink onto the premises. He noted occasional exceptions would be made for children's birthday cakes. Mr. Olivier indicated he would rent the facility to high school students and place no time restrictions as long as he had employees willing to work the requested hours.

Mr. Strat said it is great to get multi uses coming into the City's light industrial area.

Chair Schultz asked the Assistant City Attorney if the ordinance stipulates any restriction on hours of operation in the M-1 district.

Ms. Lancaster confirmed there are no restrictions on hours of operation in the M-1 district.

Resolution # PC-2007-09-140
Moved by: Kerwin
Seconded by: Strat

RESOLVED, That the Planning Commission hereby approves a reduction in the total number of required parking spaces to thirty-five (35) when a total of two hundred four (204) spaces are required on the site based on the off-street parking space requirements for indoor commercial recreation uses, as per Article XL. This reduction meets the standards of Article 40.20.12.

BE IT FINALLY RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 28.30.09 of the Zoning Ordinance, as requested for the Proposed Bounce "U", Indoor Commercial Recreation Facility, located on the west side of Rochester Road, north of Gable, in Section 34, within the M-1 zoning district, is hereby granted.

Yes: All present (9)

MOTION CARRIED

REZONING REQUEST

7. PUBLIC HEARING – REZONING REQUEST (Z 728) – Proposed Retail Development, South Side of Big Beaver, West of Rochester Road, Section 27 – From O-1 (Low Rise Office) to B-2 (Community Business)

Mr. Miller presented a summary of the Planning Department report on the proposed rezoning request, and reported it is the recommendation of City Management to approve the rezoning application.

The petitioner, Dan MacLeish of 650 E. Big Beaver Road, Troy, was present. Mr. MacLeish said his intent is to seek alternate uses to comply with the spirit of the Big Beaver Corridor Study.

PUBLIC HEARING OPENED

Laith Hermiz of 1695 Apple Drive, Troy, was present. Mr. Hermiz, Vice President of Development for Ramco-Gershenson Properties Trust, owner of the Troy Marketplace Retail Center, expressed full support of the rezoning request.

PUBLIC HEARING CLOSED

Resolution # PC-2007-09-141
Moved by: Vleck
Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O-1 to B-2 rezoning request, located on the south side of Big Beaver, west of Rochester Road, within Section 27, being approximately 0.63 acres in size, be granted.

Discussion on the motion on the floor.

Chair Schultz said he would hope that the site plan would have no parking designations between the building and Big Beaver Road.

Mr. MacLeish replied that is the intent.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

SITE PLAN REVIEW

8. SITE PLAN REVIEW (SP 942) – Proposed Seco Tool Technical Office / Research Building, West Side of Bellingham, South of Big Beaver Road, Section 26, Zoned R-C (Research Center) District

Mr. Savidant brought to the attention of the members that the application was considered further after the distribution of agenda packets. Mr. Savidant reviewed the revisions that were made to the required number of parking spaces and landbanked spaces relative to the proposed "tech auditorium". Mr. Savidant indicated the petitioner provided a letter of explanation on how the auditorium would be utilized, a copy of which was distributed to the members prior to tonight's meeting. Mr. Savidant also addressed the construction of a cross access easement to the north. He confirmed that the easement could continue to be used as parking until it is needed.

James Butler of Professional Engineering Associates, 2430 Rochester Court, Troy, was present to represent the petitioner. Mr. Butler said they are agreeable to the cross access easement. He displayed a building elevation of the proposed site.

Mr. Littman said he would feel more comfortable if the maximum parking spaces were provided, inclusive of landbanked spaces, in case the building changes hands and the auditorium is used in a different capacity. Mr. Littman said he would support the reduction of 21 parking spaces that would allow for 72 landbanked spaces.

Mr. Butler indicated they would comply with the wishes of the Commission.

Mr. Strat said he would support the reduction of parking spaces to 21.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

Resolution # PC-2007-09-142
Moved by: Kerwin
Seconded by: Vleck

RESOLVED, That the Planning Commission hereby approves a reduction in the total number of required parking spaces to two hundred seventy (270) when a total of two hundred ninety one (291) spaces are required on the site based on the off-street parking space requirements for office, warehouse and lecture facilities, as per Article XL. Of these two hundred seventy (270) spaces, one hundred ninety eight (198) shall be constructed and seventy-two (72) shall be landbanked. This reduction meets the standards of Article 40.20.12.

BE IT FINALLY RESOLVED, That the proposed Seco Tool Technical Office / Research Building, located on the west side of Bellingham, south of Big Beaver Road, located in Section 26, on approximately 8.469 acres in area, within the R-C zoning district, be granted.

Yes: All present (9)

MOTION CARRIED

ZONING ORDINANCE TEXT AMENDMENT

9. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-B) – Article 04.20.00 and Article 40.66.00, Commercial Vehicle Definitions and Outdoor Parking of Commercial Vehicles in Residential Districts

Mr. Savidant provided a history of the proposed zoning ordinance text amendment relating to commercial vehicles in residential districts and briefly reviewed the proposed revisions.

PUBLIC HEARING OPENED

Tom Krent of 3184 Alpine, Troy, was present. Mr. Krent presented a PowerPoint presentation and brought to the attention of members that there are a number of loopholes to the proposed ordinance text relating to commercial vehicles.

Mr. Krent briefly addressed the proposed zoning ordinance text amendment relating to cell towers in City parks and on school property [ZOTA 230] that went before City Council on September 10, 2007, as relates to aesthetics, location and height specifications. Mr. Krent distributed pictures of various cell towers.

Chair Schultz invited Mr. Krent to the many study sessions held to discuss proposed zoning ordinance text amendments.

Mr. Vleck stated that he does not appreciate a discussion on a topic that is not an agenda item. Mr. Vleck addressed remarks made in Mr. Krent's presentation on commercial vehicles, and said his assessment of the proposed language is not correct. Mr. Vleck said any commercial vehicle that is being used for commercial business is required by law to display on its vehicle a company name and phone number and would not be allowed to park outside in a residential district.

Lucille Arking of 4705 Stoddard, Troy, was present. Ms. Arking spoke in support of a very strict zoning ordinance relating to commercial and recreational vehicles. She distributed six photographs that show recreational vehicles parked within 100 feet of her home, and gave a brief description of each. Ms. Arking stated that the situations have been reported to the City at least three times, and she was informed that the vehicles were legally parked.

PUBLIC HEARING CLOSED

Discussion followed.

Resolution # PC-2007-09-143 [Motion withdrawn]
Moved by: Littman
Seconded by: Wright

RESOLVED, To postpone this item to a future meeting with no date specified.

Discussion on the motion on the floor.

Ms. Lancaster said the motion should specify a date certain to bring back the matter before the Commission.

Discussion followed on the timeframe given to review the matter further, the material to provide at a future meeting, and comparisons of proposed text/comments provided by Mr. Krent.

Ms. Lancaster said she would discuss the matter with a patrol officer who specializes with commercial vehicles and ask for clarification of State law.

Mr. Littman said he would like to withdraw his motion on the floor. Mr. Wright assented.

Resolution # PC-2007-09-144
Moved by: Littman
Seconded by: Wright

RESOLVED, To postpone this item to the Regular meeting of March 2008, or to a time when the Planning Director feels it is appropriate to bring it before a study session.

Discussion on the motion on the floor.

Mr. Strat said there is no reason that any revisions with respect to the issues brought forth tonight should take a long time and require a lengthy discussion. He asked that Mr. Krent be present at future meetings when the item is on the agenda.

Ms. Kerwin agreed. She would like to see the item come back before the Commission as soon as possible. Ms. Kerwin indicated that the members should be assured that the situations brought forth tonight are resolved when the zoning ordinance text amendment goes forward.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

SITE CONDOMINIUM SITE PLAN

10. SITE CONDOMINIUM SITE PLAN REVIEW – Adams Road Site Condominium (Renewal), 5 units/lots proposed, East Side of Adams, South of South Boulevard, Section 6, Zoned R-1A (One Family Residential) Districts

Mr. Littman, who lives in the area of the proposed development, asked to be excused from voting on this item. He said he feels he cannot make an unbiased decision on the matter, but he has no direct financial interest in the proposed development.

Ms. Lancaster advised the members that a vote to excuse Mr. Littman would be in order because there is no financial interest involved on his part.

Resolution # PC-2007-09-145
Moved by: Strat
Seconded by: Tagle

RESOLVED, To excuse Member Littman from voting on this item, based on the inability to make an impartial decision.

Yes: Littman, Strat, Tagle, Vleck, Wright
No: Hutson, Kerwin, Schultz, Troshynski

MOTION CARRIED

[Mr. Littman exited the Chambers.]

Mr. Savidant presented a summary of the Planning Department report on the proposed site condominium development, and reported it is the recommendation of City Management to approve the application, as submitted. Mr. Savidant noted the site plan indicates that underground storm water detention would be utilized, and that the City does not accept ownership and responsibility for the maintenance of underground detention facilities.

The petitioner, David Donnellon of Design Resources, 3445 Citation Drive, Clarkston, was present. Mr. Donnellon confirmed that the site plan drawings before the Commission are the same plans as previously submitted.

There was discussion on the site plan submission as relates to the appropriate signature and date on the plans and the requirement of sealed plans.

There was discussion on the underground detention facilities.

- Background/history of site condominium developments who own/maintain their detention facilities.
- Potential problems for site condominium association.
- Financial responsibility/potential cost to site condominium association.

Discussion continued on potential water problems. The members addressed communications received from two residents voicing concerns with the impact that the development might have in the area.

Ms. Kerwin noted that a cluster development as proposed would preserve many of the trees.

Mr. Donnellon stated that the improvements would be in the uplands, not the wetlands; and assured the members that he has no plans to do anything in the wetlands.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

Resolution # PC-2007-09-146
Moved by: Vleck
Seconded by: Strat

RESOLVED, That the Planning Commission recommends to City Council, that the Preliminary Site Plan (Section 34.70.00 One-Family Cluster Option), as requested for Adams Road Site Condominium, including 5 units, located on the east side of Adams, south of South Boulevard, Section 6, within the R-1A zoning district be granted, subject to the following condition:

1. All plans be re-dated, sealed and signed.

Yes: Hutson, Kerwin, Schultz, Strat, Tagle, Troshynski, Vleck, Wright
Abstain: Littman

MOTION CARRIED

[Mr. Littman returned to the meeting.]

OTHER ITEMS

11. PUBLIC COMMENTS – Items on Current Agenda

Tom Krent of 3184 Alpine, Troy, apologized for speaking at an inappropriate time on an item not on the Agenda. He briefly addressed his intent in bringing ZOTA 215-B ambiguities to the attention of the Planning Commission.

12. PLANNING COMMISSION COMMENTS

Mr. Littman addressed an indirect financial interest in Agenda item #10.

Ms. Kerwin addressed the City's interesting developments and redevelopments and different architectural approaches.

Ms. Troshynski encouraged the Commission's participation in Troy Daze.

Mr. Miller addressed the upcoming Michigan Association of Planning (MAP) annual conference, at which the Big Beaver Corridor Study will be honored with the best plan award.

Chair Schultz said The Pavilions is a major step forward. Chair Schultz thanked the petitioner for his hard work and cooperation. He shared positive comments he heard from the Richardson organization for the cooperation received from staff, City Management and the Planning Consultant. Chair Schultz thanked the Planning Commission for the hard work they put forth to move the project forward.

The Regular Meeting of the Planning Commission was adjourned at 10:55 p.m.

Respectfully submitted,

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Robert M. Schultz, Chair

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Kathy L. Czarnecki, Recording Secretary

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