The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on October 2, 2007 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Mary Kerwin
Robert Schultz
Thomas Strat
John J. Tagle
Kathleen Troshynski
Mark J. Vleck
Wayne Wright (arrived at 7:45 p.m.)

Absent:
Lawrence Littman

Also Present:
Mark M. Miller, Planning Director
R. Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Dave Scurto, Carlisle/Wortman Associates, Inc.
Alex Bellak, GIS Administrator

Resolution # PC-2007-10-151
Moved by: Troshynski
Seconded by: Strat

RESOLVED, To excuse members Littman and Wright for personal reasons.

Yes: All (7)
No: None
Absent: Littman, Wright (arrived at 7:45 p.m.)

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2007-10-152
Moved by: Kerwin
Seconded by: Tagle

RESOLVED, To approve the Agenda as published.

Yes: All (7)
No: None
Absent: Littman, Wright (arrived at 7:45 p.m.)

MOTION CARRIED

3. MINUTES – September 25, 2007 Special/Study Meeting

Resolution # PC-2007-10-153
Moved by: Kerwin
Seconded by: Troshynski

RESOLVED, To approve the September 25, 2007 Special /Study meeting minutes as presented.

Yes: All (7)
No: None
Absent: Littman, Wright (arrived at 7:45 p.m.)

MOTION CARRIED

4. PUBLIC COMMENT (Items Not on the Agenda)

There was no one present who wished to speak.

5. PLANNING AND ZONING REPORT

Mr. Miller stated that there is no report studying the impact of condominiums on adjacent single-family residential homes.

Mr. Miller reported that Timbercrest Farms Site Condominium was granted Final Approval at the October 1, 2007 City Council Regular meeting.

Mr. Miller updated Planning Commission members on the status of the Oak Forest and Oak Forest South Site Condominiums.

Mr. Strat indicated he was concerned with (1) the large sign at the St. Mark's Coptic Orthodox Church on Livernois, north of Town Center Drive, and (2) debris at White Chapel Cemetery.

Ms. Kerwin received an email from a church representative and forwarded the email to Mr. Miller and Ms. Lancaster. The church posted temporary signs for a blood drive however could only post the signs once per year, even though they wanted to hold two blood drives per year.

(Mr. Wright arrived at 7:45 p.m.)

STUDY ITEM

6. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 232) – Big Beaver Development Code

Mr. Miller introduced Dave Scurto from Carlisle/Wortman Associates, Inc. and Alex Bellak, City of Troy GIS Specialist.

Alex Bellak presented a 3-dimensional digital model of existing building height and massing along the Big Beaver Corridor. He then presented a 3-dimensional digital model of a potential build-out scenario based on the Concept Plan included in the Big Beaver Corridor Plan.

General discussion followed.

The Planning Commission discussed the models as they related to the draft Big Beaver Development Code.

OTHER ITEMS

7. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENTS

Mr. Strat and Mr. Vleck complimented staff on the high quality of the presentation.

Mr. Tagle complimented staff on the presentation and stated it would be a great tool to use for other future projects.

Ms. Kerwin informed the Planning Commission of a Rapid Fire Basketball Game at the Boys and Girls Club on November 9, 2007.

Ms. Troshynski commented on how dynamic the presentation was.

Mr. Schultz commented that this was one of the more effective Study meetings he has attended.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:45 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

R. Brent Savidant, Principal Planner

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