

JOINT TROY CITY COUNCIL AND PLANNING COMMISSION

SPECIAL MEETING AGENDA

**MONDAY, NOVEMBER 23, 2015
CONVENING AT 6:00 PM**

**COUNCIL BOARDROOM
TROY CITY HALL
500 W. BIG BEAVER RD.
TROY, MI 48084**

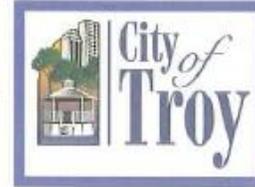
PERMITTED BY CITY COUNCIL RESOLUTION #2015-10-139-J-6

FOR THE PURPOSE OF DISCUSSING THE FOLLOWING TOPICS:

- **MASTER PLAN UPDATE**

**Submitted By
The City Manager**

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@troymi.gov at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



TO: The Honorable Mayor and City Council
Troy, Michigan

FROM: Brian Kischnick, City Manager

SUBJECT: Background Information and Reports

Ladies and Gentlemen:

This booklet provides a summary of the many reports, communications and recommendations that accompany your agenda. Also included are suggested or requested resolutions and/or ordinances for your consideration and possible adoption.

Supporting materials transmitted with this Agenda have been prepared by department directors and staff members. I am indebted to them for their efforts to provide insight and professional advice for your consideration.

As always, we are happy to provide such added information as your deliberations may require.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "B. Kischnick".

Brian Kischnick, City Manager

2015/2016

TOP 10 STRATEGIES

Adopted by City Council 3/9/2015

'Why'

We believe a strong community embraces diversity, promotes innovation, and encourages collaboration. We strive to lead by example within the region. We do this because we want everyone to choose Troy as their community for life. We believe in doing government the best.

1

Improve and invest in our assets, both people and infrastructure

Define our organizational culture

2

3

Consistently tell our story

Create a sense of place

4

5

Embrace a sustainable Library

Implement a Trails and Pathways Plan and increase walkability

6

7

Maintain strong Public Safety

Improve interaction online and in-person

8

9

Modernize wayfinding opportunities

Celebrate diversity

10



**JOINT TROY CITY COUNCIL
AND PLANNING COMMISSION
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November 23, 2015 - 6:00 PM

Troy Council Board Room

500 W. Big Beaver Road

Troy, Michigan 48084

For information, please call: (248) 524-3317

A.	CALL TO ORDER:	1
B.	ROLL CALL:	1
C.	DISCUSSION ITEMS:	1
C-1	Introduction (<i>Introduced by: Brian Kischnick, City Manager</i>)	1
C-2	Master Plan Update (<i>Presented by: Ben Carlisle, Senior Associate, Carlisle/Wortman Associates, Inc.</i>)	1
C-3	Transforming Big Beaver Road: A (Very) Brief History (<i>Presented by: Mark Miller, Director of Economic and Community Development</i>)	1
C-4	Introduction of Experts (<i>Introduced by: Brian Kischnick, City Manager</i>)	1
C-5	Question for Experts (<i>Facilitated by: Brian Kischnick, City Manager</i>)	1
C-6	Question for Experts (<i>Facilitated by: Brian Kischnick, City Manager</i>)	1
C-7	City Council / Planning Commission Discussion (<i>Facilitated by: Mayor Dane Slater</i>)	2
C-8	Next Steps (<i>Presented by: Brian Kischnick, City Manager</i>)	2

D. PUBLIC COMMENT: 2

E. ADJOURNMENT: 2

PUBLIC COMMENT: 3

FUTURE CITY COUNCIL PUBLIC HEARINGS: 5

December 7, 2015 Community Development Block Grant (CDBG) 2016
Application 5

PROPOSED SPECIAL CITY COUNCIL MEETINGS AND STUDY SESSIONS: 5

SCHEDULED SPECIAL CITY COUNCIL MEETINGS: 5

2015 SCHEDULED REGULAR CITY COUNCIL MEETINGS: 5

December 7, 2015 Regular Meeting 5
December 14, 2015 Regular Meeting 5

2016 CITY COUNCIL/STAFF RETREAT: 6

February 26, 2016 at 5:00 PM Kresge Foundation, 3215 W. Big Beaver 6
February 27, 2016 at 8:30 AM Walsh College, Barry Center, 3838 Livernois 6

2016 SCHEDULED SPECIAL CITY COUNCIL MEETINGS: 6

January 25, 2016 Joint Meeting–Troy City Council/Troy Downtown Development
Authority 6
February 22, 2016 Liquor Violation Hearings 6
March 14, 2016 Liquor Violation Hearings 6
April 18, 2016 Joint Meeting–Troy City Council/Troy Chamber 6
April 20, 2016 Special Study Session – Budget Discussions..... 6
April 25, 2016 Special Study Session – Budget Discussions..... 6
August 8, 2016 Joint Meeting–Troy City Council/Troy School Board 6
October 24, 2016 Joint Meeting–Troy City Council/Troy Planning Commission..... 6

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January 11, 2016 Regular Meeting 6
January 25, 2016 Regular Meeting 6
February 8, 2016 Regular Meeting 6
February 22, 2016 Regular Meeting 6
March 14, 2016 Regular Meeting 6
March 21, 2016 Regular Meeting 6
April 4, 2016 Regular Meeting 6
April 18, 2016 Regular Meeting 6
May 9, 2016 Regular Meeting 6
May 23, 2016 Regular Meeting 6

June 13, 2016	Regular Meeting	6
June 27, 2016	Regular Meeting	6
July 11, 2016	Regular Meeting	6
July 25, 2016	Regular Meeting	6
August 8, 2016	Regular Meeting	6
August 22, 2016	Regular Meeting	6
September 19, 2016	Regular Meeting	6
September 26, 2016	Regular Meeting	6
October 10, 2016	Regular Meeting	6
October 24, 2016	Regular Meeting	6
November 14, 2016	Regular Meeting	6
November 21, 2016	Regular Meeting	6
December 5, 2016	Regular Meeting	6
December 19, 2016	Regular Meeting	6

A. CALL TO ORDER:**B. ROLL CALL:**

- | | | |
|----|-----------------------------|------------------------------------|
| a) | <u>City Council Members</u> | <u>Planning Commission Members</u> |
| | Mayor Dane Slater | Chairman Don Edmunds |
| | Edna Abraham | Ollie Apahidean |
| | Ethan Baker | Karen Crusse |
| | Jim Campbell | Carlton Faison |
| | Dave Henderson | Michael W. Hutson |
| | Ellen Hodorek | Tom Krent |
| | Ed Pennington | Padma Kuppa |
| | | Philip Sanzica |
| | | John J. Tagle |
| | | Frencheska Brikho (Student) |

C. DISCUSSION ITEMS:

C-1 Introduction (*Introduced by: Brian Kischnick, City Manager*)

C-2 Master Plan Update (*Presented by: Ben Carlisle, Senior Associate, Carlisle/Wortman Associates, Inc.*)

- a. Review process
 - b. Highlight key concepts
 - c. Next steps towards adoption
-

C-3 Transforming Big Beaver Road: A (Very) Brief History (*Presented by: Mark Miller, Director of Economic and Community Development*)

C-4 Introduction of Experts (*Introduced by: Brian Kischnick, City Manager*)

- a. Matthew J. Ferrell, CCIM, Principal/Board Member/Partner, Core Partners
 - b. Ryan Marsh, Principal, T.H. Marsh Construction Company
 - c. Amanda Uffelman, VP, Relationship Manager, CRE Midwest, Comerica Bank
 - d. Harvey Weiss, The Development Alliance, Weis Properties & Samona Properties
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C-5 Question for Experts (*Facilitated by: Brian Kischnick, City Manager*)

C-6 Question for Experts (*Facilitated by: Brian Kischnick, City Manager*)

- a. Why are we not seeing the development type envisioned for Big Beaver?
 - b. How do we promote or encourage: Density? Mixed Use? Higher Quality?
 - c. What happens to the market if City requires multi-story minimum?
-

C-7 City Council / Planning Commission Discussion (*Facilitated by: Mayor Dane Slater*)

C-8 Next Steps (*Presented by: Brian Kischnick, City Manager*)

D. PUBLIC COMMENT:

E. ADJOURNMENT:

Respectfully submitted,

A handwritten signature in black ink, appearing to read "B. Kischnick". The signature is written in a cursive style with a horizontal line extending to the left.

Brian Kischnick, City Manager

PUBLIC COMMENT:**In accordance with the Rules of Procedure for the City Council, Article 17 – Members of the Public and Visitors:**

Any person not a member of the City Council may address the Council with recognition of the Chair, after clearly stating the nature of his/her inquiry or comment. *City Council requests that if you do have a question or concern, to bring it to the attention of the appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to the Mayor and Council.*

- Petitioners shall be given a fifteen (15) minute presentation time that may be extended with the majority consent of City Council.
- Any member of the public, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes to address any Public Hearing item.
- Any member of the public, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes total to address Postponed, Regular Business, Consent Agenda or Study items or any other item on the Agenda as permitted under the Open Meetings Act during the *Public Comment for Items On the Agenda* portion of the Agenda.
- Any member of the public, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes to address any topic not on the Agenda as permitted under the Open Meetings Act during the *Public Comment for Items Not on the Agenda* portion of the Agenda.
- All members of the public who wish to address the Council at a meeting shall be allowed to speak only if they have signed up to speak within thirty minutes before or within fifteen minutes after the meeting's start time. Signing up to speak requires each speaker provide his or her name and residency status (Troy resident, non-resident, or Troy business owner). If the speaker is addressing an Item (or Items) that appear on the pre-printed agenda, then the speaker shall also identify each such agenda item number(s) to be addressed.
- City Council may waive the requirements of this section by a majority vote of the City Council members.
- Agenda items that are related to topics where there is significant public input anticipated should initiate the scheduling of a Special meeting for that specific purpose.

The following has been approved by Troy City Council as a statement of the rules of decorum for City Council meetings. The Mayor will also provide a verbal notification of these rules prior to Public Comment:

The audience should be aware that all comments are to be directed to the Council rather than to City Administration or the audience. Anyone who wishes to address the Council is required to sign up to speak within thirty minutes before or within fifteen minutes of the start of the meeting. There are two Public Comment portions of the Agenda. For Items On the Agenda, speakers can sign up to address Postponed, Regular Business, Consent Agenda, or Study items or any other item on the Agenda. Speakers can sign up to address all other topics under Items Not on the Agenda. Also, there is a timer on the City Council table in front of the Mayor that turns yellow when there is one minute of speaker time remaining, and turns red when the speaker's time is up.

In order to make the meeting more orderly and out of respect, please do not clap during the meeting, and please do not use expletives or make derogatory or disparaging comments about any one person or group. If you do so, then there may be immediate consequences,

including having the microphone turned off, being asked to leave the meeting, and/or the deletion of speaker comments for any re-broadcast of the meeting. Speakers should also be careful to avoid saying anything that would subject them to civil liability, such as slander and defamation.

Please avoid these consequences and voluntarily assist us in maintaining the decorum befitting this great City.

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