

Chair Edmunds called the Study meeting of the Troy City Planning Commission to order at 6:03 p.m. on April 26, 2016 in the east entrance of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
 Karen Crusse
 Donald Edmunds
 Carlton M. Faison
 Michael W. Hutson
 Tom Krent
 Philip Sanzica
 John J. Tagle

Absent:

Padma Kuppa

Also Present:

R. Brent Savidant, Planning Director
 Ben Carlisle, Carlisle Wortman Associates
 Allan Motzny, Assistant City Attorney
 Paul Evans, Zoning and Compliance Specialist

2. APPROVAL OF AGENDA

Resolution # PC-2016-04-030

Moved by: Tagle
 Support by: Faison

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
 Absent: Kuppa

MOTION CARRIED

3. ENHANCED CLUSTER OPTION (File Number ZOTA 249) – Site Visits

The Planning Commission boarded a van and visited the following residential cluster developments in the City of Auburn Hills, Michigan:

Auburn Grove Condominium

- 124 homes on 52.02 acres
- 53.4% open space
- 2.38 units per gross acre
- Two and four unit attached homes

Hawkwoods Circle Condominium

- 15 homes on 8.27 acres
- 45.8% open space (6.04 acres of uplands)
- 2.5 units per acre
- One family detached homes

Arbor Cove Condominium

- 94 homes on 36.71 acres
- 32% open space (11.6 acres of wetlands)
- 2.56 units per gross acre/3.74 units per net acre
- Two unit attached homes

Heritage in the Hills Condominium

- 281 units
- Approximately 100 acres of wetlands
- Gated 24/7
- 7,000 square foot clubhouse
- 55 and older community

There was general discussion by the Planning Commission during the site visits. The bus returned to City Hall at approximately 7:30 p.m.

4. PUBLIC COMMENT – Items on Current Agenda

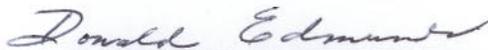
There were no members of the public in attendance.

5. PLANNING COMMISSION COMMENT

There were no comments.

The Study meeting of the Planning Commission adjourned at 7:30 p.m.

Respectfully submitted,



Donald Edmunds, Chair



R. Brent Savidant, Recording Secretary