Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:05 p.m. on September 27, 2016 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Ollie Apahidean
Karen Crusse
Donald Edmunds
Michael W. Hutson
Tom Krent
Phillip Sanzica
John J. Tagle

Absent:
Carlton M. Faison
Padma Kuppa

Also Present:
R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle Wortman Associates
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2016-09-059
Moved by: Sanzica
Support by: Krent

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Faison, Kuppa

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2016-09-060
Moved by: Apahidean
Support by: Tagle

RESOLVED, To approve the minutes of the September 13, 2016 Regular meeting as submitted.

Yes: Apahidean, Edmunds, Hutson, Krent, Sanzica, Tagle
Absent: Faison, Kuppa
Abstain: Crusse

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Sanzica gave a report on the September 20, 2016 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

There was no Downtown Development Authority meeting in September.

Mr. Savidant reported on the status of the Civic Center site design. He announced the Civic Center site design would be the topic of discussion at the October 24, 2016 Joint City Council and Planning Commission meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant addressed upcoming Planning Commission agenda items.

ZONING ORDINANCE TEXT AMENDMENT

8. PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 249) – Cluster Option

A PowerPoint review of the proposed Zoning Ordinance Text Amendment was presented.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

There was discussion on:

- (page 1) A. Intent. 6. – Revise language to reflect compatibility of design and use within cluster development and between neighboring properties.
- (page 5) D. Open Space Requirements. 7. e. – Correct numbering sequence.
- (page 6) E. Bulk Regulations and Regulatory Flexibility. 2. b. – Add language to reflect there shall be 20 feet from the front property line to the principal structure.
- (page 8) H. Density Bonus. 3. Sustainable Design – Add text “and/or”.
- (page 9) I. Standards for Review. 2. i. – Add “compatible” to architectural language.
- Language relating to garage doors shall not be dominant feature.

Resolution # PC-2016-09-061
Moved by: Hutson
Support by: Crusse

RESOLVED, That the Planning Commission hereby recommends to the City Council that Article 10 of Chapter 39 of the Code of the City of Troy, which includes enhanced provisions related to the cluster option, be amended as printed on the proposed Zoning Ordinance Text Amendment, in addition to the comments listed by the Planning Commission during discussion.

Yes: All present (7)
Absent: Faison, Kuppa

MOTION CARRIED

OTHER BUSINESS

9. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 7:50 p.m.

Respectfully submitted,

Donald Edmunds

Donald Edmunds, Chair

Kathy L. Czarnecki

Kathy L. Czarnecki, Recording Secretary

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