The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:33 p.m. on November 27, 2007 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Robert M. Schultz
Thomas Strat
Kathleen Troshynski
Wayne Wright

Absent:
Lawrence Littman
John J. Tagle
Mark J. Vleck

Also Present:
Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Allan Motzny, Assistant City Attorney
Richard Carlisle, Carlisle/Wortman Associates, Inc.
Zak Branigan, Carlisle/Wortman Associates, Inc.

Resolution # PC-2007-11-169
Moved by: Wright
Seconded by: Strat

RESOLVED, That Members Littman, Tagle and Vleck are excused from attendance at this meeting for personal reasons.

Yes: All (5)
Absent: Littman, Tagle, Vleck

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2007-11-170
Moved by: Wright
Seconded by: Troshynski

RESOLVED, To approve the Agenda as printed.

Yes: All (5)
Absent: Littman, Tagle, Vleck

MOTION CARRIED

3. MINUTES

Resolution # PC-2007-11-171

Moved by: Wright
Seconded by: Troshynski

RESOLVED, To approve the minutes of the November 13, 2007 Regular meeting as distributed.

Yes: All (5)
Absent: Littman, Tagle, Vleck

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Wright gave a brief report.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller gave a brief report.

7. PLANNING AND ZONING REPORT

Mr. Miller gave a brief report.

STUDY ITEM

8. CITY OF TROY MASTER PLAN – CHAPTER 9 LAND PATTERNS – Discussion with representatives of Carlisle/Wortman Associates, Inc.

Mr. Miller presented a photographic slide show of industrial buildings in Troy. The intent of the presentation was to illustrate the challenge of determining future use of industrial properties in Troy.

General discussion followed.

Zak Branigan summarized changes made to Chapter 9 since the last meeting. He then discussed the chapter section by section, providing an opportunity for Planning Commissioners to comment.

General discussion followed.

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Chairman Schultz called for a recess at 9:00 p.m.

The meeting reconvened at 9:10 p.m.

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The Planning Commission continued to discuss draft Chapter 9.

Mr. Miller stated that Chapter 10 Implementation will be discussed at the December 4, 2007 Planning Commission Special/Study meeting. There will also be an opportunity to discuss other sections of the Plan.

Richard Carlisle indicated a draft copy of the complete Master Plan would be distributed to the Planning Commission prior to the end of the year.

OTHER ITEMS

9. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENTS

There was general discussion related to the high quality of the draft Master Plan.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:10 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

R. Brent Savidant, Principal Planner

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