The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on February 5, 2008 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Robert M. Schultz
Thomas Strat
John J. Tagle
Mark J. Vleck
Wayne Wright

Absent:
Lawrence Littman
Kathleen Troshynski

Also Present:
R. Brent Savidant, Principal Planner
Christopher Forsyth, Assistant City Attorney

Resolution # PC-2008-02-015
Moved by: Wright
Seconded by: Tagle

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

Yes: All (6)
Absent: Littman, Troshynski

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2008-02-016
Moved by: Wright
Seconded by: Hutson

RESOLVED, To approve the Agenda as printed.

Yes: All (6)
Absent: Littman, Troshynski

MOTION CARRIED

3. MINUTES

Resolution # PC-2008-02-017
Moved by: Strat
Seconded by: Tagle

RESOLVED, To approve the minutes of the January 22, 2008 Special/Study meeting as printed.

Yes: All (6)
Absent: Littman, Troshynski

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

5. PLANNING AND ZONING REPORT

Mr. Savidant reported on the following items:

- Master Plan Workshop scheduled for February 26, 2008 from 6:00 p.m. to 9:00 p.m. at the Management Education Center, Eli Broad Graduate School of Management, 811 W. Square Lake Road.
- Brycewood Site Condominium Preliminary Site Condominium Approval – Postponed by City Council on January 28, 2008.
- Rezoning on the east side of John R, north of Big Beaver, from R-1E and P-1 to B-1 (File # Z 677 B) – Approved by City Council on January 28, 2008.

STUDY ITEMS

6. MOBILE WINDSHIELD REPAIR – Discussion with Representatives of Fix-N-Chips (K4 Enterprises)

Mr. Savidant summarized the item.

Tony Kapas, a Troy resident and representative of Fix-N-Chips, 6030 Chase, Dearborn, was present. Mr. Kapas summarized the business as follows:

- They currently operate in five communities in Oakland County: Southfield, Waterford, White Lake, Rochester Hills and Lake Orion.
- They consider themselves to be a civic-minded business, providing an important, convenient service.
- They target underutilized parking lots and set up far from the front door of the business, in highly visible areas but out of the flow of traffic.

- They have professional signage and uniforms.
- They pay rent to the property owner to use space in parking lots.

Chair Schultz opened the floor for questions and comments from the members.

Mr. Strat asked if the business operates during inclement weather.

Mr. Kapas replied the business generally operates from April 1 through October 1. He indicated the quality of work is substandard if performed during rainy or cloudy weather.

Mr. Hutson shared a concern that a precedent might be set and a demand created for other types of businesses should this use be permitted.

Mr. Kapas said they pay $1,000 per month to set up their business in a parking lot in Southfield. They were required to notify all businesses in the area and no objections were voiced.

Mr. Vleck suggested the uses might be appropriate if there were enough permit requirements.

Mr. Strat suggested an evaluation of the uses after one year.

Chair Schultz said he might consider the use if the City Attorney determined there was a way to permit this use and only this use.

Chair Schultz suggested the Planning Commission get feedback from the City Attorney's office on the matter, and further, find out how other communities permit the use and the impact of the use.

Chair Schultz suggested that the City Attorney's office review the matter and provide its findings to the members. He further suggested to do research on how other communities permit the use and the impact of the use.

7. DEVELOPMENT APPROVAL/PERMIT PROCESS REPORT

Mr. Savidant introduced the item, and general discussion on the report followed.

Mr. Hutson stated that the section relating to the Planning Department would be a great primer for new Planning Commissioners.

Mr. Vleck addressed the report recommendation relating to electronic site plan submissions. He stated that would be an important first step toward accomplishing a "paperless" Planning Commission agenda.

The Planning Department was asked to prepare a draft text amendment requiring electronic site plan submissions.

Mr. Strat stated he would like to see photos and examples of "good" projects available at the counter for developers to review.

8. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-B) – Article 04.20.00 and Article 40.66.00, Pertaining to Commercial Vehicle Definitions and Outdoor Parking of Commercial Vehicles in Residential Districts

Mr. Savidant provided a brief overview of the item.

It was determined that the Planning Department, with assistance from the City Attorney's office, would update the most recent Planning Commission version of the text amendment and update it based on comments provided by Tom Krent at the September 11, 2007 Public Hearing.

OTHER ITEMS

9. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENTS

Chair Schultz informed the Planning Commission that he attended the State of the City Address earlier in the day, and was impressed with all of the ongoing projects in the City.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 8:50 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

R. Brent Savidant, Principal Planner

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