The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Strat at 7:30 p.m. on July 26, 2005 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Gary Chamberlain
Lynn Drake-Batts
Fazal Khan
Robert Schultz
Thomas Strat
David T. Waller
Wayne Wright

Absent:
Lawrence Littman
Mark J. Vleck

Also Present:
Brent Savidant, Principal Planner
Lori Grigg Bluhm, City Attorney
Allan Motzny, Assistant City Attorney
Christopher Kulesza, Student Representative

Resolution # PC-2005-07-123
Moved by: Wright
Seconded by: Khan

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

Yes: All present (7)
No: None
Absent: Littman, Vleck

MOTION CARRIED

2. PUBLIC COMMENTS

There was no one present who wished to speak.

3. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Wright reported on two items that appeared before the BZA. Both items were tabled due to not having a full board present.

4. PLANNING AND DEVELOPMENT REPORT

Mr. Savidant reported that PUD 4 - "The Monarch" - North side of Big Beaver Road, east of Alpine and west of McClure, Section 20 – Received Preliminary PUD Approval by City Council on July 18, 2005.

Mr. Waller asked if the design of The Monarch that received a recommendation from the Planning Commission was the same design that was before City Council. Mr. Savidant responded in the affirmative.

5. PRESENTATION BY LORI GRIGG BLUHM, CITY ATTORNEY – OPEN MEETINGS ACT AND RELATED ITEMS

Lori Grigg Bluhm, City Attorney, made a presentation on the Open Meetings Act and other related items. General discussion followed.

The members thanked Ms. Bluhm for her time and excellent presentation.

Chair Strat requested a recess at 8:45 p.m.

The meeting reconvened at 8:50 p.m.

---

6. PRESENTATION BY U.S. GREEN BUILDING COUNCIL, DETROIT REGIONAL CHAPTER, ADVOCACY COMMITTEE

Paul H. Goldsmith and Mark Hieber of Harley Ellis and Detroit Regional Chapter of U. S. Green Building Council (USGBC) made a presentation on sustainable design, entitled "Sustainable Planning for the Future". General discussion followed.

The third and final presentation entitled "Bringing It All Together" is scheduled for the August 2, 2005 Special/Study Meeting.

The members thanked Mr. Goldsmith and Mr. Hieber for their time and excellent presentations.

7. RESCHEDULE NOVEMBER 8, 2005 REGULAR PLANNING COMMISSION MEETING (GENERAL ELECTION)

Mr. Savidant reported that Troy Council Chambers is not available for the November 8, 2005, Planning Commission Regular Meeting because of the General Election.

General discussion followed.

Resolution # PC-2005-07-124
Moved by: Chamberlain
Seconded by: Schultz

RESOLVED, That the Planning Commission reschedules the November 8, 2005 Regular Meeting to November 29, 2005, to be held in Council Chambers, as requested by the Planning Department.

Yes: All present (7)
No: None
Absent: Littman, Vleck

MOTION CARRIED

8. DAYCARE CENTERS LOCATED IN SCHOOLS, R-1A - R-1E ZONING DISTRICTS – POTENTIAL ZOTA

Mr. Savidant explained that there is a Montessori school in the R-1C district that wishes to add a child care center. Child care centers are permitted by special use approval in the R-1A through R-1E districts, provided the center is "located adjacent to a multiple family residential, office or commercial District, or within a previously established church complex" (Article 10.30.03.B). Given that child care services are provided in all elementary schools within the Troy School District, it seems reasonable to amend the Zoning Ordinance to formally permit these uses in all schools.

Mr. Chamberlain stated that child care centers were appropriate uses in schools.

Mr. Schultz asked if child care centers in schools would be approved by Special Use Approval.

Mr. Savidant replied in the affirmative.

Resolution # PC-2005-07-125
Moved by: Chamberlain
Seconded by: Khan

RESOLVED, that a Public Hearing be held for this item, which permits child care centers in school complexes by Special Use Permit in the R-1A through R-1E districts, at the September 13, 2005 Planning Commission Regular Meeting.

Yes: All present (7)
No: None
Absent: Littman, Vleck

MOTION CARRIED

9. PUBLIC COMMENTS

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Chamberlain requested that Planning Commissioner motions should be stated clearly so that they are understood by all members and so the public record is clear. Reasons for negative votes should also be stated clearly.

Mr. Chamberlain also requested that the Planning Department compile a list of Planning Commissioners who plan to attend the MAP 2005 Annual Conference at the Grand Hotel on Mackinac Island. Further, the Planning Department should pay registration fees up front so that Planning Commissioners do not have to wait for reimbursement.

Planning Commissioners who indicated they are attending the 2005 MAP Conference included: Mr. Chamberlain, Ms. Drake-Batts, Mr. Khan, Mr. Strat and Mr. Waller.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:00 p.m.

Respectfully submitted,

_____
Thomas Strat, Chair

_____
R. Brent Savidant, Recording Secretary

G:\Planning Commission Minutes\2005 PC Minutes\Final\07-26-05 Special Study Meeting_Final.doc