The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on April 22, 2008 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Michael W. Hutson
Mark Maxwell
Philip Sanzica
Robert M. Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann
Mark J. Vleck

Absent:
Wayne Wright

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

Resolution # PC-2008-04-050
Moved by: Strat
Seconded by: Tagle

RESOLVED, That Member Wright is excused from attendance at this meeting for personal reasons.

Yes: All present (8)
Absent: Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2008-04-051
Moved by: Tagle
Seconded by: Strat

RESOLVED, To approve the Agenda as printed.

Yes: All present (8)
Absent: Wright

MOTION CARRIED

3. MINUTES

Resolution # PC-2008-04-052
Moved by: Tagle
Seconded by: Hutson

RESOLVED, To approve the minutes of the April 8, 2008 Regular meeting as printed.

Yes: All present (8)
Absent: Wright

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

The Board of Zoning Appeals (BZA) report was not presented this evening because of the absence of Mr. Wright, the BZA representative.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller gave a brief DDA report.

7. PLANNING AND ZONING REPORT

Mr. Miller gave a brief Planning and Zoning report.

STUDY ITEMS

8. POTENTIAL REZONING OR PLANNED UNIT DEVELOPMENT APPLICATION – Northwest corner of 14 Mile Road and Executive Drive (1027 E. 14 Mile Road), Section 36 – M-1 (Light Industrial) to B-2 (Community Business)

Mr. Savidant introduced the potential PUD project.

Joseph Philips, AIA, of 921 Wing Street, Plymouth, project architect, was present to represent the applicant. Mr. Philips summarized the potential mixed-use project that proposes a mix of office and retail facing 14 Mile Road and light industrial in the back of the building.

Development team members also present were Lowell Rodd and Wisam Putrus of West Bloomfield and Khoshuba Youman of Sterling Heights.

There was general discussion of the potential project.

The Planning Commission discussed the challenges of reusing vacant, light industrial properties, and expressed general support of the proposed PUD concept at this site.

9. BIG BEAVER DEVELOPMENT CODE UPDATE

Mr. Miller summarized the Big Beaver Development Code Update.

There was no discussion.

10. BIG BEAVER ROAD DEVELOPMENT GUIDELINES AND DESIGN STANDARDS

Mr. Miller summarized the Big Beaver Road Development Guidelines and Design Standards. On April 16, 2008, the Downtown Development Authority (DDA) approved the proposal to complete these documents.

Zak Branigan of Carlisle/Wortman Associates (CWA) summarized the project. He explained that the Big Beaver Development Code project has reached a plateau and it has become necessary to add details (such as setbacks, dimensions, etc.) to the Code. This project will determine the details and will supplement the Code.

Mr. Branigan outlined the proposal with the Planning Commission. This meeting was considered the proposal's "Project Initiation".

General discussion followed.

The Big Beaver Road Development Guidelines and Design Standards may serve as a prototype for other areas of the City including Rochester Road, Maple Road and Stephenson Highway.

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

Mr. Savidant introduced the proposed text amendment (ZOTA 215-B) relating to commercial vehicle definitions and outdoor parking of commercial vehicles in residential districts.

There was general discussion of the item.

Mr. Maxwell suggested to keep the language as written, however, to eliminate the provisions relating to recreational vehicles. Additionally, he suggested that the standards considered by the BZA for approval should require the applicant to meet all three standards, not just two of the three.

Mr. Ullmann and Mr. Vleck agreed to a type of classification system, separating light, medium and heavy vehicles.

Resolution # PC-2008-04-053
Moved by: Hutson
Seconded by: Vleck

RESOLVED, To postpone the addressing of this item until such time that the entire Zoning Ordinance is updated.

Yes: Hutson, Sanzica, Schultz, Ullmann, Vleck
No: Maxwell, Strat, Tagle
Absent: Wright

MOTION CARRIED

Mr. Strat stated that regardless of any recommendation of the Planning Commission, City Council has the responsibility of approving the amendment. He would like to see the Planning Commission provide a recommendation to the City Council so they can move forward on the item.

Mr. Tagle stated that the item is a very current issue, and he feels the members would be at square one again by postponing the item. Mr. Tagle would like to get the item done and move on.

Mr. Maxwell stated that ignoring the issue does not make it go away. He said commercial vehicles will not go away until the Planning Commission moves forward on the item.

Resolution # PC-2008-04-054
Moved by: Schultz
Seconded by: Ullmann

RESOLVED, To reconsider the previous resolution to postpone ZOTA 215 B.

Yes: All present (8)
Absent: Wright

MOTION CARRIED

The Planning Commission generally agreed to consider ZOTA 215-B at a future meeting.

OTHER ITEMS

12. PUBLIC COMMENTS – Items on Current Agenda

Art Moross of 3221 Helena, Troy, addressed the City of Troy Master Plan.

13. PLANNING COMMISSION COMMENTS

Mr. Vleck addressed the lighted signs at the AT&T building at Caswell Town Center PUD.

Mr. Schultz addressed three site features at Caswell Town Center PUD: the lighted sign, the curb cut on Hartwig and the speakers within the development.

ADJOURN

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

Respectfully submitted,

Robert M. Schultz, Chair

R. Brent Savidant, Principal Planner

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