Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 22, 2013 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Philip Sanzica
Gordon Schepke
Robert Schultz
John J. Tagle

Absent:
Edward Kempen
Tom Krent
Thomas Strat

Also Present:
R. Brent Savidant, Planning Director
Susan Lancaster, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.

2. APPROVAL OF AGENDA

Resolution # PC-2013-01-007
Moved by: Schultz
Seconded by: Sanzica

RESOLVED, To approve the agenda as printed.

Yes: All present (6)
Absent: Kempen, Krent, Strat

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-01-008
Moved by: Edmunds
Seconded by: Schepke

RESOLVED, To approve the minutes of the January 8, 2013 Regular meeting as printed.

Yes: All present (6)
Absent: Kempen, Krent, Strat

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

There was no report as the ZBA representative was absent.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

There was no January DDA meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant presented the 2012 Planning Commission Report.

STUDY ITEMS

8. INTERPRETATION OF ZONING ORDINANCE – Residential Treatment and Recovery Facility

The Planning Commission discussed the tour of the Shelby Township sober living facility that was conducted on January 17, 2012.

There was discussion on this item.

Paul Smith and David Lord, representing a possible sober living facility in Troy, were present and participated in the discussion. The potential location for this facility is 2447, 2461 and 2501 Rochester Court.

The Planning Commission reached consensus on their support of sober living facilities and the need for developing appropriate language in the Zoning Ordinance to permit and regulate these facilities in Troy.

It was determined that the Planning Department will begin working on draft language regulating sober living facilities. The Planning Commission agreed that conceptually, they should be regulated similar to adult foster care facilities. That is, smaller facilities should be permitted by right in single family neighborhoods but larger facilities, more commercial in nature, should be permitted by special use in more intense districts such as multiple family districts.

Some members of the Planning Commission mentioned the importance of informing the neighbors of potential facilities in the area.

9. PLANNING COMMISSION CODE OF ETHICS

The Planning Commission discussed the Boards and Committees Code of Ethics recently adopted by Troy City Council. This document will be provided to Planning Commission members in the future by the Clerk's Office.

OTHER BUSINESS

10. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENT

There was general discussion.

The Special/Study meeting of the Planning Commission adjourned at 8:45 p.m.

Respectfully submitted,

John Tagle, Chair

R. Brent Savidant, Planning Director

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