

Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 28, 2013 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Gordon Schepke
Thomas Strat
John J. Tagle

Absent:

Philip Sanzica
Robert Schultz

Also Present:

R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Frank Boudon, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2013-05-040

Moved by: Krent
Seconded by: Kempen

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Sanzica, Schultz

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-05-041

Moved by: Edmunds
Seconded by: Strat

RESOLVED, To approve the minutes of the May 14, 2013 Regular meeting as published.

Yes: All present (7)
Absent: Sanzica, Schultz

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent gave a report on the May 21, 2013 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant gave a report on the May 15, 2013 Downtown Development Authority meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the June 11, 2013 Planning Commission Regular meeting agenda.

SITE CONDOMINIUM DEVELOPMENT

8. PRELIMINARY SITE PLAN REVIEW – Proposed Belleclaire Estates Site Condominium, 9 units/lots, East side of Rochester, North of Wattles, South side of Lamb, Section 14, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the application and recommended Preliminary Site Plan approval conditioned on the applicant satisfying two requirements as part of Final Site Plan approval, noted in his report dated May 23, 2013.

Joe Maniaci of Mondrian Properties and Nathan Robinson of Horizon Engineering were present.

Chair Tagle opened the floor for public comment. There was no one present who wished to speak.

Resolution # PC-2013-05-042

Moved by: Krent

Seconded by: Strat

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Belleclaire Estates Site Condominium, 9 units/lots, east of Rochester, north of Wattles, south side of Lamb, Section 14, within the R-1C (One Family Residential) District, be granted, subject to the following:

1. Provide five (5) additional trees along Belleclaire Drive.
2. Provide seed mix for detention facility.

Yes: All present (7)
Absent: Sanzica, Schultz

MOTION PASSED

STUDY ITEM

9. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 245) – Sober Living Facilities

Mr. Savidant reported on the status of the proposed Zoning Ordinance Text Amendment. He addressed the direction and intent of City Council's decision to remand the matter back to the Planning Commission for further study.

Mr. Carlisle identified the following proposed options for consideration to address potential impact on single family residential properties and neighborhoods:

- Permit use only in multiple-family residential, integrated business and office-mixed use districts.
- Limit the maximum permitted residents per facility to 20.
- Increase minimum lot area per resident from 2,500 square feet to 4,000 square feet.

Discussion followed on:

- City Council questions/comments.
- Map identifying potential properties.
- Rationale/justification for proposed options.
- Review of proposed options, affirmation by Legal Department.
- Acknowledgement of growing need for facilities.
- Management, operation, supervision of facilities.
- Regulatory action by the State in the future.

Chair Tagle opened the floor for public comment.

Tom Telotte, operator of a sober living facility in another community, addressed concerns relating to limiting the number of residents per facility and increasing the minimum lot area per resident. He addressed the management/operation of a facility.

David Lord said the proposed options are excessively restrictive and the "numbers" have no rationale behind them. He also addressed the management/operation of a facility.

Chair Tagle closed the floor for public comment.

It was the consensus of the members to go forward with the proposed draft language as presented.

Mr. Carlisle said public hearing draft language would be prepared and public hearings would be scheduled for both the Planning Commission and City Council.

OTHER BUSINESS

9. **PUBLIC COMMENTS** – For Items on Current Agenda

There was no one present who wished to speak.

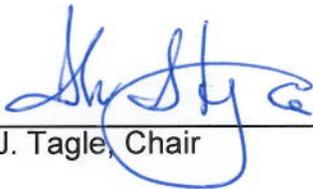
10. **PLANNING COMMISSION COMMENTS**

There were general Planning Commission comments.

Mr. Savidant introduced Frank Boudon, the Board's new Student Representative.

The Special/Study meeting of the Planning Commission adjourned at 8:25 p.m.

Respectfully submitted,



John J. Tagle, Chair



Kathy L. Czarnecki, Recording Secretary