

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on August 26, 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

Absent:

Mark J. Vleck
Wayne Wright

Also Present:

Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Christopher Forsyth, Assistant City Attorney

Resolution # PC-2008-08-099

Moved by: Tagle
Seconded by: Sanzica

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

Yes: All present (7)
Absent: Vleck, Wright

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2008-08-100

Moved by: Maxwell
Seconded by: Strat

RESOLVED, To approve the Agenda as submitted.

Yes: All present (7)
Absent: Vleck, Wright

MOTION CARRIED

3. MINUTES

Resolution # PC-2008-08-101

Moved by: Sanzica
Seconded by: Ullmann

RESOLVED, To approve the minutes of the August 12, 2008 Regular meeting as presented.

Yes: Hutson, Maxwell, Sanzica, Schultz, Strat, Ullmann
Abstain: Tagle
Absent: Vleck, Wright

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

Robert Schultz, 365 E. Square Lake Road, Troy, asked if the Planning Commission intended to regulate utility trailers.

Chair Schultz responded that the Planning Commission was discussing the outdoor parking of commercial vehicles in residential districts. He explained that utility trailers would not be discussed at this time.

Mr. Miller informed the resident that future public notice would be published in the *Troy-Somerset Gazette* newspaper. Additionally, the resident can call the Planning Commission for updates on this item.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Strat presented a brief BZA Report.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller stated there was no August DDA meeting.

7. PLANNING AND ZONING REPORT

Mr. Miller reported on the following:

- Troy Plaza PUD received Conceptual Development Plan Approval on August 25, 2008.
- The September 23, 2008 Special/Study meeting will be dedicated to the Master Plan.
- Public Hearing for Master Plan is scheduled for October 7, 2008.

STUDY ITEMS

8. POTENTIAL SITE PLAN APPLICATION – Proposed Bank with Drive-Thru, North side of Big Beaver, West of Coolidge (3250 West Big Beaver), Section 19, Zoned P-1 and O-M (Controlled by Consent Judgment)

Mr. Savidant summarized the item. He said representatives from NAI Farbman and Atwell-Hicks were present to discuss a potential bank with a drive-thru to be located on property that presently serves as the parking lot for the Sheffield Office Building. Mr. Savidant said a significant portion of the property is zoned P-1 and would require rezoning to O-1 or O-M for a bank. Additionally, it was noted that a Consent Judgment, which would need to be amended, controls a portion of the property.

John Kauppila of Atwell-Hicks and Andy Gutman of NAI Farbman presented a site plan for the drive-thru bank.

General discussion followed.

The following comments were suggested by the Planning Commission:

- Strengthen relationship with Big Beaver Road.
- Pedestrian-friendly design.
- Provide better location for exit drive for drive-thru.
- Consider other uses on out parcel.
- Potential for public art in front of building.
- Sensitivity to residential subdivision to the west.

9. 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 summarized the item.

General discussion followed.

It was generally agreed to develop provisions prohibiting the outdoor storage of commercial vehicles in residential areas. Applicants could still apply for waivers from the Board of Zoning Appeals (BZA). Additionally, BZA standards for considering commercial vehicle applications should be modified to require that all three standards of Section 43.74.01 should be met, rather than just two of the three. This will have the effect of providing more evidence to the BZA so that they can make a better informed decision.

OTHER ITEMS10. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENT

Mr. Ullmann stated that there were some very innovative ideas regarding stormwater management in the August/September 2008 issue of *Planning*, published by the American Planning Association.

Mr. Strat discussed the Master Plan proposal dated April 2006 and commented that it had been nearly two and one-half years since the proposal was prepared, and the Master Plan is still not adopted.

Mr. Miller announced that a joint meeting is being planned for the Birmingham and Troy Planning Commissions. The purpose of the meeting is to update both boards and the Chamber of Commerce on the status of the Troy-Birmingham Transit Center. Potential dates are September 15 and 17, 2008.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 8:40 p.m.

Respectfully submitted,



Robert M. Schultz, Chair



R. Brent Savidant, Principal Planner