

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on November 25, 2008 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

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

Absent:

Philip Sanzica
 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.

2. APPROVAL OF AGENDA

Resolution # PC-2008-11-138

Moved by: Vleck
 Seconded by: Maxwell

RESOLVED, To approve the Agenda as submitted.

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

MOTION CARRIED

3. MINUTES

Resolution # PC-2008-11-139

Moved by: Tagle
 Seconded by: Strat

RESOLVED, To approve the minutes of the November 11, 2008 Regular meeting, as presented.

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

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Strat presented the BZA Report. General discussion followed.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller announced there was no DDA meeting in November.

7. PLANNING AND ZONING REPORT

Mr. Miller announced that three items received approval by City Council at the November 24, 2008 Regular meeting:

- McDonald's Restaurant with drive thru (Consent Judgment), located at northwest corner of Rochester and Big Beaver.
- Heartland Health Care Nursing Home and Rehabilitation Facility (Consent Judgment), located at the southeast corner of South Boulevard and Livernois.
- Temporary Merchant Business Ordinance.

Mr. Miller announced upcoming items for the December 1, 2008 and December 15, 2008 City Council Regular meetings.

STUDY ITEMS

8. ZONING ORDINANCE COMPREHENSIVE REWRITE ZOTA 234 – KICK OFF MEETING

Mr. Miller introduced the item.

Zak Branigan of Carlisle/Wortman Associates, Inc. summarized the Approach and Work Plan from their proposal to rewrite the Zoning Ordinance.

General discussion followed.

Chairman Schultz called a break at 8:55 p.m.

The meeting reconvened at 9:00 p.m.

9. MASTER PLAN AND INTERPRETATION CONSISTENCY OF REZONING REQUESTS

Mr. Miller led an informal discussion involving the challenges associated with considering rezoning applications involving property situated in or near “economic nodes” classified in the Master Plan.

General discussion followed.

10. BIRMINGHAM/TROY MULTI-MODAL TRANSIT CENTER JOINT PLANNING / ZONING UPDATE

Mr. Miller provided an update on the Transit Center project.

The Planning Commission discussed joint planning efforts and the upcoming joint meeting on December 2, 2008.

OTHER ITEMS

11. PUBLIC COMMENT – Items on Current Agenda

There was no one who wished to speak.

12. PLANNING COMMISSION COMMENT

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10.45 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

R. Brent Savidant, Principal Planner