The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on June 2, 2009 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

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

Also Present:
Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Christopher Forsyth, Assistant City Attorney
Richard Carlisle, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2009-06-048
Moved by: Edwards
Seconded by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. MINUTES

Resolution # PC-2009-06-049
Moved by: Tagle
Seconded by: Maxwell

RESOLVED, To approve the minutes of the May 12, 2009 Regular meeting as prepared.

Yes: All present (9)

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

Mr. Ullmann reported on the May 19, 2009 Board of Zoning Appeals (BZA) meeting. He specifically addressed the variances sought and granted for the Troy Museum and Historic Village Expansion and several requests for wall waivers.

Mr. Miller briefly spoke on how the new Zoning Ordinance could be written to allow the Planning Commission to develop appropriate site plan approvals that would eliminate the need for wall waivers.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller reported on the May 27, 2009 Downtown Development Authority (DDA) meeting, of which Mr. Savidant was in attendance. Items considered and acted upon were:

- Budget recommended for approval (approved by City Council, 06/01/09).
- Construction contract awarded for park improvements at Rochester and Big Beaver Roads.

7. PLANNING AND ZONING REPORT

Mr. Miller reported on the following items:

- Rezoning Application - Harlan Shopping Plaza, from B-1 to B-3. Approved by City Council, 06/01/09.
- Memorandum from Richard Carlisle re: Comprehensive Review/Revision of the Zoning Ordinance.
- City Council Public Hearing scheduled 06/15/09 on PUD 10, Big Beaver Kilmer Preliminary Development Plan Amendments.
- City Council Public Hearing scheduled 06/15/09 on ZOTA 238, Social Service Facilities in M-1 Zoning District.

Mr. Carlisle summarized the guiding principles and organizational format of the Zoning Ordinance, as outlined in his memorandum dated 05/28/09.

STUDY ITEMS

8. STUDY ITEM - PRELIMINARY SITE PLAN APPLICATION (File Number SP 679-C) – Troy Museum and Historic Village Expansion, North side of Wattles, West of Livernois (60 W. Wattles, 100 W. Wattles 109 Lange), Section 16, C-F (Community Facilities) District

Present to address the Preliminary Site Plan Application for the Troy Museum and Historic Village Expansion were Loraine Campbell, Museum Manager, and Architects Eugene Hopkins and Neal Billetdeaux of JJR, LLC, 4709 N. Delhi Road, Ann Arbor.

Distributed for discussion purposes were:
- Site Plan.
- Landscape Plan.
- Floor plans and elevations of Historic Barn and Visitor Center.
- Floor plans and elevations of Troy Museum and Addition.
- Floor plans and elevations of Niles-Barnard House.
- Memorandum re Landscape Plan for Troy Museum and Historic Village.
- Memorandum re Parking Needs Statement for Troy Museum and Historic Village.

Ms. Campbell addressed the following:
- Intent and goals of expansion.
- Revisions to the original conceptual site plan dated 10/07/08.
- Parking needs statement and parking reduction.
- Landscaping.
- Environmental sustainability.
- Adjacent parcel on the southeast corner of Museum site.

Mr. Hopkins addressed:
- Detailed view of buildings.
- Visual walk around site (via PowerPoint).
- Multiple phases of construction.
- Fundraising and grants to complete each phase.

Mr. Billetdeaux addressed:
- Entry area and building relationship.
- Parking and internal traffic circulation.
- Water storm detention.
- Landscaping.
- Environmental sustainability.
- Material of interior walls.

There was a brief question/answer period.

9. COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236) – Review of Zoning Board of Appeals Article

Mr. Carlisle reviewed the draft Article 18 – Zoning Board of Appeals and briefly addressed the following:

- Systematic approach to draft preparation.
- Option for alternate members.
- More descriptive powers and duties.
- Administrative decision subject to appeals.
- Dimensional variances.
- Introduction of use variances and reasons to consider language.
- "Delegated" duties more appropriate for Planning Commission (will address in future draft).
- "Zoning Administrator" designation.

A straw vote taken on incorporating use variances: four (4) in favor, five (5) undecided.

Mr. Maxwell asked that Zoning Ordinance text address the wording of motions to be more specific and detailed.

10. COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236) – Review of Draft Article I – Title, Purpose and Legal Clauses

Mr. Carlisle briefly reviewed the draft of Article I – Title, Purpose and Legal Clauses.

OTHER BUSINESS

10. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENT

There was discussion on:

- Intent to incorporate in the Zoning Ordinance various low impact design recommendations; i.e., storm water management, light spillage.
- Report and handout material from APA conference.
- Transit Design Center Charrette on June 15 and 16.
- Upcoming Regular meeting agenda.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:40 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2009 PC Minutes\Final\06-02-09 Special Study Meeting_Final.doc