

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on September 1, 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:

R. Brent Savidant, Acting Planning Director  
Christopher Forsyth, Assistant City Attorney  
Richard K. Carlisle, Carlisle/Wortman Associates, Inc. (CWA)  
Robin Beltramini, President, Michigan Municipal League  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2009-09-075**

Moved by: Edmunds  
Seconded by: Maxwell

**RESOLVED**, To approve the revised Agenda.

Yes: All present (9)

**MOTION CARRIED**

3. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

4. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Ullmann reported on the August 18, 2009 Board of Zoning Appeals (BZA) meeting.

5. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported the DDA meeting in August was canceled.

6. PLANNING AND ZONING REPORT

Mr. Savidant reported on the following items:

- Troy Museum and Historic Village Expansion (File Number SP 679-C) – Approved by City Council, August 17, 2009.
- Update on The Pavilions (File Number PUD 9), former K Mart Headquarters.

There was brief discussion on construction status of the following restaurants:

- McDonald's, northwest corner of Big Beaver and Rochester Roads (*Grand Opening 9/4/09*).
- Sonic, northeast corner of John R and 14 Mile.
- Pei Wei, southwest corner of Big Beaver and Rochester Roads.

### STUDY ITEMS

7. PRESENTATION ON FORM BASED CODES – Robin Beltramini, Michigan Municipal League President

Chair Schultz introduced guest speaker Robin Beltramini.

Ms. Beltramini gave a presentation on form based codes.

A brief question and answer period followed.

8. COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236) – Review of Draft Site Plan Review and Special Use Approval Articles

Mr. Carlisle briefly reviewed draft Article 6, Site Plan Review.

The following items were addressed. Mr. Carlisle noted revisions for the next draft.

- Designation of Zoning Administrator.
- Procedure to waive required information.
- “Minor changes” reviewed administratively. (Section 6.02., C, 1)
- “Sketch Plan” – definition, additional detail. (6.02, D)
- Notify Planning Commission of plans approved administratively.
- “Substantially revised” Final Site Plan. (Section 6.03, B, 3)
- Add wording “or other governing bodies”. (Section 6.05, A, G)
- Use wording “storm water management” throughout document.

- Require “color and material samples” with Preliminary Building Elevations. (Section 6.05, A, 13 and 18 f)
- Require Photometrics. (Section 6.05, A, 16)
- Sealed drawings – Review State Law. (Section 6.05, A, 17)

Mr. Carlisle briefly reviewed draft Article 7, Special Use Approval.

The following items were addressed. Mr. Carlisle noted revisions for the next draft.

- “Compatability with adjacent uses” – Wording to reflect character and nature of business; delete wording on operation and maintenance of business. (Section 7.03, A)
- “Cease or abandonment” in relation to maintenance of landscaping and revised landscape plans. (Section 7.05)
- “Revocation” – Set up procedural standards. (Section 7.06)
- Reword paragraph. (Section 7.04, A)

Mr. Savidant addressed the existing landscape plan provisions and design standards of which he indicated needs a complete overall.

9. JOINT MEETING – TROY PLANNING COMMISSION AND TROY CITY COUNCIL  
– Schedule Joint Meeting to Discuss Potential Amendment of CDP for The Pavilions of Troy PUD, Northwest Corner of Coolidge and Big Beaver, Section 19

Mr. Savidant announced Grand Sakwa Properties is acquiring the former K Mart Headquarters property and are seeking feedback and comments from the City Council and Planning Commission. City Council agreed to a joint meeting on September 28, 2009, at which time Grand Sakwa will present a proposed redevelopment concept plan.

Members encouraged Grand Sakwa to submit plans and a comparative plan analysis to the City Council and Planning Commission in a timely manner that would allow the opportunity to review the submission in advance of the joint meeting.

**Resolution # PC-2009-09-076**

Moved by: Edmunds

Seconded by: Strat

**RESOLVED**, That the Planning Commission hereby schedules a joint meeting between the Troy City Council and the Troy Planning Commission for Monday, September 28, 2009 from 6:00 p.m. to 7:15 p.m. in the Emergency Operations Center of the Police Department, 500 W. Big Beaver, Troy, Michigan 48084.

Yes: All present (9)

**MOTION CARRIED**

Chair Schultz said he would not be able to attend the joint meeting due to a scheduling conflict. He announced Mr. Hutson would chair the meeting.

**OTHER BUSINESS**

10. **PUBLIC COMMENT** – Items on Current Agenda

There was no one present who wished to speak.

11. **PLANNING COMMISSION COMMENT**

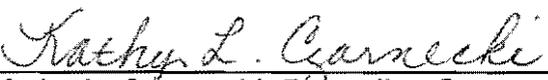
There was a brief discussion on recent administrative staff changes.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:25 p.m.

Respectfully submitted,

  
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Robert M. Schultz, Chair

  
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Kathy L. Czarnecki, Recording Secretary