The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on September 22, 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
A. John Szerlag, City Manager
Mark F. Miller, Acting Assistant City Manager/Economic Development Services
Richard K. Carlisle, Carlisle/Wortman Associates, Inc. (CWA)
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2009-09-077
Moved by: Vleck
Seconded by: Maxwell

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. MINUTES

Resolution # PC-2009-09-078
Moved by: Edmunds
Seconded by: Tagle

RESOLVED, To approve the minutes of the August 25, 2009 and September 1, 2009 Special/Study meetings as published.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

STUDY ITEMS

5. 6-YEAR ORGANIZATIONAL RESTRUCTURING PLAN FOR THE CITY OF TROY; FISCAL YEAR 2009/10 THROUGH FISCAL YEAR 2014/15 – Presentation by John Szerlag, City Manager

City Manager John Szerlag addressed the City's 6-year organizational restructuring plan for fiscal year 2009/10 through fiscal year 2014/15. He outlined a September 9, 2009 memorandum to City Council that speaks to the decline in operating revenues through fiscal year 2014/15, the assumptions and methodology in a restructuring plan that would involve privatization, regionalization and consolidation, as well as employee reduction.

A question and answer period followed.

Chair Schultz requested a recess at 8:27 p.m.

The meeting reconvened at 8:35 p.m.

[Mr. Szerlag exited the meeting.]

6. TROY-BIRMINGHAM MULTI-MODAL TRANSIT CENTER – Discussion with Planning Commission

Mr. Savidant gave a brief history of the transit center project. He addressed the following:

- Recent submission of Federal grant.
- Replies to questions submitted by Planning Commissioners.
- Attachments to the Planning Commission memorandum.
  - Leonis light fixture information.
  - Revised Transit Center site plan.
  - Letter from Hubbell Roth Clark (HRC), dated August 11, 2009.
  - Transit Center Business Plan, dated December 9, 2008.
  - Schematic Design Report, prepared by Wendel Duchscherer Architects (WDA), dated June 26, 2009 (on CD).

Mr. Savidant also circulated a hard copy of the Schematic Design Report.

Discussion followed on the following:

- Procedure / process of site plan review.
- Purview / involvement / input of Planning Commission.
- Objectives and goals of project.
- Functionality of project; justification for design concepts.
- Federal grant funding (demonstration project).
- Site Plan approval process.
- Site constraints as relates to site plan concept.
- Transition of elevators to ramps.
- Cost estimate / cost per square foot / architectural fees.
- LEED aspects.
- Input from members of Advisory Committee of Persons with Disabilities.

OTHER BUSINESS

7. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENTS

Several members expressed appreciation in placing the transit center item on the agenda for discussion.

Mr. Tagle attended a seminar sponsored by the U. S. Green Building Council (USGBC) titled "LEED and the Benefits of Green Building for Municipalities". He will prepare and share a report on the seminar in the very near future.

Mr. Miller reminded members of the Special Joint meeting with City Council on September 28. Further, Mr. Miller announced plans for the I-75 and Big Beaver Road Design would be available in the Planning Department for review. He indicated the project is quite impressive.

Chair Schultz announced that Vice Chair Hutson would chair the September 28th Special Joint meeting, in his absence.

ADJOURN

The Regular Meeting of the Planning Commission adjourned at 9:50 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

Kathy L. Czarnecki, Recording Secretary

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