The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on October 27, 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
Lon M. Ullmann

Absent:
John J. Tagle
Mark J. Vleck

Also Present:
R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc. (CWA)
Adrienne Milner, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Mr. Edmunds requested to add the Transit Center on the agenda for discussion, as Agenda item 6.a.

Resolution # PC-2009-10-087
Moved by: Edmunds
Seconded by: Strat

RESOLVED, To approve the Agenda as revised.

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

MOTION CARRIED

3. MINUTES

Resolution # PC-2009-10-088
Moved by: Sanzica
Seconded by: Maxwell

RESOLVED, To approve the minutes of the October 6, 2009 Special/Study and October 13, 2009 Regular meetings as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

STUDY ITEMS

5. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 239) – Amendment to Article 28, Used Automobile Sales and Indoor Commercial Auctions in M-1

Mr. Savidant addressed the proposed Zoning Ordinance Text Amendment relating to used automobile sales and indoor commercial auctions in the M-1 zoning district. Mr. Savidant asked for comment and direction on the proposed draft language.

Discussion followed, and it was determined to make the following revisions to the draft language:

- Re-word condition #4 under Used Automobile Sales. Add word "other" before "used automobile sales facilities"; and clarify relationship of existing dealerships that sell used vehicles as an accessory use.
- Address parking under Automobile Auctions. Require petitioner to provide parking plan and/or loading and unloading plan. Create minimum parking standard. Define vehicle in terms of license and movability.
- Create third category to address commercial and industrial vehicles.

6. POTENTIAL PRELIMINARY SITE PLAN APPROVAL (File Number SP 954) – AT&T Wireless Facility at Troy Lanes, South Side of Square Lake Road, West of John R (1950 E. Square Lake), Section 11, Zoned B-2

Mr. Savidant addressed the procedure for site plan approval of the proposed site plan application, noting the petitioner must seek a variance from the Board of Zoning Appeals (BZA).

Mr. Branigan presented a summary of the Planning Consultant report. He addressed the site plan approval process in relation to the petitioner seeking a variance from the BZA. Mr. Branigan cited deficiencies with the site plan application, which he indicated should be addressed prior to coming back to the Planning Commission should the setback variance be granted. Mr. Branigan recommended that the Planning Commission postpone action on the item to allow the petitioner to pursue the required variance from the BZA.

Mr. Maxwell presented and identified photographs he took of an existing monopine tower located at Quarton and Woodward as well as the proposed location to place a monopine.

Wally Haley of Haley Law Firm, 8065 Grand River, Brighton, was present to represent the petitioner. Mr. Haley addressed the deficiencies noted in the Planning Consultant report, landscaping, parking and maneuvering lanes, and other tower locations.

Mr. Haley's PowerPoint presentation outlined the following:

- The wireless industry.
- Search area objective.
- Monopine location.
- Site plan.
- Tower elevation.
- Photosimulations of proposed site from various directional views.
- Existing monopine tower at Manresa Jesuit Retreat House at Quarton and Woodward.

The Planning Commission requested the following site plan revisions, should the application continue through the approval process:

- Designate height / context of existing trees in relation to tower.
- Monopine tower preferred.
- Eliminate "Flynn Park" title.

6.a. TROY-BIRMINGHAM MULTI-MODAL TRANSIT CENTER

There was general discussion on the status and site plan approval process of the Troy-Birmingham Multi-modal Transit Center.

Members Edmunds and Strat expressed concerns with the size of the building, maintenance of the facility, construction costs, site plan approval process, and return on LEED investments.

Mr. Savidant reminded the members that the Planning Commission is a recommending body only in the site plan approval process of the transit center. He suggested that the body as a whole make a recommendation they feel is appropriate as relates to the site plan design. Mr. Savidant encouraged members to forward any questions and concerns in writing to him within the next week. Mr. Savidant also addressed his attendance at recent transit center meetings and meeting minutes.

OTHER BUSINESS

7. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

Mr. Maxwell addressed his interest in researching anti-smoking legislation in Michigan. He indicated a desire to give a presentation to the Commission in the future on anti-smoking legislation and its economic impact.

Messrs. Branigan and Savidant commented briefly on innovative approaches to parking.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:20 p.m.

Respectfully submitted,

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Robert M. Schultz, Chair

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Kathy L. Czarnecki, Recording Secretary

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