The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on December 1, 2009 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

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

Absent:
Michael W. Hutson
Mark Maxwell

Also Present:
R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney
Richard K. Carlisle, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2009-12-094
Moved by: Tagle
Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Hutson, Maxwell

MOTION CARRIED

3. MINUTES

Mr. Edmunds noted a typographical error on page 5, Resolution # PC-2009-11-093; change “Edwards” to “Edmunds”.

Resolution # PC-2009-12-095
Moved by: Edmunds
Seconded by: Sanzica

RESOLVED, To approve the minutes of the November 10, 2009 Regular meeting as corrected.

Yes: All present (7)
Absent: Hutson, Maxwell

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. Sanzica reported on the following item considered at the November 17, 2009 Board of Zoning Appeals (BZA) meeting.

- AT&T Wireless Facility at Troy Lanes, 1890 E. Square Lake – Item postponed.
  - Petitioner to locate tower further east on the back property line, away from church property.
  - Preference is monopole.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no November meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant addressed the following items:

- Agenda items on December 8, 2009 Regular meeting.
- Progress on 'paperless' Planning Commission.

STUDY ITEMS

8. POTENTIAL SPECIAL USE APPLICATION – Potential Church Outreach Hall, Southeast corner of Adams Road and Bolingbroke (3586 Adams Road), Section 19, Currently Zoned R-1 B (One Family Residential) District

Mr. Savidant introduced the item and stated the petitioner is seeking input from the Planning Commission. Mr. Savidant noted the petitioner would have to address the parking, as well as seek a number of required variances.

The petitioners, Chuck Truan, Brian McCallum and Kyle Beardmore of Detroit Meeting Rooms, Inc., were present.

Mr. Truan gave a PowerPoint presentation that identified the intent and project scope of the proposed facility.

Discussion followed.

Suggestions from around the table related to parking, stormwater management, landscaping and environmental design.

9. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 241) – Establishment of Zoning Administrator

Mr. Savidant introduced the proposed zoning ordinance text amendment. He addressed the City organizational restructuring and the responsibilities that would fall under the Planning Department:

- Board of Zoning Appeals.
- Code Enforcement.
- Interpretation and Administration of the Zoning Ordinance.

Mr. Savidant announced a Special meeting has been called on December 15, 2009 at 6:30 p.m. in the Council Chamber to hold a Public Hearing on the item.

Mr. Carlisle said the Planning Commission had seen the proposed language at a previous meeting and the general consensus was favorable at that time. He addressed the respective responsibilities of the Planning Department and Building Department.

There was discussion on the Zoning Administrator position in relation to the organizational structure. Favorable comments from around the table were expressed.

[Mr. Carlisle exited meeting.]

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

Mr. Savidant reviewed the recent revisions made to the proposed language.

Discussion followed.

It was determined that staff would tweak language on the concentration of similar uses, and the item would come back for a final review and scheduling of Public Hearing.

11. HISTORIC DISTRICT STUDY COMMITTEE ITEM – Preliminary Report to De-List 4800 Beach Road (88-20-18-203-011)

Mr. Savidant presented the Preliminary Report submitted by the Historic District Study Committee on the de-listing of 4800 Beach Road.

The item required no action.

OTHER BUSINESS

12. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

13. PLANNING COMMISSION COMMENT

Chair Schultz and Mr. Strat commented favorably on the creation of a Zoning Administrator position.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:00 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

Kathy L. Czarnecki, Recording Secretary

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