The Regular Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on January 12, 2010, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

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

Absent:
Mark J. Vleck

Also Present:
R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney

2. APPROVAL OF AGENDA

Resolution # PC-2010-01-001
Moved by: Tagle
Seconded by: Edmunds

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

3. MINUTES

Mr. Ullmann asked that the December 8, 2009 Regular meeting minutes reflect the following revision:

> Page 3, third paragraph, after the sentence that reads, "Mr. Ullmann questioned the detention on site." to add the sentence, "There was no detention shown."

Resolution # PC-2010-01-002
Moved by: Strat
Seconded by: Ullmann

RESOLVED, To approve the minutes of the December 8, 2009 Regular Meeting as revised.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

Resolution # PC-2010-01-003
Moved by: Edmunds
Seconded by: Maxwell

RESOLVED, To approve the minutes of the December 15, 2009 Special Meeting as prepared.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

STUDY ITEM

5. POTENTIAL REZONING APPLICATION – 2684 Industrial Row, North side of Industrial Row, East of Coolidge, Section 32, Presently Zoned M-1 (Light Industrial) District, Proposed Zoning O-1 (Low Rise Office) District

Mr. Savidant introduced the proposed rezoning application.

Messrs. Dave McDonald and Scott McBride were present. They indicated an interest in acquiring 2684 Industrial Row and converting the building into an office for their insurance and financial management business.

There was general discussion about the potential rezoning application.

It was the consensus of the members to give favorable consideration to the proposed rezoning.

OTHER BUSINESS

6. ELECTION OF OFFICERS

Chair Schultz asked for nominations from the floor for Chair.

Mr. Strat nominated Michael Hutson for Chair.

Hearing no further nominations, Chair Schultz declared the nominations for the position of Chair closed.

ROLL CALL VOTE
Yes All present (8)
Absent: Vleck

Chair Schultz asked for nominations from the floor for Vice Chair.

Mr. Strat nominated Mark Maxwell for Vice Chair.

Hearing no further nominations, Chair Schultz declared the nominations for the position of Vice Chair closed.

ROLL CALL VOTE
Yes All present (8)
Absent: Vleck

Chair Schultz asked for nominations from the floor for Board of Zoning Appeals (BZA) Representative.

Mr. Sanzica nominated Donald Edmunds.

Hearing no further nominations, Chair Schultz declared the nominations for the position of Board of Zoning Appeals Representative closed.

ROLL CALL VOTE
Yes All present (8)
Absent: Vleck

Chair Schultz asked for nominations from the floor for Board of Zoning Appeals (BZA) Alternate.

Mr. Edmunds nominated Philip Sanzica.

Hearing no further nominations, Chair Schultz declared the nominations for the position of Board of Zoning Appeals Alternate closed.

ROLL CALL VOTE
Yes All present (8)
Absent: Vleck

7. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENTS

There was general discussion on the following:

- Troy/Birmingham Transit Center.
- Preservation of trees on residential development applications.
- Enforcement of codes relating to land use, blight and nuisance, new responsibility of the Planning Department.
- A work plan summary for the Comprehensive Zoning Ordinance Rewrite is forthcoming.
- Section 28.30.09 of the Zoning Ordinance discussed in general terms by Mr. Savidant. There was general agreement to consider an amendment to this section, eliminating the requirement that warehouse facilities can have up to 25% retail only if located on a major thoroughfare.
- Mr. Schultz was thanked by all for his outstanding job as Chair for the last three years.

The Regular Meeting of the Planning Commission adjourned at 8:20 p.m.

Respectfully submitted,

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Robert M. Schultz, Chair

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R. Brent Savidant, Acting Planning Director

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