

The Special Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 6:00 p.m. on April 22, 2010 in the Lower Level Conference Room.

### ROLL CALL

#### Present:

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

#### Absent:

Mark J. Vleck

#### Also Present:

R. Brent Savidant, Acting Planning Director  
Zachary Branigan, Carlisle/Wortman Associates, Inc.  
Richard Carlisle, Carlisle/Wortman Associates, Inc. (arrived 7:00 p.m.)  
Kevin Klinkenberg, AIA, 180 Degrees Design Studio, Kansas, Missouri  
Jarod Rivers, 180 Degrees Design Studio, Kansas, Missouri

Chair Hutson indicated that the format of the Special meeting was going to be very informal.

### STUDY ITEM

3. COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236) – FORM BASED CODES - Discussion with Representatives from Carlisle/Wortman Associates, Inc. and 180 Degrees Design Studio

Mr. Savidant summarized the intent of the meeting, which was to start developing form-based code provisions in the Zoning Ordinance for Maple Road, Big Beaver Road and the Neighborhood Nodes, as categorized in the Master Plan.

Mr. Branigan summarized the Comprehensive Zoning Ordinance Rewrite project to date.

Mr. Klinkenberg presented design options for Maple Road, Big Beaver Road and the Neighborhood Nodes.

General discussion followed.

**OTHER BUSINESS**

4. **PUBLIC COMMENTS**

There was no one present who wished to speak.

5. **PLANNING COMMISSION COMMENTS**

None.

The Special Meeting of the Planning Commission adjourned at 7:30 p.m.

Respectfully submitted,

---

Michael W. Hutson, Chair

---

R. Brent Savidant, Recording Secretary

G:\Planning Commission Minutes\2010 PC Minutes\Draft\04-22-10 Special Meeting\_Draft.doc