

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on November 23, 2010 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

Absent:

Mark J. Vleck

Also Present:

R. Brent Savidant, Acting Planning Director
 Allan Motzny, Assistant City Attorney
 Zachary Branigan, Carlisle/Wortman Associates, Inc.

2. APPROVAL OF AGENDA

Resolution # PC-2010-11-075

Moved by: Schultz
 Seconded by: Maxwell

RESOLVED, To approve the Agenda as prepared.

Yes: Edmunds, Hutson, Maxwell, Sanzica, Schultz, Tagle, Ullmann
 Abstain: Strat
 Absent: Vleck

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2010-11-076

Moved by: Tagle
 Seconded by: Schultz

RESOLVED, To approve the minutes of the November 9, 2010 Regular meeting as prepared.

Yes: Edmunds, Hutson, Sanzica, Schultz, Strat, Tagle, Ullman
 Abstain: Maxwell
 Absent: Vleck

MOTION CARRIED

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Edmunds presented the BZA Report.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant indicated there was no November DDA meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant presented the Planning and Zoning Report.

Mr. Savidant indicated that a Public Hearing Draft of the new Zoning Ordinance would be available for Planning Commission review in December.

Mr. Savidant indicated that an error was made when creating the mailing list for the November 9, 2010 public hearing for the Special Use Application for LA Fitness. Consequently, not all property owners within 300 feet received notice of the public hearing. Therefore the item will need to be reconsidered by the Planning Commission on December 14, 2010.

SPECIAL USE REQUEST

8. SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 315-B) – Proposed Pro Car Wash West, West side of Rochester and South of Wattles (3785 Rochester), Section 22, Currently Zoned H-S (Highway Service) District

Mr. Branigan summarized the report. Further, he indicated that applicant the received the required variances at the November 16, 2010 Board of Zoning Appeals meeting.

Mr. Savidant reminded the Planning Commission that a Public Hearing was held on this item on October 12, 2010.

Resolution # PC-2010-11-077

Moved by: Schultz
Seconded by: Edmunds

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the Pro Car Wash West facility, located on the west side of Rochester and south of Wattles (3785 Rochester), Section 22, within the H-S zoning district, be granted.

Yes: All present (8)
Absent: Vleck

MOTION CARRIED**STUDY ITEM**

9. **COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236)** – Discussion with Representatives from Carlisle/Wortman Associates, Inc. - Article 4 District Regulations, Article 8 Specific Use Standards and Article 2 Definitions

Mr. Branigan presented the following draft Articles:

- Article 2 Definitions
- Article 4 District Regulations
- Article 6 Specific Use Standards

There was general discussion on all items.

It was agreed that Group Day Care Homes would be discussed in more detail at a future Planning Commission meeting in December 2010.

OTHER BUSINESS

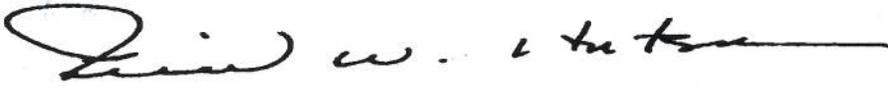
10. **PUBLIC COMMENTS** – Items on Current Agenda
11. **PLANNING COMMISSION COMMENTS**

There were no Planning Commission comments.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 8:25 p.m.

Respectfully submitted,



Michael W. Hutson, Chair



R. Brent Savidant, Acting Planning Director

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