

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on October 26, 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
Lon M. Ullmann
Mark J. Vleck

Absent:

John J. Tagle

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-2010-10-071

Moved by: Schultz
Seconded by: Edmunds

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2010-10-072

Moved by: Sanzica
Seconded by: Schultz

RESOLVED, To approve the minutes of the October 12, 2010 Regular meeting as prepared.

Yes: All present (8)
Absent: Tagle

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 October DDA meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant presented the Planning and Zoning Report.

STUDY ITEM

8. COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236) – Discussion with Representatives from Carlisle/Wortman Associates, Inc.

Mr. Branigan presented the following draft Articles:

- Article 4 District Regulations
- Article 5 General Provisions
- Article 9 Development Options
- Article 11 Sustainable Design and Environmental Standards
- Article 13 Site Design Standards

Mr. Savidant led a discussion regarding the draft Zoning District Map.

There was general discussion on all items.

Mr. Ullmann stated the environmental provisions from Chapter 11 have all been removed.

Mr. Ullmann stated the Tree Ordinance has been eliminated.

Mr. Ullmann stated the Open Space and Natural Features Protection were common features all committees in Vision 20/20 recommended. Political will now exists for the adoption of these ideas.

Mr. Ullmann stated the Master Plan identifies these components; therefore, they should be incorporated in the Zoning Ordinances especially as the Zoning Law is the enabling act for the protection of these features.

OTHER BUSINESS

9. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENTS

Mr. Ullmann commented on the newly constructed cell tower at the southwest corner of Square Lake and John R. Mr. Savidant stated he would take a photograph of the tower and email it and the approved site plan and meeting minutes to all Planning Commissioners for their consideration.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:05 p.m.

Respectfully submitted,



Michael W. Hutson, Chair



R. Brent Savidant, Acting Planning Director