

# PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3364  
[www.troymi.gov](http://www.troymi.gov)  
[planning@troymi.gov](mailto:planning@troymi.gov)

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

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**February 8, 2011**

**7:30 P.M.**

**Council Chamber**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – January 25, 2011 Special/Study Meeting
4. PUBLIC COMMENTS – For Items Not on the Agenda

### **SITE CONDOMINIUM PRELIMINARY SITE PLAN**

5. PRELIMINARY SITE CONDOMINIUM APPROVAL (EXTENSION) – Oak Forest South Site Condominium – Proposed Oak Forest South Site Condominium, 25 units/lots proposed, South of Square Lake Road, East side of Willow Grove, Section 11, Zoned R-1C (One Family Residential) District

### **OTHER BUSINESS**

6. DRAFT CITY OF TROY ZONING ORDINANCE – Discussion with Representatives from Carlisle/Wortman Associates, Inc.
7. PUBLIC COMMENTS – Items on Current Agenda
8. PLANNING COMMISSION COMMENTS

ADJOURN

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on January 25, 2011 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  
Mark J. Vleck (arrived at 7:35 p.m.)

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-2010-01-003**

Moved by: Schultz  
Seconded by: Edmunds

**RESOLVED**, To approve the Agenda as prepared.

Yes: All (8)  
Absent: Vleck (arrived at 7:35 p.m.)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2011-01-004**

Moved by: Sanzica  
Seconded by: Tagle

**RESOLVED**, To approve the minutes of the January 11, 2011 Regular meeting as prepared.

Yes: All (8)  
Absent: Vleck (arrived at 7:35 p.m.)

**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. He stated that only four of the 7-member BZA were present at the January 18, 2011 BZA meeting. All three items were postponed at the request of the applicants, to provide each applicant the opportunity to be heard by a full board.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant stated that the DDA adopted the Big Beaver Design Standards at the December DDA meeting. Hard copies of the adopted document were distributed to the Planning Commission.

Mr. Branigan summarized the document with the Planning Commission. General discussion followed.

7. PLANNING AND ZONING REPORT

Mr. Savidant presented the report. He indicated that representatives of the St. Joseph Chaldean Church are revising the site plan based on public comment from the January 11, 2011 Regular meeting. They intend to go before the BZA for required variances at the March meeting. General discussion followed.

### STUDY ITEMS

8. DRAFT CITY OF TROY ZONING ORDINANCE (File Number ZOTA 236)

Mr. Savidant briefly summarized the types of revisions made to the document. The Planning Commission discussed a number of specific issues:

Group Day Care Homes:

The Planning Commission reached consensus on not permitting Group Day Care Homes in residential zoning districts

Adult Foster Care Homes:

The Planning Commission reached consensus on permitting Adult Foster Care Homes by Special Use Approval, with conditions, in residential zoning districts

Expiration of Preliminary Site Plan Approval and Final Site Plan Approval:

The Planning Commission reached consensus on extending the length of time before approvals expire (to three years) and providing the Zoning Administrator with the authority to extend approvals administratively if no changes are proposed to the site plan.

Neighborhood Node Form Based Code:

Mr. Branigan described how Neighborhood Node provisions protect adjacent single family neighborhoods

Use Variance Procedures:

The Planning Commission discussed the proposed use variance procedures

There was other general discussion about the draft Zoning Ordinance.

**OTHER BUSINESS**9. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENTS

There was general Planning Commission discussion.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:00 p.m.

Respectfully submitted,

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Michael W. Hutson, Chair

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R. Brent Savidant, Acting Planning Director

G:\Planning Commission Minutes\2011 PC Minutes\Draft\01-25-11 Special Study Meeting\_Draft.doc

DATE: February 3, 2011

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: Preliminary Site Condominium Approval (Extension) – Oak Forest South Site Condominium, South of Square Lake Road, East Side of Willow Grove, Section 11 – R-1C (Single Family Residential) District

City Council approved the Preliminary Site Condominium Plan for Oak Forest South Site Condominium on January 26, 2009. City Council granted a one-year extension on January 25, 2010. The applicant seeks a one-year extension for Preliminary Site Condominium Approval. No changes to the development are proposed. During this time, the applicant may submit a Final Site Condominium Plan to City Council for Final Site Condominium Approval.

The applicant is proposing a 25-unit site condominium on a 10.03-acre parcel. The development will utilize the Lot Averaging Option (Section 34.10.00) which provides for up to a 10 percent reduction in lot areas and widths.

The application meets all relevant regulations, including complying with Zoning Ordinance requirements. City Management recommends extending approval of the Preliminary Site Condominium Plan for Oak Forest South Site Condominium.

Attachments:

1. Proposed Resolution
2. Maps
3. City Council minutes from January 25, 2010 (excerpt)
4. Site Plan (digital)

Prepared by RBS/MFM

cc: Applicant  
File/Oak Forest South Site Condominium

**Preliminary Site Condominium Approval (Extension) – Oak Forest South Site Condominium, South of Square Lake Road, East side of Willow Grove, Section 11 – R-1C (One Family Residential) District**

**Resolution # PC-2011-02-**

Moved by:

Seconded by:

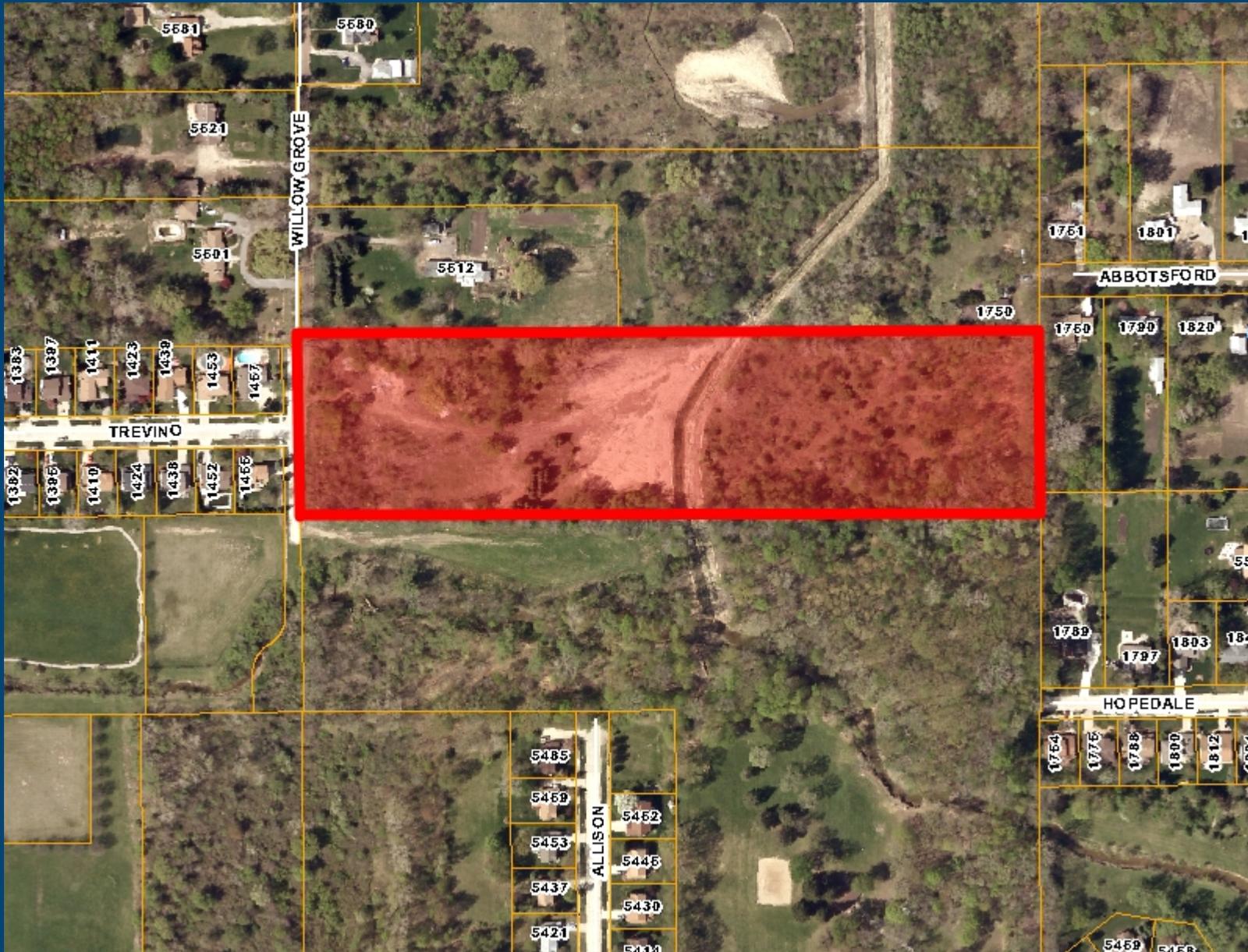
**RESOLVED**, That the Planning Commission recommends to City Council that the Preliminary Site Plan (Section 34.30.00 Unplatted One-Family Residential Development), as requested for Oak Forest South Site Condominium, including 25 units, located south of Square Lake Road on the east side of Willow Grove, Section 11, within the R-1C (One Family Residential) zoning district be granted.

Yes:

No:

Absent:

**MOTION CARRIED/FAILED**



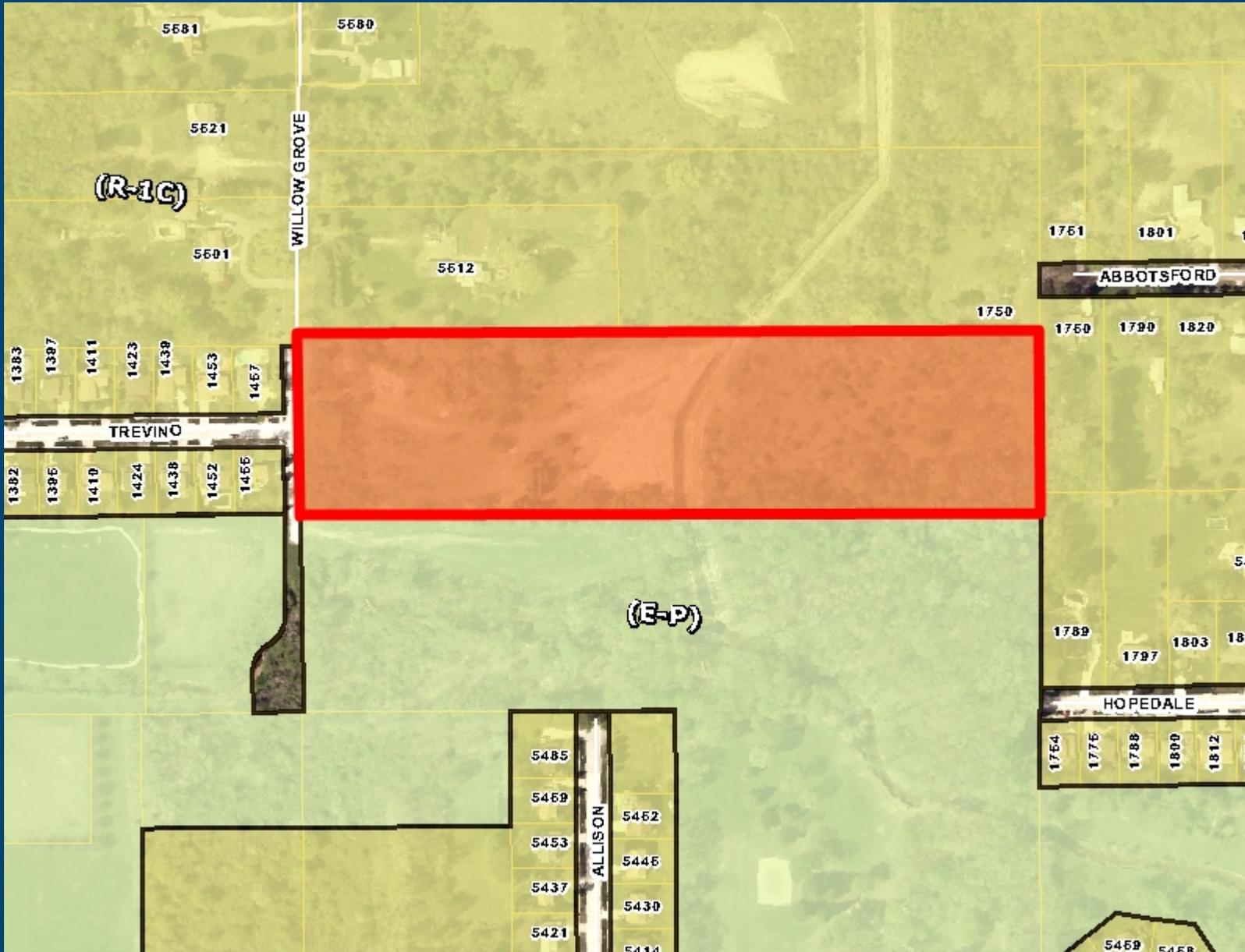
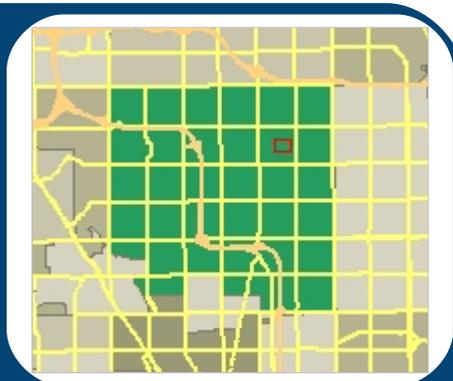
### Legend

-  I-75
- Road Centerline
  -  Major Road
  -  Industrial Road
  -  Local Road
-  Hydrography Poly
-  Hydrography Arc
-  Parcels
- Aerial Photos - 2008
  -  Red: Band\_1
  -  Green: Band\_2
  -  Blue: Band\_3

536 0 268 536Feet

Scale 1: 3,218





### Legend

- I-75
- Road Centerline**
  - Major Road
  - Industrial Road
  - Local Road
- Zoning**
  - (PUD) Planned Unit Development
  - (B-1) Local Business District
  - (B-2) Community Business District
  - (B-3) General Business District
  - (R-C) Research Center District
  - (C-F) Community Facilities District
  - (C-J) Consent Judgment
  - (E-P) Environmental Protection District
  - (R-EC) Residential Elder Care
  - (P-1) Vehicular Parking District
  - (H-S) Highway Service District
  - (M-1) Light Industrial District
  - (O-1) Office Building District
  - (O-M) Office Mid-Rise District
  - (OSC) Office Service Commercial District
  - (CR-1) One Family Residential Cluster District
  - (R-1A) One Family Residential District
  - (R-1B) One Family Residential District
  - (R-1C) One Family Residential District
  - (R-1D) One Family Residential District
  - (R-1E) One Family Residential District
  - (R-1T) One Family Attached Residential District
  - (R-2) Two Family Residential District
  - (R-M) Multiple Family Residential Medium Density District
  - (RM-1) Multiple Family Residential District (Low Density)
  - (RM-2) Multiple Family Residential District (Medium Density)
  - (RM-3) Multiple Family Residential District (High Density)
- Hydrography Poly
- Hydrography Arc
- Parcels

Aerial Photos - 2008

- Red: Band\_1
- Green: Band\_2

Printed: 1/12/2010

536 0 268 536 Feet

Scale 1: 3,218



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**H-5 Preliminary Site Condominium Approval (Extension) – Oak Forest South Site Condominium, East Side of Willow Grove, South of Square Lake Road, Section 11 – R-1C**

Resolution #2010-01-024

Moved by Kerwin

Seconded by Fleming

RESOLVED, That Troy City Council hereby **APPROVES** the Preliminary Site Condominium Plan (Extension), as submitted under Section 34.30.00 of the Zoning Ordinance (Unplatted One Family Residential Development) for the development known as Oak Forest South Site Condominium, located on the east side of Willow Grove, south of Square Lake Road, in Section 11, including 25 units on 10.03 acres within the R-1C zoning district, with the following conditions:

- A. A public meeting will be held with Engineering and surrounding residents to review the final engineering plans before final site condominium plan is submitted to City Council; and
- B. MDEQ approval will be obtained with all necessary assessment and permit documents prior to the final site condominium plan is submitted to City Council; and
- C. The Oakland County Water Resources Commissioner shall approve the site condominium plan prior to the final site condominium plan submittal to City Council.

Yes: Fleming, Howrylak, Kerwin, McGinnis, Slater, Schilling

No: None

Absent: Beltramini

**MOTION CARRIED**

BM #4: NAIL IN SOUTHWEST FACE OF 12" COTTONWOOD, LOCATED ON WEST SIDE OF DRAIN ON NORTH PROPERTY LINE OF THE SITE.  
ELEVATION: 660.82 N.G.V.D.

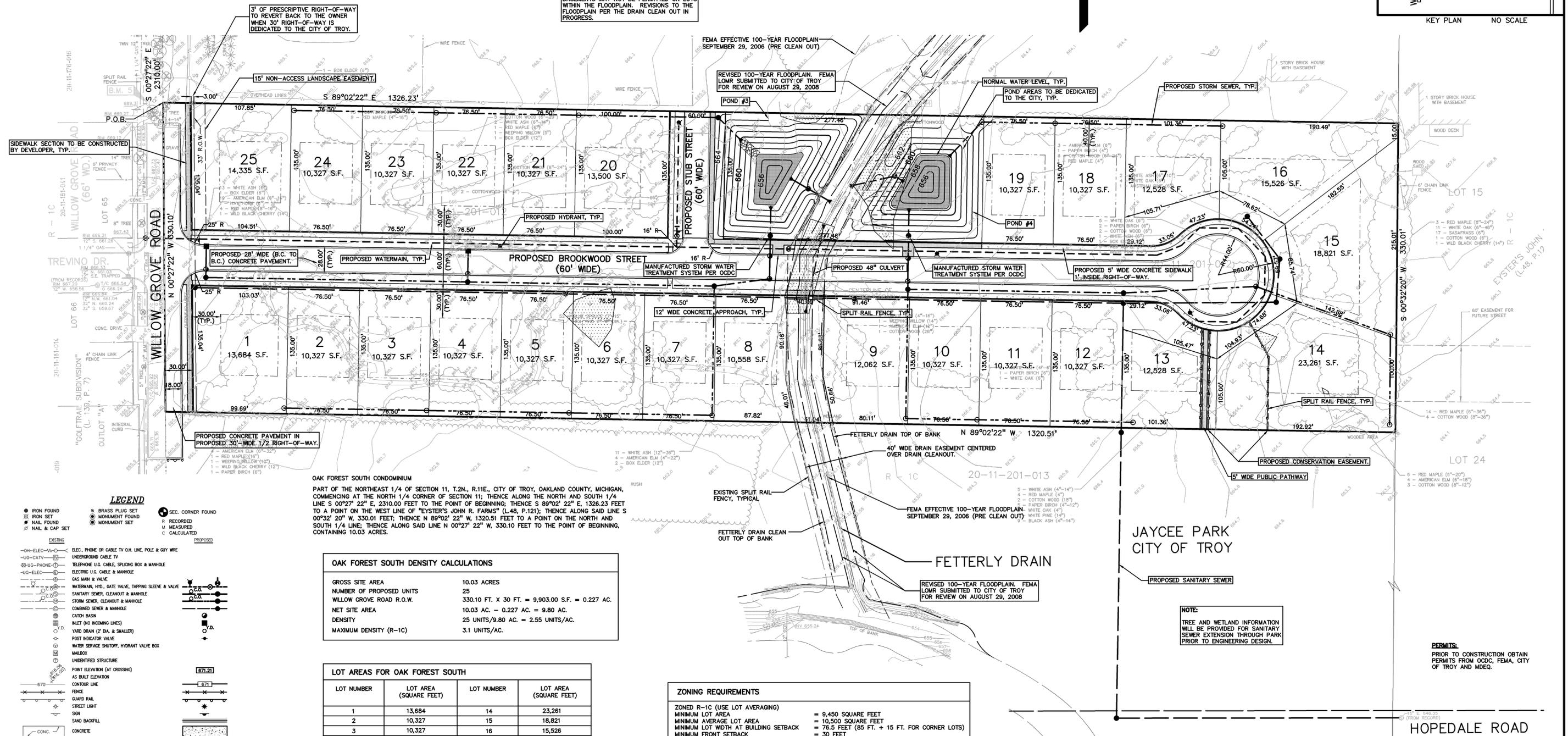
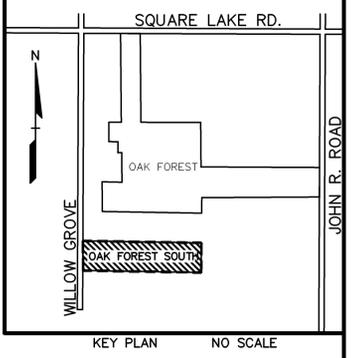
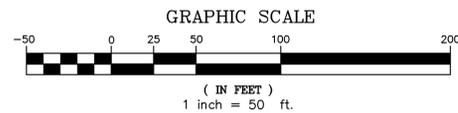
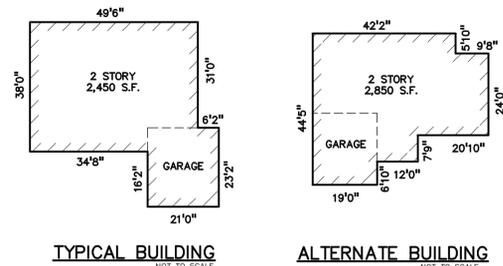
BM #5: ARROW ON HYDRANT AT WEST SIDE OF WILLOW GROVE ROAD APPROXIMATELY 150' NORTH OF TREVINO ROAD  
ELEVATION: 671.43

DETENTION BASINS:					
DETENTION BASIN	DRAINAGE SHED AREA (ACRES)	25-YR DETENTION VOLUME REQUIRED* (CUBIC FEET)	25-YR DETENTION VOLUME PROVIDED (CUBIC FEET)	VOLUME REQUIRED FOR PERMANENT WATER LEVEL FOR WATER QUALITY** (CUBIC FEET)	VOLUME PROVIDED FOR PERMANENT WATER LEVEL FOR WATER QUALITY** (CUBIC FEET)
WEST POND	5.05	12,679	12,693	2,933	2,149
EAST POND	3.91	9,817	9,890	2,271	3,413

\* - MINIMUM VOLUME FOR DETENTION BASINS PER CITY OF TROY REQUIREMENTS USING "A SIMPLE METHOD FOR RETENTION BASIN DESIGN" TWENTY FIVE (25) YEAR FREQUENCY RAINFALL. DETENTION BASIN DESIGN FOR 25-YR STORM ACCEPTABLE TO OCCDC IN ACCORDANCE TO THEIR AUGUST 27, 2008 LETTER.

\*\* - PERMANENT WATER VOLUME FOR WATER QUALITY PER MDEQ STORMWATER GUIDELINES, FIRST FLUSH, 1/2 OF RAINFALL.

NOTE:  
BASEMENTS MAY NOT BE PERMITTED ON LOTS WITHIN THE FLOODPLAIN. REVISIONS TO THE FLOODPLAIN PER THE DRAIN CLEAN OUT IN PROGRESS.



**LEGEND**

EXISTING: IRON FOUND, IRON SET, NAIL FOUND, NAIL & CAP SET, ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE, UNDERGROUND CABLE TV, TELEPHONE U.G. CABLE, SPLITTING BOX & MANHOLE, ELECTRIC U.G. CABLE & MANHOLE, GAS MAIN & VALVE, WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE, SANITARY SEWER, CLEANOUT & MANHOLE, STORM SEWER, CLEANOUT & MANHOLE, COMBINED SEWER & MANHOLE, CATCH BASIN, INLET (NO INCOMING LINES), YARD DRAIN (2" DIA. & SMALLER), POST INDICATOR VALVE, WATER SERVICE SHUTOFF, HYDRANT VALVE BOX, MAILBOX, UNIDENTIFIED STRUCTURE, POINT ELEVATION (AT CROSSING), AS BUILT ELEVATION, CONTOUR LINE, FENCE, GUARD RAIL, STREET LIGHT, SIGN, SAND BACKFILL, CONCRETE, ASPHALT, METALD, TREE LINE.

PROPOSED: BRASS PLUG SET, MONUMENT FOUND, MONUMENT SET, RECORDED, MEASURED, CALCULATED, ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE, UNDERGROUND CABLE TV, TELEPHONE U.G. CABLE, SPLITTING BOX & MANHOLE, ELECTRIC U.G. CABLE & MANHOLE, GAS MAIN & VALVE, WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE, SANITARY SEWER, CLEANOUT & MANHOLE, STORM SEWER, CLEANOUT & MANHOLE, COMBINED SEWER & MANHOLE, CATCH BASIN, INLET (NO INCOMING LINES), YARD DRAIN (2" DIA. & SMALLER), POST INDICATOR VALVE, WATER SERVICE SHUTOFF, HYDRANT VALVE BOX, MAILBOX, UNIDENTIFIED STRUCTURE, POINT ELEVATION (AT CROSSING), AS BUILT ELEVATION, CONTOUR LINE, FENCE, GUARD RAIL, STREET LIGHT, SIGN, SAND BACKFILL, CONCRETE, ASPHALT, METALD, TREE LINE.

**OAK FOREST SOUTH DENSITY CALCULATIONS**

GROSS SITE AREA	10.03 ACRES
NUMBER OF PROPOSED UNITS	25
WILLOW GROVE ROAD R.O.W.	330.10 FT. X 30 FT. = 9,903.00 S.F. = 0.227 AC.
NET SITE AREA	10.03 AC. - 0.227 AC. = 9.80 AC.
DENSITY	25 UNITS/9.80 AC. = 2.55 UNITS/AC.
MAXIMUM DENSITY (R-1C)	3.1 UNITS/AC.

**LOT AREAS FOR OAK FOREST SOUTH**

LOT NUMBER	LOT AREA (SQUARE FEET)	LOT NUMBER	LOT AREA (SQUARE FEET)
1	13,684	14	23,261
2	10,327	15	18,821
3	10,327	16	15,526
4	10,327	17	12,528
5	10,327	18	10,327
6	10,327	19	10,327
7	10,327	20	13,500
8	10,558	21	10,327
9	12,062	22	10,327
10	10,327	23	10,327
11	10,327	24	10,327
12	10,327	25	14,335
13	12,528		
TOTAL			301,708
AVERAGE			12,068

**ZONING REQUIREMENTS**

ZONED R-1C (USE LOT AVERAGING)

- MINIMUM LOT AREA = 9,450 SQUARE FEET
- MINIMUM AVERAGE LOT AREA = 10,500 SQUARE FEET
- MINIMUM LOT WIDTH AT BUILDING SETBACK = 75.5 FEET (85 FT. + 15 FT. FOR CORNER LOTS)
- MINIMUM FRONT SETBACK = 30 FEET
- MINIMUM SIDE SETBACK = 10 FEET WITH COMBINED MINIMUM OF 20 FEET
- MINIMUM REAR SETBACK = 40 FEET
- MINIMUM LOT AREA PROVIDED = 10,327 SQUARE FEET
- AVERAGE LOT AREA PROVIDED = 12,068 SQUARE FEET

**CAUTION !!!**

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROFESSIONAL ENGINEERING ASSOCIATES, INC. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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**REVISIONS**

No.	By	Description	Date
1	K.B./M.B.	REVISED PER CITY OF TROY PLANNING COMMISSION AND COUNCIL MEETING	2-10-09
2	K.B./D.L.	REVISED PER CITY OF TROY REVIEW COMMENTS 10-10-08	8-28-08
3	K.B./D.L.	REVISED PER CITY OF TROY REVIEW COMMENTS 10-10-08	8-28-08
4	K.B./D.L.	REVISED PER CITY OF TROY REVIEW COMMENTS 5-6-08	8-22-08
5	K.B./D.L.	REVISED PER CITY OF TROY REVIEW COMMENTS 5-6-08	8-22-08
6	K.B./D.L.	REVISED PER CITY OF TROY REVIEW COMMENTS 5-6-08	8-22-08
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13	K.B./D.L.	REVISED PER CITY OF TROY REVIEW COMMENTS 5-6-08	8-22-08
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15	K.B./D.L.	REVISED PER CITY OF TROY REVIEW COMMENTS 5-6-08	8-22-08
16	K.B./D.L.	REVISED PER CITY OF TROY REVIEW COMMENTS 5-6-08	8-22-08
17	K.B./D.L.	REVISED PER CITY OF TROY REVIEW COMMENTS 5-6-08	8-22-08
18	K.B./D.L.	REVISED PER CITY OF TROY REVIEW COMMENTS 5-6-08	8-22-08
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24	K.B./D.L.	REVISED PER CITY OF TROY REVIEW COMMENTS 5-6-08	8-22-08
25	K.B./D.L.	REVISED PER CITY OF TROY REVIEW COMMENTS 5-6-08	8-22-08

**LADD'S, INC.**  
5877 LIVERNOIS ROAD, SUITE 103  
TROY, MICHIGAN

**SITE CONDOMINIUM PLAN**  
**OAK FOREST SOUTH**  
PART OF THE NORTHEAST 1/4 OF SECTION 11  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

**DES. DLB SUR. MAD SCALE 1" = 50'** **JOB NO. 2000038**  
**DN. JRL P.M. DLB DATE 11-17-04 DWG. NO. SP-1**

**PROFESSIONAL ENGINEERING ASSOCIATES**  
2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
(248) 689-9090

**REFERENCE DRAWINGS**

P.E.A. JOB NO. 96012 PLANS  
CITY OF TROY WATER MAIN EXTENSION PLAN, SHT. 1 OF 1, JOB NO. 64-35, DATED 7/10/64  
CITY OF TROY WATER SECTION MAP 19-3  
MCS ENGINEERS SANITARY SEWER & WATER MAIN PLAN, SHT. 6 OF 26, DWG. #S-72-313, DATED AUGUST 1972  
ZEMET-HOZAK SANITARY SEWER & WATER MAIN PLANS FOR HOPEDALE RD. AS-BUILT 10-8-76, SHT. 8  
MCS ENGINEERS SANITARY SEWER & WATER MAIN PLAN, SHT. 6 OF 26, DWG. #S-72-313, DATED AUGUST 1972  
ZEMET-HOZAK SANITARY SEWER & WATER MAIN PLANS FOR HOPEDALE RD. AS-BUILT 10-8-76, SHT. 8  
NO INFORMATION AT TIME OF SURVEY  
DETROIT EDISON CO. DISTRIBUTION MAPS 2N-11E-166 & 2N-11E-168  
AMERICAN LOCATION MAP  
CONSUMERS POWER CO. DISTRIBUTION MAPS 2N-11E-166 & 2N-11E-168  
BUCKEYE PIPELINE STATES THEY HAVE NO FACILITIES IN VICINITY TO OAK FOREST SOUTH. THEY HAVE NO COVERAGE IN VICINITY TO OAK FOREST SOUTH.  
ZONE "C" APPLYING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 260180 0002.0



Date: February 4, 2011  
To: Planning Commission  
From: R. Brent Savidant, Acting Planning Director  
Subject: DRAFT CITY OF TROY ZONING ORDINANCE – Discussion with  
Representatives from Carlisle/Wortman Associates, Inc.

The first complete Draft City of Troy Zoning Ordinance was distributed to all Planning Commission members at the January 11, 2011 Regular meeting. A summary of the proposed changes was also provided.

The January 25, 2011 Special/Study meeting was the Planning Commission's first opportunity to discuss the complete draft document. Many issues were discussed at the meeting. Planning Commission members were asked to provide additional comments to the Planning Department. A revised document will be provided to the Planning Commission prior to the Public Hearing.

Please be prepared to discuss any issues, questions or comments at the February 8, 2011 Regular meeting.

As a reminder, please bring your hard copy of the Zoning Ordinance to the meeting.

cc: Carlisle/Wortman Associates, Inc.

G:\ZOTAs\ZOTA 236 Zoning Ordinance Rewrite\PC Memo 02 08 2011.docx