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,

Michael W. Hutson, Chair

R. Brent Savidant, Acting Planning Director

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