

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on March 22, 2011 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds  
 Michael W. Hutson  
 Mark Maxwell  
 Philip Sanzica  
 Thomas Strat  
 John J. Tagle  
 Lon M. Ullmann  
 Mark J. Vleck (arrived at 7:35 p.m.)

Absent:

Robert M. Schultz

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-2010-03-013**

Moved by: Strat  
 Seconded by: Maxwell

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

Yes: All present (7)  
 Absent: Schultz, Vleck (arrived at 7:35 p.m.)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2011-03-014**

Moved by: Edmunds  
 Seconded by: Sanzica

**RESOLVED**, To approve the minutes of the March 8, 2011 Regular meeting as prepared.

Yes: All present (7)  
 Absent: Schultz, 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. Strat presented the BZA report. He provided summaries of the February 15, 2011 and March 15, 2011 Board of Zoning Appeals meetings.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant presented a brief report of the March DDA meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant presented the Planning and Zoning report. He indicated that based on informal discussions with potential applicants, it appeared that a moderate spike in development applications was forthcoming.

**STUDY ITEMS**

8. OUTDOOR SEATING AREA – The Capital Grille, Somerset Collection, North side of Big Beaver, east of Coolidge (Unit Q123, 2800 W. Big Beaver), Section 20, Currently Zoned B-2 General Business (Controlled by Consent Judgment)

Mr. Savidant summarized the application, which requires approval by City Council. There was general support of the proposed outdoor seating area.

**Resolution #2011-03-015**

Moved by: Edmonds

Seconded by: Strat

**RESOLVED**, That the Planning Commission hereby recommends that Special Use Approval for the proposed Capital Grille outdoor seating area, located on the north side of Big Beaver, east of Coolidge (Unit Q123, 2800 W. Big Beaver), Section 20, Currently Zoned B-2 General Business (Controlled by Consent Judgment), be granted.

Yes: All present (8)

Absent: Schultz

**MOTION CARRIED**

9. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 236) – Proposed Draft Zoning Ordinance and Map Regulating the Development and Use of Land, which Ordinance, if Adopted, will Repeal and Replace the Existing Zoning Ordinance, Chapter 39 of the Code of the City of Troy

Mr. Branigan summarized the draft document, dated March 18, 2011. This draft contained all the revised formatting and text edits from the workshop, the public hearing, the Planning Commission and DDA input, Staff and Consultant changes, etc. made since the February 4 draft. General discussion followed.

**Resolution # PC-2011-03-016**

Moved by: Sanzica

Seconded by: Strat

WHEREAS, The Planning Commission adopted the City of Troy Master Plan on October 14, 2008; and

WHEREAS, The Zoning Ordinance is the most important tool for implementing the Master Plan; and

WHEREAS, The existing City of Troy Zoning Ordinance is approaching fifty years old, and has been amended two hundred forty- two times; and

WHEREAS, The City undertook a collaborative effort between the Planning Department and Carlisle/Wortman Associates, Inc. to comprehensively rewrite the Zoning Ordinance; and

WHEREAS, The Planning Commission discussed the proposed Zoning Ordinance at over thirty public meetings, including a Zoning Ordinance Workshop held on March 2, 2011 and a Public Hearing held on March 8, 2011; and

WHEREAS, The proposed Zoning Ordinance creates an Environment of Investment in the City by expanding the development and use potential of many non-residential properties; and

WHEREAS, The proposed Zoning Ordinance preserves and protects single-family residential neighborhoods from incompatible uses.

NOW THEREFORE BE IT RESOLVED, The Planning Commission hereby supports the proposed City of Troy Zoning Ordinance and recommends adoption of the proposed Zoning Ordinance by City Council.

Yes: Edmunds, Hutson, Maxwell, Sanzica, Strat, Tagle, Ullmann

No: Vleck

Absent: Schultz

**MOTION CARRIED**

Mr. Vleck stated he is supportive of 98% of the document. His no vote was intended to put City Council on notice that there were some provisions in the proposed document that were more restrictive than the existing Zoning Ordinance; for example, parking of commercial vehicles in residential districts. Other than a few provisions, he supports the draft document.

10. **BIG BEAVER DESIGN GUIDELINES**

Zak Branigan summarized the document, which had been reviewed previously by the Planning Commission. There was general discussion of the document.

**Resolution # PC-2011-03-017**

Moved by: Vleck

Seconded by: Tagle

WHEREAS, The Downtown Development Authority (DDA) commissioned the development of Big Beaver Design Standards to encourage the continued vitality of the Big Beaver Corridor as a regional destination point and a world class boulevard; and

WHEREAS, The Big Beaver Design Guidelines were adopted by the Downtown Development Authority on January 19, 2011.

THEREFORE, BE IT RESOLVED, That the Big Beaver Design Guidelines are hereby approved by the Planning Commission.

Yes: All present (8)

Absent: Schultz

**MOTION CARRIED**

**OTHER ITEMS**

11. **PUBLIC COMMENT** – Items on Current Agenda

There was no one present who wished to speak.

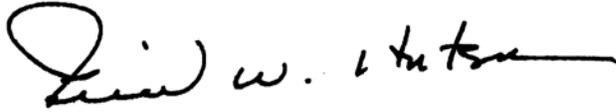
12. **PLANNING COMMISSION COMMENT**

There was general Planning Commission discussion.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 7:55 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael W. Hutson". The signature is fluid and cursive, with a long horizontal stroke at the end.

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Michael W. Hutson, Chair

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R. Brent Savidant, Acting Planning Director

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