A Special-Joint Meeting of the Troy City Council was held Monday, March 28, 2005, at the Fire and Police Training Facility, 4850 John R – Troy, Michigan 48085. Mayor Schilling called the Meeting to order at 7:48 PM.

ROLL CALL:

CITY COUNCIL PRESENT:
Mayor Louise E. Schilling
Robin E. Beltramini
Cristina Broomfield
David Eisenbacher
Martin F. Howrylak
David A. Lambert
Jeanne M. Stine

PLANNING COMMISSION:
Gary Chamberlain
Lynn Drake-Batts
Larry Littman
Robert Schultz
Fazlullah M. Khan
Mark Vleck
David Waller
Wayne C. Wright

Resolution # PC-2005-03-039
Moved by: Wright
Seconded by: Waller

RESOLVED, That Thomas Strat is excused from attendance at this meeting for personal reasons.

Yes: All present (8)
No: None
Absent: Strat

MOTION CARRIED

Mayor Schilling introduced John Szerlag as the moderator of the interest-based approach to bargaining. Mr. Szerlag described the interest-based approach and the meeting format.

Consensus was reached by a vote by voice to follow simple ground rules as described by John Szerlag.

John Szerlag moderated an interest-based discussion with the City Council and Planning Commission on accessory building footprint ratios, garage door height and commercial vehicle regulations.

1. Options for Regulating Attached Garages and Accessory Structures

Mark Miller, Planning Director, provided an update on ZOTA 215 and the process to date.

Mark Stimac, Director of Building and Zoning, presented a brief history of commercial vehicle restrictions in Troy.

Planning Consultant Richard Carlisle provided a regional perspective on commercial vehicles.

Peggy Clifton recorded interests and options on easels located at the front of the room. The following interests and options regarding *Options for Regulating Attached Garages and Accessory Structures* were recorded based on individual input:

PLANNING COMMISSION INTERESTS:

I. Footprint Ratios

1. Enforcement not to be retroactive for legally constructed structures. (Do not create non-conforming structures.)
2. Replacement structures must conform.
3. Maintain residential character.

II. Garage Door Heights

1. Maintain residential flavor/appearance.
2. Do not store recreational vehicles in residential areas.

CITY COUNCIL INTERESTS:

I. Footprint Ratios

1. Footprint ratio that does not create non-conformance.
2. Footprint of living area, not just first floor.
3. Solution should address Alpine Street.
4. Allow building size to be dictated by size of property.
5. Be careful not to permit too big of structure based on lot size.

II. Garage Door Heights

1. Maintain residential character.

CITY MANAGEMENT INTERESTS:

I. Footprint Ratios

1. Consistency
2. Practicality of application of ordinance

II. Garage Door Heights

1. No height limit.

OPTIONS:

I. Footprint Ratios

1. 100% of livable area calibrated with setbacks.
2. 75% of the first floor living area.
3. 125% of living area.
4. Establish a ceiling.
5. Calibration of larger attached buildings based on height.

II. Garage Door Height

1. 8' for front entrances; larger in rear.
2. No height restriction.

GENERAL DIRECTION FROM CITY COUNCIL:

- The option selected was 75% of first floor living area and larger with a greater setback than otherwise required, based on a formula created by the Planning Commission.

- Do not limit garage door height

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2. Options for Regulating Commercial Vehicles

Peggy Clifton recorded interests and options on easels located at the front of the room. The following interests and options regarding *Options for Regulating Commercial Vehicles* were recorded based on individual input:

PLANNING COMMISSION INTERESTS:

I. Commercial Vehicles - (No comments)

CITY COUNCIL INTERESTS:

I. Commercial Vehicles

1. Fix definition of commercial vehicle (weight, size, type).
2. Make variance renewals automatic (if no changes).
3. Exceptions considered for (1) Mile Road frontage; (2) Hardships (short-term); (3) Duration.
4. Residentially zoned/utilized areas only.

CITY MANAGEMENT INTERESTS:

I. Commercial Vehicles

1. Appropriate criteria be developed for variance to be granted.

OPTIONS:

I. Commercial Vehicles

1. No change.
2. Transfer authority to grant variances to BZA.
3. Administrative approval of variance renewals.
4. Change definition of commercial vehicles.
5. Restrict indoor storage.
6. Modify criteria – all 4 conditions must be met.
7. Separate police power ordinance.
8. Eliminate ability to appeal commercial vehicle storage provisions.

GENERAL DIRECTION FROM CITY COUNCIL:

- Transfer authority to grant variances to BZA.
- Develop appropriate criteria for granting variances.

Following the interest-based discussion, moderator John Szerlag handed control of the meeting back to Mayor Schilling.

PUBLIC COMMENT

Vote on Resolution to Suspend Council Rules #16 – Members of the Public & Visitors

Resolution #2005-03-148a
Moved by Stine
Seconded by Broomfield

RESOLVED, That Council Rules #16, Members of the Public & Visitors, be **SUSPENDED** and that Public Comment be reduced from five minutes to two minutes at the request of the Chair and by majority vote of City Council members elect.

Yes: All-7

The meeting **ADJOURNED** at 10:36 PM.

Respectfully submitted,

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Robert Schultz, Vice Chair

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Brent Savidant, Principal Planner

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