

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 28, 2022, in the Council Chamber of the Troy City Hall. Chair Lambert and Vice Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure of tonight’s meeting.

1. ROLL CALL

Present:

- Toby Buechner
- Carlton M. Faison
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- John J. Tagle

Absent:

- Sadek Rahman

Also Present:

- R. Brent Savidant, Community Development Director
- Ben Carlisle, Carlisle Wortman Associates
- Allan Motzny, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2022-06-037**

- Moved by: Tagle
- Support by: Faison

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

- Yes: All present (8)
- Absent: Rahman

**MOTION CARRIED**

3. APPROVAL OF MINUTES – June 14, 2022

**Resolution # PC-2022-06-038**

- Moved by: Hutson
- Support by: Malalahalli

**RESOLVED**, To approve the minutes of the June 14, 2022 Regular meeting as submitted.

Yes: Buechner, Faison, Hutson, Krent, Lambert, Malalahalli, Perakis  
 Abstain: Tagle  
 Absent: Rahman

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**CITY OF TROY MASTER PLAN**

5. MASTER PLAN DISCUSSION – Neighborhood Node Subcommittee Discussion

Mr. Savidant announced the Master Plan Node Steering Committee comprised of Planning Commissioners Lambert, Perakis, Krent and Faison.

Mr. Carlisle gave a short presentation on what the steering committee accomplished in their three meetings:

- Revised the node intent statement.
- Reviewed nodes A-U.
- Revised language for each node.
- Provided direction on concept plans.
  - Dequindre and Long Lake
  - John R and Long Lake
  - Gateway Concept Plan
- Suggests elimination of six (6) nodes:
  - Node A (Dequindre and 14)
  - Node G (Rochester and Wattles)
  - Node H (Livernois and Wattles)
  - Node L (Rochester and Long Lake)
  - Node M (Livernois and Long Lake)
  - Node S (Rochester and South Boulevard)

Mr. Carlisle reviewed the key principles on which the steering committee focused to achieve their conclusions.

Discussion followed with at times the steering committee members providing input and explanations on some of their determinations.

Chair Lambert announced the concept plans referenced and discussed during the meeting this evening are not proposed developments but conceptual plans only for Master Plan discussion.

Some discussion points:

- Ten percent (10%) residential component for first-story mixed use buildings.
- Desire to achieve more mixed use; majority of existing nodes residential.
- Parking as relates to commercial and residential.
- Connectivity to nodes from surrounding areas; vehicular, pedestrian, shared use pathways.
- Design options as relates to intensity, density, height, urban pulsing.
- Reconsideration/clarification on node intent statement.
- Incorporation of trail pathways in node intent statement.
- Gateway plan as relates to responsibility, engagement, involved parties.

Mr. Carlisle said he would look further into the residential component of first-story mixed use buildings and come back with proposed language.

Mr. Savidant said to email him with any ideas and/or comments and to copy the Planning Consultant on the messages.

Mr. Carlisle reviewed the next steps in the Master Plan review process.

### **OTHER ITEMS**

#### 6. **PUBLIC COMMENT** – For Items on the Agenda

- Wei Cao, 6816 Vernmoor, addressed shared use paths, bicycle lanes, pedestrian paths to connect the neighborhood nodes, suggested flexibility in parking, provide sidewalks and shared use paths.

Mr. Savidant addressed the Parks and Recreation 5-Year Master Plan and the City's recognition of the importance of shared use trails and paths. He gave examples of City practices applied to discourage excess parking and encourage pathways.

Mr. Carlisle said the concept plans presented this evening incorporated the current Zoning Ordinance parking requirements.

#### 7. **PLANNING COMMISSION COMMENT**

Mr. Savidant announced there is a scheduling conflict for himself, the Planning Consultant and the Assistant City Attorney for the scheduled July 12, 2022 meeting date. He suggested that the Board might consider canceling the meeting.

Complimentary comments across the Board were shared on a job well done by the Master Plan Steering Committee.

Ms. Perakis encouraged the incorporation of language relating to trail pathways into the node intent statement.

Mr. Krent shared past visions by boards and committees to encourage trail pathways.

Mr. Savidant addressed Planning Commission participation in upcoming conferences. He said he would forward information to the Board in the very near future.

**Resolution # PC-2022-06-039**

Moved by: Faison

Support by: Krent

**RESOLVED**, To cancel the July 12, 2022 Planning Commission Regular Meeting due to scheduling conflicts of staff and Planning Consultant.

Yes: All present (8)

Absent: Rahman

**MOTION CARRIED**

Chair Lambert thanked Mr. Cao for bringing attention to providing a variety of transportation means to get around the City, noting many residents rely on sidewalks and shared use paths.

8. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 8:24 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary