

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 22, 2023, in the Council Board Room 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  
Tyler Fox  
Michael W. Hutson  
Tom Krent  
David Lambert  
Lakshmi Malalahalli  
Marianna Perakis  
John J. Tagle

Also Present:

R. Brent Savidant, Community Development Director  
Salim Huerta Jr., Commercial Project Collaborator  
Julie Quinlan Dufrane, Assistant City Attorney  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2023-08-049**

Moved by: Fox  
Support by: Krent

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

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES – August 8, 2023

**Resolution # PC-2023-08-050**

Moved by: Perakis  
Support by: Buechner

**RESOLVED**, To approve the minutes of the August 8, 2023 Regular meeting as submitted.

Yes: All present (9)

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

Chair Lambert acknowledged there was no one present from the public to speak.

REPORT

5. NEIGHBORING COMMUNITY SUSTAINABILITY REPORT

Mr. Savidant referenced Resolution #PC-2023-06-040 passed at the June 27, 2023 Planning Commission Regular meeting to generate the Neighboring Community Sustainability Report. He addressed what the administration understood the intent of the Resolution to be, the approach taken and the scope of the report. Mr. Savidant identified the neighboring communities used in the comparison of Troy's Zoning Ordinance.

Mr. Savidant introduced Salim Huerta Jr. who was tasked with the assignment.

Mr. Huerta addressed the color legend of the table summarizing the report findings, general trends within Best Management Practices (structural and non-structural), Low Impact Development Manual provided by SEMCOG, definitions of various terms used in the report and the relationship between the Zoning Ordinance and Building Codes. Mr. Huerta stated the City cannot place stricter requirements on construction above the Building Code requirements but can incentivize certain practices beyond the minimum requirements of the Building Codes.

Mr. Savidant addressed the City's Sustainable Design Review Committee (SDRC) and gave examples of Sustainable Design Projects (SDP) reviewed and approved since the inception of the committee.

There was discussion, some comments related to:

- Alternative resources outside of the Zoning Ordinance.
- Best Management Practices.
- Cluster development option incentive commonly utilized.
- Hypothetical examples of what might be considered incentives.
- Time and costs associated with sustainable elements.
- The administration encourages developers to incorporate sustainable elements during pre-application meetings.
- Relationship of specific sustainable elements and justification of their outcomes.
- City participation in *going green* would encourage *going green* throughout the community.
- Potential for green-friendly municipal buildings in future.
- City Council Special Meeting, September 11, 2023, to discuss sustainability plan.
- EECBG (Energy Efficiency and Conservation Block Grant) application.
- Participation in/relationship to State legislative green elements.
- Potential to invest in consulting services to provide the City with sustainability plan.
- Incentives as relates to diverse geographic settings.

- Incentives relating to repurposing vacant buildings.
- Grid/point system applied to Site Plan applications.
- SDRC engagement to promote sustainability.

Mr. Savidant said he would update members on the City Council Special Meeting scheduled for September 11.

Board members commended Mr. Huerta for an outstanding report and presentation.

### OTHER ITEMS

6. PUBLIC COMMENT – For Items on the Agenda

Chair Lambert acknowledged there was no one present from the public to speak.

7. PLANNING COMMISSION COMMENT

There were general comments, some relating to:

- Protecting riparian buffer areas; natural vegetation along the Rouge River.
- Reminder of MAP (Michigan Association of Planners) gathering on August 24, 2023 at Northern Lights Lounge in Detroit.
- Planning Commission Regular meeting dates.
- Nameplates for Members Fox, Buechner and Malalahalli.

Mr. Savidant announced that City Council granted the release of the Draft Master Plan for the 63-day review period at their August 21, 2023 meeting. He addressed minor changes that the City Council made to the draft document.

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:22 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary

