

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on December 12, 2023, 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
- Tyler Fox
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis

Absent:

- John J. Tagle

Also Present:

- Ben Carlisle, Carlisle Wortman & Associates
- R. Brent Savidant, Community Development Director
- Julie Quinlan Dufrane, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2023-12-070

- Moved by: Fox
- Support by: Faison

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES – November 28, 2023

Resolution # PC-2023-12-071

- Moved by: Malalahalli
- Support by: Fox

RESOLVED, To approve the minutes of the November 28, 2023 Regular meeting as submitted.

Yes: All present (8)
 Absent: Tagle

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. PUBLIC HEARING – DRAFT CITY OF TROY MASTER PLAN

Mr. Carlisle gave a PowerPoint presentation on the draft Master Plan. He noted a comprehensive rewrite of the Master Plan was in 2008 and the draft plan for discussion this evening incorporates a few updates and tweaks. Mr. Carlisle addressed in detail the PowerPoint outline.

- Why Does A City Plan?
- What is a Master Plan?
- Elements of a Master Plan.
- Master Plan (policy document) and Zoning Ordinance (regulatory document).
- Focus of Master Plan draft:
 - Refresh look and layout.
 - Update Master Plan Introduction.
 - Update outdated information.
 - Review Neighborhood Nodes zoning districts.
- Survey.
- Steering Committee.
- Ongoing community engagement.
- Public comments.
- Adoption process.

In summary, Mr. Carlisle asked the Planning Commission to hold a Public Hearing and consider making a recommendation to the City Council for the adoption of the draft plan. He said the City Council may adopt the plan as submitted, or revise with comments and/or suggestions, or send the document back to the Planning Commission for further study.

Discussion followed:

Chair Lambert, Ms. Perakis and Ms. Malalahalli addressed a few revisions, corrections, and updates that they would like to see incorporated in the document. It was noted that the changes are inconsequential in nature to the overall draft.

Mr. Carlisle and Mr. Savidant made note of the suggestions and acknowledged incorporating the changes would pose no issues in its preparation for consideration by the City Council.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2023-12-072

Moved by: Buechner

Seconded by: Hutson

WHEREAS, The Municipal Planning Enabling Act, PA 33 of 2008, provides that a municipal planning commission shall develop and amend a Master Plan for the physical development of the community; and

WHEREAS, A Master Plan is a long-range, broad policy document used to guide decision making related to land use and community development; and,

WHEREAS, The Planning Commission has determined that it would be in the public interest to make amendments to the City of Troy Master Plan; and

WHEREAS, The Planning Commission notified each municipality contiguous to the City, the County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, for purposes of notification, of its intent to adopt a new Master Plan; and

WHEREAS, Relying upon public input, the City's Planning Commission, Planning Department staff, and the City's Planning Consultant developed the proposed amended City of Troy Master Plan; and

WHEREAS, The Planning Commission encouraged public participation during the planning process including a survey, Neighborhood Node Walk and Talks and numerous public meetings; and

WHEREAS, The proposed amended City of Troy Master Plan was submitted to City Council, which authorized distribution of the proposed plan; and

WHEREAS, The proposed amended City of Troy Master Plan was distributed to each municipality contiguous to the City, the County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, for purposes of notification, for review and comment; and

WHEREAS, The Planning Commission received comment in reference to the proposed Master Plan from the Oakland County Coordinating Zoning Committee which endorsed the proposed amended Master Plan, finding that the proposed Plan is not inconsistent with the Plan of any surrounding communities; and

WHEREAS, The Planning Commission has determined that the draft amended City of Troy Master Plan represents the long-range vision of the City of Troy.

THEREFORE BE IT RESOLVED, The City of Troy Planning Commission hereby recommends approval of the amended City of Troy Master Plan, as per the requirements of the Municipal Planning Enabling Act, PA 33 of 2008 and with the corrections as suggested to the Staff this evening.

BE IT FINALLY RESOLVED, That within the next five years, the Planning Commission shall review the Master Plan and determine whether to commence the procedure to amend the Plan or adopt a new Plan.

Yes: All present (8)
Absent: Tagle

MOTION CARRIES

OTHER ITEMS

6. **GENERAL BUSINESS** – 2024 MEETING SCHEDULE

Mr. Savidant addressed the proposed 2024 Calendar dates, noting the reasons that there are two exceptions to the regularly scheduled meetings on the second and fourth Tuesdays of each month.

Chair Lambert brought attention to the September 24 date, noting it is the day before the Michigan Annual Planning Conference.

Ms. Perakis brought attention to the March 26 date, noting it is spring break for Troy schools.

Julie Dufrane recommended if the March 26 date is removed from the calendar, that a Special meeting be scheduled at a certain date.

Resolution # PC-2023-12-073

Moved by: Perakis
Support by: Faison

RESOLVED, To approve the 2024 Planning Commission Regular calendar as proposed with the corrections of removing the dates of March 26 and September 24.

Yes: All present (8)
Absent: Tagle

MOTION CARRIED

7. **PUBLIC COMMENT** – For Items on the Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

Ms. Perakis suggested to discuss the following Chapters in the Planning Commission future review of the Master Plan.

- Chapters 7 Green City: Responsibility to Natural and Energy Resources.
- Chapter 8 People: The Changing Face of Housing Demand.
- Chapter 9 Land Patterns; City Design and Image of the draft Master Plan.

Mr. Krent announced an upcoming online seminar hosted by the Michigan Department of Environment, Great Lakes and Energy (EGLE) on *Michigan Green Communities New Sustainability Plan Resource Kit Tutorial and Program Updates*. He said the online seminar is on December 13 at 11 a.m. to noon and he would forward the link to the Planning Department for distribution to the Board members.

Mr. Savidant announced the City Council at their December 11, 2024 meeting reappointed Commissioners Buechner, Faison and Malalahalli.

Favorable comments were shared for a well-drafted Master Plan.

Chair Lambert said the Master Plan U-Tube videos on the City's website were helpful.

Happy Holidays were wished to all.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:45 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Ozarnecki, Recording Secretary