

Mayor Baker commented that the idea with the storage unit **on Long Lake Road** was that it was sold as good for the neighbors, and that there would be retail on the first floor. He said that after that project, it seemed like the projects that were coming to Council were all condo developments.

Council Member Abraham commented that what we really want to get to is the small coffee shop and book store with an outdoor seating area that residents can walk to, not a large condo development. She said that crafting the language to get there is a challenge.

Mr. Faison commented that since the Master Plan is due to be updated, we should look at the entire Master Plan, especially Big Beaver District. He said that the plan from 2008 encouraged development since there was a recession. He said that future plans should not consider the existing economic climate.

Mr. Hutson commented that neighborhood nodes should get attention first, then the Big Beaver District.

Council Member Abraham commented that it's worthwhile to look at the 20-year outlook, with primary attention given to the neighborhood nodes.

Mr. Dick Carlisle said that while looking at things with a long-term view, reviewing at 5-year intervals allows for focus on certain areas that need a more strategic view.

Council Member Erickson Gault commented that more emphasis needs to be on public engagement. She said that these plans get created, and the public is either not invited or does not attend the engagement sessions, then a development comes up and it's a surprise to the neighbors. She said that the key engagement for the neighborhood nodes has to be with the surrounding neighbors of that node.

Council Member Hodorek commented that the nodes need to be a priority. She said that there is a legitimate concern voiced about safety with being able to walk and ride bikes to a neighborhood node retail or service provider. She said there is a sense of urgency to not create safety issues with future nodes.

Council Member Hamilton commented that he read the Master Plan and it should be reviewed every year. He said that he would like to add the process for City Council to review the Master Plan every year.

Mayor Baker commented that the City as a whole is trying to find ways to get the public to engage before there are developments that are controversial. He said that the current Master Plan is beautifully done, but Troy is having some growing pains, so it's time to address them. He said that we need to address what it means to be consistent and predictable.

Mr. Miller commented that the City has done more than required in regards to public engagement for the Master Plan. He said that more can be done, but it requires more time and money to go to the residents to discuss their specific areas.

Mr. Miller said that the next steps are to continue having these joint meetings, work on amendments to the Zoning Ordinance, and work on the updating of the Master Plan next year.