

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:02 p.m. on February 25, 2020 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean  
Karen Crusse  
Michael W. Hutson  
Tom Krent  
David Lambert  
Marianna Perakis  
Sadek Rahman

Absent:

Carlton M. Faison  
John J. Tagle

Also Present:

R. Brent Savidant, Community Development Director  
Julie Quinlan Dufrane, Assistant City Attorney  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2020-02-013**

Moved by: Lambert  
Support by: Rahman

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

Yes: All present (7)  
Absent: Faison, Tagle

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2020-02-014**

Moved by: Apahidean  
Support by: Lambert

**RESOLVED**, To approve the minutes of the February 11, 2020 Regular meeting as submitted.

Yes: All present (7)  
Absent: Faison, Tagle

**MOTION CARRIED**

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

**OTHER BUSINESS**

5. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 254) – Cluster Square Footage

Mr. Savidant initiated discussion on the proposed Zoning Ordinance Text Amendment relating to a minimum square footage for homes within the cluster development option. He referenced communications and conversations with developers who suggest a minimum of 1,900 square feet per unit. Mr. Savidant said 1,700 square feet per unit was discussed and considered at the December 10, 2019 meeting.

There was discussion on:

- Definition, intent of cluster development option.
- Feedback from developers suggesting greater maximum square footage.
- Demand for “missing” housing; attract retirees, empty nesters, first-time buyers.
- Real estate market; average cost per square foot.
- Additional square footage offers flexibility in housing options, elevations.
- Garages; side entry, alley for rear garage access (“cottage” developments).
- Setbacks from neighboring residential.
- “Cluster” term; consideration of changing.

**Resolution # PC-2020-02-015**

Moved by: Crusse

Support by: Hutson

**RESOLVED**, The Planning Commission recommends approval of the proposed Zoning Ordinance Text Amendment as written changing the minimum square footage requirement for the bonus from 1,500 square feet per unit to 1,900 square feet per unit.

Yes: All present (7)

Absent: Faison, Tagle

**MOTION CARRIED**

6. PUBLIC COMMENT

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to:

- Civic Center area; opportunity for green space and public amenities.
- Affordable housing; discussion in the future.
- Reminder no meeting on March 10.

The Regular meeting of the Planning Commission adjourned at 7:44 p.m.

Respectfully submitted,

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Tom Krent, Chair

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Kathy L. Czarnecki, Recording Secretary

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