



500 West Big Beaver
Troy, MI 48084
troymi.gov

COUNCIL AGENDA ITEM



Date: February 15, 2024

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Deputy City Manager
Megan E. Schubert, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: Master Plan Adoption or Rejection

The procedure for preparation and adoption of a master plan is set forth in Article III of the Michigan Planning Enabling Act (MPEA), Act 33 of 2008. The City Council approved the distribution of the proposed master plan in accordance with section 41(2) on August 21, 2023. Oakland County Department of Economic Development, Division of Planning & Local Business Development submitted comments on the proposed master plan to the Planning Commission in October 2023 in accordance with section 41(3). The deadline for comment under section 41(3) expired in November 2023.

The Planning Commission held a public hearing on the proposed master plan on December 12, 2023 in accordance with section 43(1) and approved the proposed master plan with the affirmative votes of eight (8) members in accordance with section 43(2). One member was absent.

Approval of the proposed master plan by the planning commission under section 43(2) is the final step for adoption of the master plan, unless the legislative body by resolution has asserted the right to approve or reject the master plan. In that case, after approval of the proposed master plan by the planning commission, the legislative body shall approve or reject the proposed master plan.

City Council took no action on a suggested resolution to approve the proposed master plan on January 29, 2024. Council Members had an opportunity to submit objections to the City Attorney and City Manager via email. Several Council Members expressed concerns about the Neighborhood Nodes. The Neighborhood Node concept comes from the "Troy Futures – Vision 2020" report published in 2005. The Image and Feel Task Force adopted Preferred Future 4 stating, "In 2020 Troy has implemented 'villaging' development concepts to create a connected sense of place and community with a variety of activity nodes." The comprehensive Master Plan update of 2008 established the Neighborhood Node land use classification and describes them as "the concentrated, commercial and mixed-use centers situated at major intersections of Troy thoroughfares that serve as the center of the City's Economic Neighborhoods." The City Council subsequently amended the Zoning Ordinance in 2011 and established the Neighborhood Node zoning district.

A suggested resolution to reject the proposed master plan was prepared based on those emails. The suggested resolution to approve the proposed master plan is also included.