

Planning Commission  
Special Meeting 2/21/18

Attendance	Present	Vera, Higbee, Spence, Wengert
	Absent	Thomas
	Staff Present	Strichman

Mr. Vera called the meeting to order at 6:06.

Commissioner of Planning and Economic Development, Steven Strichman presented a power point of the Draft Comprehensive Plan. He stated that the Plan is available for viewing at the Realize Troy website and at the Public library. The maps need to be updated. He also stated that the city is looking to add in language more specific to the need for ADA compliance, including the creation of a Transition Plan. He also stated that he thinks the language in Goal 6 "Support Compact Growth" is a little too specific on zoning details, the reason being that the Zoning revisions will follow the Comprehensive Plan, and at that time, the regulations will be determined.

He also stated that over the next month, he will be making presentations at Neighborhood meetings throughout the city, and making additional changes to the plan based on feedback. He hopes to have the plan updated and on the Realize Troy website, one week prior to the next Planning Commission meeting.

Mr. Vandenburg spoke about the need to recognize the rail that exists in South Troy and South Central and that the plan should talk more about commercial utilization of them. Also there is a need to develop incentives to convert apartment renters to home-owners so that we can retain them as residents.

Ms. Brooks spoke about the recent parking study and that she believes we should not put too much reliance on it.

Several speakers talked about the lack of language regarding the School District such as the quality of the education and the need for the city to engage with the school districts to promote their services. When education was mentioned, it was only in regards to workforce development, not primary school education. During the early Comprehensive Planning workshops there was a lot of discussion about education that did not get into the plan.

Br. Brodtkin of Manhattan, a frequent Troy visitor said that with all the development pressure Troy is facing, we need to ensure that values don't increase to the point that residents are forced out of Troy.

Mr. Strichman gave a summary of the timeline from this point forward, including a return to the Planning Commission in March for a recommendation to the City Council. It is anticipated that the City Council will hold a public hearing in April or May and vote on the plan in May or June.

A motion to adjourn mad by Ms. Spence was seconded by Ms. Wengert, and the meeting adjourned at 6:59.