

A Workshop Session of the Troy Planning Commission on the Unified Development Code (UDC) was held in Council Chambers, City Hall on Thursday, June 18, 2026, at 4:00 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Wolke, Oda, Ehrlich, Westmeyer and Emerick; Development Staff – Eidemiller, Bruner and Burgei; Development Director Tim Davis; Director of Law Grant Kerber, Members of Troy City Council – Hickman and Westfall; Council President Rozell; and citizens.

Representatives of the consultant American Structurepoint, Matt O'Rourke and David Barid provided a PowerPoint of an overview of the UDC. They noted that the development of the UDC is a major project of more than 400 pages that combines the existing Zoning Code, Subdivision Regulations and Sign Code into one document, including that the current Zoning Code includes 320 use types and the UDC reduces those uses into 86, each with a definition. They stated that following the adoption of the Comprehensive Plan by the Commission, which is the Commission's/City's policy document, the UDC was the next step.

Staff noted that this is the first meeting of the Planning Commission for the review of the UDC prior to the Commission making a recommendation to Council regarding approval of the UDC. Mr. Davis noted that the UDC is a fluid document and is still undergoing legal review and changes. Mr. Davis commented that once the Commission provides a recommendation to Council, the Council process will take some time as Council will be required to hold a Public Hearing. It was also commented that while a public hearing by the Commission is not required, the Commission will need to determine if it will hold a public hearing.

A copy of the PowerPoint presentation will be attached to the original minutes.

After all members of the Commission had an opportunity to provide initial comments, the Commission decided to continue with allowing some time at regular meetings for review/discussion of the UDC until the Commission makes a recommendation. Consultant representatives will be available by phone or some other mechanism, but will be in attendance in person if the Commission holds a public hearing.

Steve Hendriksen, 975 Dickerson Drive, asked how the draft will be kept updated for review. Mr. Davis advised that the Commission and citizens will have access to an updated "red-lined" draft.

There being no further business, the meeting adjourned at 5:35 p.m. upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, followed by unanimous voice vote.

Respectfully submitted,

____Chairman

____Secretary