



Planning Director.....**Mark Miller**



Functional Organizational Chart

Administration

- Prepares and administers department budget
- Acts as City's representative and expert witness in litigation related to zoning and condemnation
- Acts as City's alternate delegate to SEMCOG (Southeast Michigan Council of Governments)
- Member of SEMCOG Data Center Advisory Council
- Liaison to Downtown Development Authority (DDA)
- Liaison with developers of new residential, commercial, and industrial developments
- Liaison to Census Bureau
- Prepares agendas and provides technical support to the Planning Commission

Application and Review Process

- Provides information regarding application procedures, processes, and requirements
- Reviews site plan applications for compliance with City ordinances and regulations
- Reviews special use requests for compliance with City ordinances and regulations
- Reviews subdivision plat and site condominium applications for compliance with City ordinances and regulations
- Reviews rezoning applications for compliance with the future land use plan and provides recommendations
- Reviews zoning ordinance text amendment applications and provides recommendations
- Reviews street opening and vacation requests for compliance with City ordinances and regulations

- Provides design assistance to developers and City staff
- Reviews planned unit development applications for compliance with City ordinances, regulations, and high quality urban design
- Conducts site plan compliance inspections prior to issuance of certificates of occupancy

Planning, Zoning and Land Use

- Provides information regarding the City's zoning ordinance and subdivision regulations
- Provides information regarding planning, land use and zoning issues
- Prepares and maintains existing land use maps
- Prepares and maintains property inventory database and corresponding maps
- Prepares and maintains residential development maps and lists
- Prepares and maintains master subdivision map and lists
- Prepares and maintains zoning districts map
- Prepares and maintains local area plans and corridor studies
- Works with the Planning Commission to prepare and maintain the future land use plan including the future land use plan text document, future land use plan map, transportation plan map, natural features map
- Coordinates with the Information Technology Department to create digital maps
- Coordinates with the Parks and Recreation Department to prepare a recreation plan

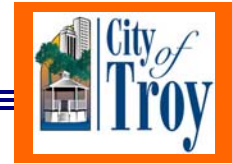


Department at a Glance

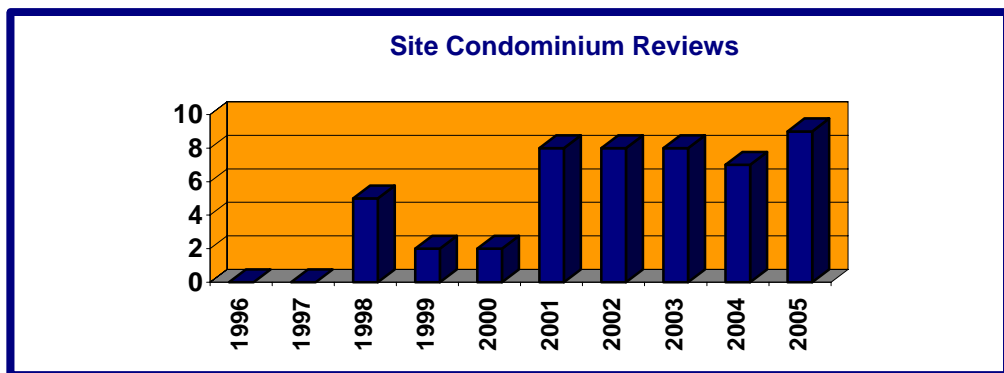
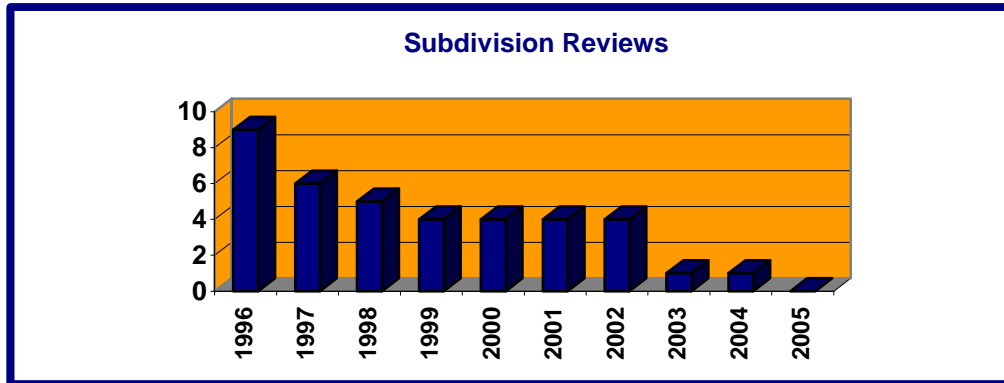
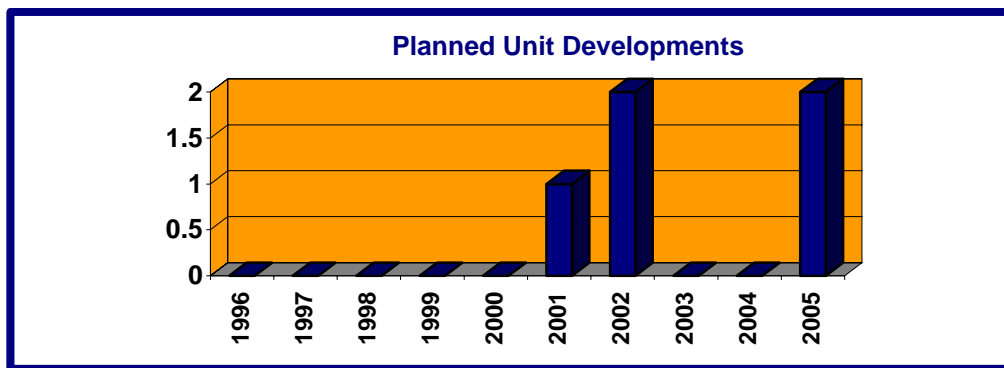
Funding Level Summary	2003/04	2004/05	Estimated	2005/06	2006/07	% of Change
	Actual	Actual	2005/06 Budget	Budget	Budget	
Planning	\$505,484	\$519,435	\$531,140	\$544,450	\$664,790	22.1%
Planning Commission	25,579	34,522	34,860	36,040	36,060	.1
Board of Zoning Appeals	8,935	10,078	11,250	9,400	10,570	12.5
Total Department	\$539,998	\$564,035	\$577,250	\$589,890	\$711,420	20.6%

Personal Services	\$472,510	\$488,265	\$496,270	\$507,070	\$528,560	4.2%
Supplies	8,028	3,563	7,650	9,600	7,900	-17.7
Other Services/Charges	59,460	72,207	73,330	73,220	174,960	239.0
Total Department	\$539,998	\$564,035	\$577,250	\$589,890	\$711,420	20.6%

Personnel Summary	2003/04		2004/05		2005/06		2006/07	
	Full-Time	Part-Time	Full-Time	Part-Time	Full-Time	Part-Time	Full-Time	Part-Time
Planning Department	5	0	5	0	5	0	5	0
Total Department	5	0	5	0	5	0	5	0



Key Departmental Trends





Mission and Service Statements

Mission Statement

The mission of the Planning Department is creation and implementation of the City's plans for development and redevelopment.

Service Statement

Many organizations and individuals, including the Southeast Michigan Council of Governments (SEMCOG), the Census Bureau, Oakland County, Troy Schools and the Troy Chamber of Commerce, seek data resources contained within the Planning Department. In a continuing effort to upgrade the quality and usability of our data resources, efforts continued to update zoning and land use data resources. The staff also continued their functions as the City's liaison to the Census 2010 activities.

Efforts are continuing to make the transition from manual maps to computer-generated maps. Planning Department staff coordinates with the Information Technology Department on the geographic information system and digital zoning map. Planning continues to provide mapping and graphic services for other City departments, such as the City Attorney's Office, the City Assessor's Office, and Real Estate and Development.

Did You Know ...?

- City Council granted final planned unit development approval for The Monarch Private Residences, the first high-rise condominium project along Big Beaver Road.
- City Council adopted 4 zoning ordinance text amendments to encourage redevelopment of industrial areas.
- City Management coordinated with the Troy Chamber of Commerce and Lawrence Technological University's, Detroit Studio for the preparation of a Maple Road corridor study.
- City Management and the Downtown Development Authority (DDA) contracted with a consultant to prepare a Big Beaver corridor study that will help direct master planning efforts for the City.



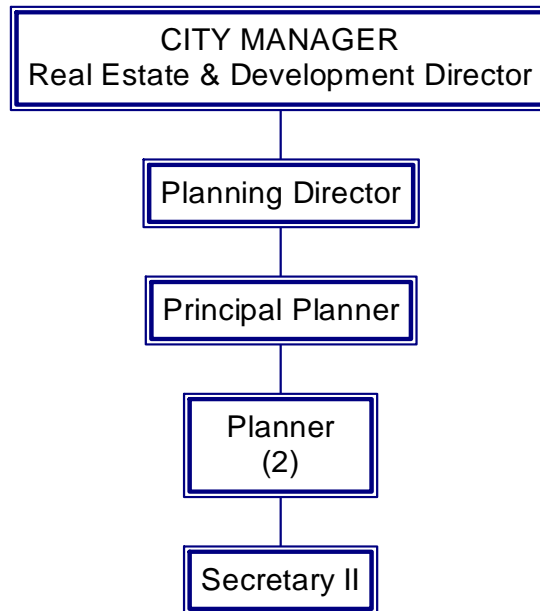
Performance Objectives

- Prepare comprehensive plan (Objective 2, 7, 8, 9,10)
- Develop creative land use controls by revising the zoning ordinance (Objective 8)
- Work with related departments on the development of a Geographic Information System, including a digital zoning map (Objective 1, 6)

Performance Indicators		2004/05 Actual	2005/06 Projected	2005/06 Budget	2006/07 Budget
Output	Site Plan Reviews	19	25	20	30
	Special Use Requests	6	17	10	20
	Subdivision Reviews	0	1	5	5
	Site Condominium Reviews	9	8	10	10
	Rezoning Request	16	21	15	25
	Zoning Ordinance Text Amendments	10	9	15	15
	Planned Unit Developments	2	2	5	5
	Street Vacation Requests	1	2	5	5
	Zoning Verification Letters	26	36	n/a	40
	Site Plan Compliance Inspections	9	13	n/a	15
Efficiency	% of Preliminary Site Plans Review Applications Reviewed with in 30 days	100%	100%	100%	100%
	% of Special Use Request Applications Reviewed with in 30 days	100%	100%	100%	100%
	% of Preliminary Site Condominium Site Plan Review Applications Reviewed with in 30 days	100%	100%	100%	100%
	% of Rezoning Request Applications Reviewed with in 30 days	100%	100%	100%	100%
	% of Zoning Verification Letters Issued with in 10 days	100%	100%	100%	100%
	% of Site Plan Compliance Inspections Performed with in 14 days	100%	100%	100%	100%



Organizational Chart



Staff Summary	Approved 2004/05	Approved 2005/06	Recommended 2006/07
Planning Director	1	1	1
Principal Planner	1	1	1
Planner	2	2	2
Secretary II	1	1	1
Total Department	5	5	5



Summary of Budget Changes

Significant Changes – 2006/07 Budget Compared To 2005/06 Budget

The Planning Department programmed \$100,000 in fiscal year 2006/07 to hire a planning consultant to prepare a master comprehensive plan for Troy.

8-Year Operating Budget History

