

**PLANNING COMMISSION
MINUTES
NOVEMBER 24, 2008**

Chairman Conley called the meeting to order at 6:00 p.m., Monday, November 24, 2008 in the Council Chambers.

ROLL CALL: Present: Commissioners Councilmember Deb Greene, Mayor Beach Hall, Jane LaLonde, Owen Lamb, City Mgr. Mark Slown, Charles Vogelheim, Ray Zielinski and Del Conley.
Absent: Milt Very.

Also present: Engineering Assistant Toby Kuznicki and Recording Secretary Judy Darga.

APPROVAL OF MINUTES

Comm. Greene made a motion, seconded by Comm. Zielinski, to approve the minutes of the October 27, 2008 meeting. Ayes: All. Motion carried.

CITIZENS APPEARING: None

REPORTS:

City Mgr. Slown invited the Planning Commission to a Michigan Main Street Quarterly Training Program on Tuesday, December 9, 2008 in Marshall, Michigan. He will be leaving Monday afternoon. He thought it would be interesting for the members to compare the training to the guidelines adopted for B-2 Central Business District.

UNFINISHED BUSINESS: None

NEW BUSINESS:

PUBLIC HEARING – ZONING ORDINANCE CHANGE-ADD ARTICLE 8, A-1 AIRPORT DISTRICT AND ZONING MAP CHANGE

Chairman Conley opened the public hearing at 6:04 p.m. The purpose of the public hearing was to take comments on the addition of A-1 Airport District and the zoning map change for the area zoned L-1 Light Industrial including and around the airport property. No written comments were received. **Todd Curtis**, 501 W. Park Dr., questioned the effect on the existing business owners. **Slown** stated that this amendment should protect the existing property owners and values. **Curtis** asked if changing the zoning would necessitate fencing in his property. **Slown** stated that all ordinance language is time dated, current businesses are grandfathered under this amendment. **Lee Gapczynski**, 511 W. Park Dr., asked why the Planning Commission gave up its authority. **Slown** stated that the FAA controls the height surrounding the airport. City does not control the height. The only reason the airport district is being added is for clarification of the ordinance. **Curtis** feels that changing the zoning of his property will be a detriment to a future sale of his property. **Conley** stated that if a new owner didn't change the use of the property, the grandfather provision would continue. If the use changed, then the new owner would have to comply with the airport district provisions. **Gapczynski** asked would the population density in the airport layout plan affect a plant proposed to employ 50 people. **Slown** stated there are no specifics in the ordinance to restrict the number of people in the area. Hearing no other comments, Chairman Conley closed the public hearing at 6:26 p.m.

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RESOLUTION: PC2008-17

Comm. Vogelheim made a motion, seconded by Comm. Zielinski to recommend City Council approve the following zoning ordinance amendments:

- add Article 8, A-1 Airport District to the zoning ordinance,
- change the zoning map
- amend Section 32-317 PRINCIPAL USES PERMITTED (Article XXVII I-1 LIGHT INDUSTRIAL DISTRICT) of the Zoning Ordinance to remove the following:
(12) Except for residential uses, all permitted and uses subject to special approval in the OS-1, B-1 and B-2 Districts.

ROLL CALL: Ayes: Zielinski, Vogelheim, Slown, Lamb, LaLonde, Hall, Greene and Conley.

Nays: None. Motion carried.

DISCUSSION OF "STANDARDS FOR MAINTENANCE OF ACCESSORY BUILDINGS"

Staff was directed at the October 27, 2008 Planning Commission meeting to write standards for accessory buildings. A draft copy was included in the packet. Greene asked how the standards would be enforced. Slown stated that the City would take gradual and deliberate actions documenting the various steps which would eventually lead to issuance of a ticket if the problem was still not corrected.

RESOLUTION: PC2008-18

Comm. Hall made a motion, seconded by Comm. Lamb to approve the "Standards for Maintenance of Accessory Buildings."

ROLL CALL: Ayes: Slown, Lamb, LaLonde, Hall, Greene, Vogelheim, Zielinski and Conley.

Nays: None. Motion carried.

John and Deb Smith, renters of 409 N. Third St., and Brian Bannasch, property owner, attended the meeting requesting a determination if the greenhouse constructed on 409 N. Third St. was indeed an accessory building. It was the consensus of the Planning Commission that the greenhouse at 409 N. Third St. is an accessory building as is the garage.

DISCUSSION OF CAPITAL PROJECTS

Slown stated that the Planning Commission has not been involved in capital improvement programs in the past, but according to the New Michigan Planning Enabling Act and the Updated Michigan Zoning Enabling Act, it is the duty of the Planning Commission to review proposed public works proposals to ensure they are consistent with the land uses and infrastructure policies of the master plan. Zielinski asked who would know better than staff what needs to be done. He was reassured that staff will assist in the process.

OTHER BUSINESS: None

ADJOURNMENT

Chairman Conley declared the meeting adjourned at 6:43 p.m.

Del Conley, Chairman

Judith A. Darga, Recording Secretary