

PLANNING COMMISSION MINUTES
Regular Meeting
March 4, 2008

CALL TO ORDER: By Chairperson Abent at 7:00 p.m.

PRESENT: Commissioners Horton, McRae, Powers, Robinette, Siarny, Snyder, Wildern, Abent, Councilmember Smith.

ALSO PRESENT: City Manager Guetschow and Fire Chief Fullerton.

ABSENT: Commissioner Ranville. (excused)

APPROVAL OF MINUTES OF FEBRUARY 5, 2008: Moved by Powers, supported by Siarny. Carried. 8 Yeas 0 Nays as written.

APPROVAL OF AGENDA: Moved by Siarny, supported by Snyder to approve the agenda with the addition of 7 e) discussion on committee for building standards. Carried. 8 Yeas. 0 Nays.

EARLY PUBLIC COMMENT: None.

REMOVE FROM TABLE – PUBLIC HEARING-SITE PLAN-301 S. COCHRAN-CVS: Moved by Snyder, supported by Powers to remove Site Plan for 301 S. Cochran from the table. Carried. 8 Yeas. 0 Nays.

Bruce Michael discussed the changes they have made in regards to the CVS site plan. Discussion included moving the building to front of the lot to give the building a more urban type look with siding brick and windows.

Commissioner Robinette asked about the size of the signage, also questioned if there would be landscaping on the entire Krebs Ct. side.

Mr. Michael explained that the landscape only goes about as far as the alley used to go but the spruce trees are 14' high and they are trying to shield the Krebs Ct. houses.

Commissioner McRae questioned the parking and drive-thru operation.

There was discussion on whether the department heads have reviewed the plan and they have not had time to review the plan yet. There is a need to determine the placement of the building first.

Commissioner Snyder questioned if they could do the project with only one curb cut on Seminary Street.

Mr. Michael explained that they would need both curb cuts but the one for the drive-thru would not be used much.

There was discussion on brick color. Mr. Michael stated that they could bring in brick samples for the commission to review.

Jeanette Sommer, Chairman of the DDA, spoke and asked to be able to review the plans before the commission makes a decision. She stated that the DDA would more than likely like to see the building moved forward as it is drawn.

Mr. Michael stated they will meet with the DDA at their next meeting on March 12, 2008 at 7:30 AM

John Ramsey spoke and thanked them for moving the building forward as they had wished all along.

Public Hearing was closed at 7:40 PM.

ACTION ON SITE PLAN-301 S. COCHRAN:

It is the consensus of the commission that the placement of the building is something that they are happy with.

Moved by Siarny, supported by Snyder to table the action on the site plan. Carried. 8 Yeas. 0 Nays.

REMOVE FROM TABLE – PUBLIC HEARING – 424, 504, 520 LANSING STREET – STEVE SCHWARTZ: Moved by Robinette, supported by Siarny to remove 424, 504, 520 Lansing Street public hearing from the table. Carried. 8 Yeas. 0 Nays.

ACTION ON SITE PLAN – LANSING STREET:

Moved by Snyder, supported by Siarny to table the site plan for 424, 504, 520 Lansing Street until the new plans have been received. Carried. 8 Yeas. 0 Nays.

NEW BUSINESS

PUBLIC HEARING – ORDINANCE AMENDMENT – VIDEO SIGNS: No one from public to speak, chairman called for a motion.

ACTION ON ORDINANCE AMENDMENT – VIDEO SIGNS:

Moved by Siarny, supported by Powers to send ordinance to council for second reading and adoption. Carried. 8 Yeas. 0 Nays.

PUBLIC HEARING – MASTER PLAN: Public Hearing opened at 7:50 P.M.

Dr. Lisa Knowles spoke about how we can be “greener” and asked the commission to keep that in mind while doing planning. She stated that green building can be cost efficient and be built very reasonably. She again asked the commission to keep thinking green.

Steve Shaughnessy spoke to the commission about MDOT working with cities and other municipalities. MDOT is willing to work on all

projects. He is asking the commission to include the CANDO ~~walkability~~ gateway report on the Master Plan as appendix.

Chairman Abent stated that the City Council wants to have a joint meeting with the Planning Commission and March 17th would be a good day.

City Manager Guetschow gave some reasons why the council wants to have a joint meeting including the fact that they want to understand the process that the commission went through developing this new plan.

Commissioners discussed the pro’s and con’s of having the joint meeting.

It was decided that the joint meeting will be held on March 17, 2008 at 7:00 P.M.

Public Hearing was closed at 7:59 P.M.

BUILDING STANDARD SUB COMMITTEE DISCUSSION:

Discussion was held on building standard sub-committee regarding architectural building standards. The commission will talk about forming a committee at the joint meeting with City Council.

REPORTS, COMMENTS, CORRESPONDENCE

A) ZONING BOARD OF APPEALS: Chairman Abent stated that both appeals were approved at the February meeting. One was for signs at Pro-Tec, the other for a temporary trailer at Spartan Motors. The Zoning Board is asking the Planning Commission to look at an amendment for directional signs in Industrial Parks up to 15 square feet. The sign committee needs to take this up.

B) BUILDING DEPARTMENT: No activity this month.

LATE PUBLIC COMMENT:

Dr. Knowles encouraged the commission to look at architectural standards. She volunteered Councilman Arnold to be on the committee.

Moved by Powers, supported by Siarny to adjourn.

There being no further business, the meeting was adjourned at 8:20 P.M.

Ginger L. Terpstra, Deputy City Clerk