

PLANNING COMMISSION MINUTES
Regular Meeting
April 1, 2008

CALL TO ORDER: By Chairperson Abent at 6:58 p.m.

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

ALSO PRESENT: Building Inspector Hummel and Fire Chief Fullerton.

ABSENT: None.

APPROVAL OF MINUTES OF MARCH 4, 2008: Moved by Siarny, supported by Snyder, with the correction on page 2, column 2, second sentence to change the word “walkability to gateway”. Carried. 8 Yeas 0 Nays

APPROVAL OF AGENDA: Moved by Powers, supported by Siarny to approve the agenda with the addition of 4 d) Sign committee reports and comments. Carried. 8 Yeas. 0 Nays.

EARLY PUBLIC COMMENT: None.

UNFINISHED BUSINESS:

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

Public Hearing was opened at 7:02 PM

Bruce Michael stated that he was there on behalf of CVS to answer any questions they may have.

Chairman Abent asked if they were working with the Director of Public Works to comply with her requests.

Mr. Michael stated that the issues that she has will be resolved.

Commissioner Snyder asked if he had brick samples to present as they had discussed at the last meeting.

Mr. Michael stated that he was planning to bring them to staff when they decide on the company that will be providing the bricks. At this point he does not have the actual samples.

Commissioner Robinette asked if CVS had met with the DDA as they had requested.

Mr. Michael stated that they did meet with them at their last meeting and he understood that they had sent a letter in support of the site plan.

Chairman Abent read the letter from the DDA in support of the project.

Commissioner Robinette questioned the trees on the site plan near the neighbor’s property and stated his desire to preserve them if possible as they are good sized trees.

Mr. Michael stated that it was their intention to save all trees that are healthy and of any size.

Commissioner Robinette questioned the size of the parking lot and the number of parking spots in the lot. He asked if the number required needed to be reduced due to the size of the lot.

Chief Fullerton explained that since it is in the Central Business District there is no requirement for parking, therefore they would not be required to have any parking spaces.

Commissioner Robinette questioned the size of signage on the building. He asked if there would be a sign in the greenbelt on the Cochran Ave. entrance.

Mr. Michael stated that would normally be a brick based sign with back lighting, however that is MDOT right-of-way and he suspects it will need to be moved out of the right-of-way.

Commissioner Robinette stated he would be worried about it being an obstruction.

Mr. Michael stated that any sign would meet with the sign ordinance standards.

Commissioner Robinette asked Mr. Michael to explain the lighting study that was included in the plan.

Mr. Michael explained that the numbers measure the lumens intensity of light given off. The values represent the decline in intensity of light. The lower the number the less light given off. This study was done without regard to the landscaping. The trees, etc., will block the light. The lights they use are down fixtures so that there is no spill up.

Commissioner Robinette asked Chief Fullerton if they had a chance to see if the lighting is acceptable.

Chief Fullerton stated that it would be about half as much light as the Shell Gas Station gives off for a comparison. The trees will also help.

Councilmember Smith asked if there was going to be a replica of the old fountain on the site.

Mr. Michael stated that they were hiring a metal fabricator to replicate the fountain for placement on the site.

Councilmember Smith offered his compliments.

Chairman Abent asked if the store would be completed before Frontier Days in September.

Mr. Michael stated that they would start as soon as possible. The dentist has a number of days before he has to vacate the property. He is sure that it will be done by Halloween.

John Ramsey, 108 Krebs Ct., asked about the beveled glass panel windows in one of the houses that is being torn down. He stated they are the same windows as in his house and wondered if they would be able to obtain them through the crew that would be demolishing the houses.

Mr. Michael gave him his number to contact him about making those arrangements.

Public Hearing was closed at 7:20 PM.

ACTION ON SITE PLAN-301 S. COCHRAN:

Moved by Horton, supported by Siarny to approve the site plan for 301 S. Cochran, CVS, with the stipulation that all work required by the Director of Public Works is complied with along with the variance from ZBA for the drives, and complying with building and zoning issues. Also approval of the brick by the commission. Carried. 6 Yeas. 0 Nays. 2 Abstain (Abent, Wildern)

NEW BUSINESS:

- A) **PUBLIC HEARING – TEMPORARY USE-FARMERS MARKET-100 W. HARRIS:** Bryan Myrkle, representing the DDA stated that they would like the temporary use for the

100 block of W. Harris from June 1, 2008 to October 31, 2008 on Saturday's from 8:00 a.m. to noon and possibly some Thursday's from 4:00 p.m. to 8:00 p.m. for a farmer's market. Chairman Abent closed the public hearing at 7:28 P.M.

- B) ACTION ON TEMPORARY USE- 100 W. HARRIS: Moved by Siarny, supported by Powers to approve the temporary use for a Farmers Market in the 100 block of W. Harris as requested. Carried. 8 Yeas. 0 Nays.**
- C) MASTER PLAN UPDATE – RECOMMENDATION TO CITY COUNCIL: Chairman Abent explained that the subcommittee was recommending acceptance of the proposed Master Plan and that it be passed on to council for approval. After it is approved by City Council it will then be finalized and become effective.**

Moved by Horton, supported by Powers to recommend approval by City Council for the Master Plan as presented. Carried. 8 Yeas. 0 Nays.

8) REPORTS, COMMENTS, CORRESPONDENCE:

A) LETTER FROM CITY MANAGER GUETSCHOW – ACCESS MANAGEMENT STANDARDS: Chief Fullerton stated that City Manager Guetschow has outlined some problems that were encountered concerning our access management standards when reviewing the CVS site plan. He is not certain that any development in the Central Business District could meet the current access management standards and would suggest a review of the standards. Amendments may be warranted to create more realistic standards for these areas in the Central Business District.

Moved by Horton, supported by Siarny to direct staff to review the current access management standards in the zoning ordinance and propose possible changes necessary to help accommodate developers in these areas in the future. Carried. 8 Yeas. 0 Nays.

B) BOARD OF APPEALS: Chairman Abent reported that the Zoning Board of Appeals denied the sign variance request from Dunham's Sports at their last meeting. They were asking for a 94 sq. ft. variance.

Building Inspector Hummel stated that they will be coming to the Zoning Board meeting next Tuesday to ask for a 25 sq. ft. variance. The sign has been installed for their observation and they will remove it if the variance is not approved.

C) BUILDING DEPARTMENT: Chief Fullerton presented a Draft Master Plan that has been received from Chester Township for their review and comments.

D) SIGN COMMITTEE: Commissioner Snyder reported on the sign committee discussion regarding signs for directional purposes in Industrial areas. The committee recommended the development of an ordinance amendment to allow up to 20 sq. ft. signs for directional purposes in areas zoned industrial.

Horton moved, supported by Wildern to recommend to have staff draw up language on directional signs for Industrial use for entrance and exit purposes up to 20 sq. ft. Carried. 8 Yeas. 0 Nays.

Discussion was held on sign sizes and the variance being requested by Dunham's Sports.

Councilmember Smith stated that there are rules, however he would like to keep in mind that we are trying to attract business. He has a business and a small sign and feels that the decisions need to be reasonable.

Building Inspector Hummel explained that the Meijer sign on the front of their store is currently 345 sq. ft. and they are going to

reduce it to 240 sq. ft. To compare sizes, visualize one-third of that sign, to show the size our sign ordinance allows.

Lee Howser would like to compliment the commission on their decisions on the CVS store. He also stated that he had recently visited Hilton Head Island and noticed that driving down the roads that all of the parking lots are behind trees. All of their signs are 8' x 10' and dark maroon and light tan colored. McDonald's also has complied with an 8' x 10' sign instead of their traditional standard sign.

Commissioner Horton stated that she had come to the ZBA meeting and talked about the sign ordinance stating that people previous to them had put a lot of work over the years into the standards for the sign ordinance. She personally feels that when the larger signs are being granted it undermines the people who have set the standards. If this continues possibly the ordinance needs to be changed.

Commissioner Siarny stated that he feels there needs to be a solid hardship reason proved to grant an exception.

Commissioner Powers stated he does not feel that they should punish people. He doesn't feel the City wants to offend people or discourage them.

Commissioner Robinette stated that these are guidelines to be used to guide decisions and be consistent but we have to be reasonable. The City wants businesses to succeed.

There being no further business, the meeting was adjourned at 7:45 P.M.

Ginger L. Terpstra, Deputy City Clerk