

**PLANNING COMMISSION MINUTES**

**Regular Meeting**

**April 7, 2009**

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

**PRESENT:** Commissioners Powers, Robinette, Sanders, Siarny, Snyder, Wildern, Ranville, Abent, Mayor Pro Tem Smith.

**ALSO PRESENT:** Fire Chief Kevin Fullerton, Fire Capt. and Building Inspector Leroy Hummel

**ABSENT:** Commissioner Cuttle

**APPROVAL OF MINUTES OF FEBRUARY 3, 2009;** Motion by Siarny, second by Wildern to approve the minutes of February 3, 2009, as presented. Carried. 8 Yeas. 0 Nays.

**APPROVAL OF AGENDA:** Motion by Siarny, second by Wildern to approve the agenda with the addition of “Consider Changing the Date of the Next Planning Commission Meeting Due to a Conflict with the May EISD Election.” Carried. 8 Yeas. 0 Nays.

**EARLY PUBLIC COMMENT:** Barb VanderMolen, 600 South Cochran, presented a preliminary request to the Planning Commission to determine if they would be willing to consider rezoning the property on Shaw Street behind the current building on Cochran from Residential to Business to allow Helping Hands to expand their building and put in a parking lot. The consensus was that they would consider allowing a Class A Non-Conforming Use, if it properly came before the Planning Commission, provided that it was not strictly used for parking, and that they expanded the original structure.

**CONSIDER CHANGING THE DATE OF THE NEXT PLANNING COMMISSION MEETING DUE TO A CONFLICT WITH THE MAY EISD ELECTION;** Motion by Snyder, second by Powers to set the May Planning Commission Meeting for May 12, 2009 at 7:00 p.m. due to a conflict with the May EISD Election. Carried. 8 Yeas. 0 Nays.

**NEW BUSINESS:**

**A. PUBLIC HEARING – REZONING REQUEST 204 FOOTE STREET**

Public hearing was opened at 7:21 p.m. Sandra DePue explained that the property is currently a single family home, and the intention is for it to remain a single family home, but they have a buyer who cannot get financing until it is rezoned to residential. Public hearing closed at 7:22 p.m.

**B. ACTION ON REZONING 204 FOOTE STREET:** Motion by Powers, second by Snyder to recommend to City Council rezoning the property at 204 Foote Street from I2 to RT. Carried. 8 Yeas. 0 Nays.

**C. PUBLIC HEARING – TEMPORARY USE PERMIT – FARMERS MARKET 100 BLOCK OF WEST HARRIS**

Public hearing was opened at 7:24 p.m. Bryan Myrkle, Community Development Director for the City of Charlotte, indicated that the Farmers Market averages 8 – 10 vendors. There will be no significant changes this year from the past several years. Public hearing closed at 7:25 p.m.

**D. ACTION ON TEMPORARY USE PERMIT – FARMERS MARKET 100 BLOCK OF WEST HARRIS:**

Motion by Siarny, second by Powers to approve Temporary Use Permit for the Farmers Market in the 100 Block of West Harris. Carried. 8 Yeas. 0 Nays.

**E. PUBLIC HEARING – SITE PLAN REVIEW – 205 E. LAWRENCE AVENUE**

Public hearing was opened at 7:25 p.m. Ryan Halsey, representing Autoglass of Michigan, presented their request for site plan review. He indicated that in order to make this building work for their needs, it will require some remodeling and a building addition for garage space. He indicated that the door facing west on the plans submitted will be moved to the back of the building, eliminating the need for a curb cut on Washington Street. The front of the existing building will be a reception/waiting area with an accessible restroom, behind that will be office space. They will use the existing utilities. They will side the existing building to match the addition and make it look nice. They will comply with the sign ordinance, and pave the dumpster area with the same material they use for the parking lot. Public hearing closed at 7:44 p.m.

**F. ACTION ON SITE PLAN REVIEW FOR – 205 E. LAWRENCE AVENUE: Motion by Siarny, second by Ranville to approve Site plan Review for 205 E. Lawrence Avenue contingent upon approval of set back variances from the Zoning Board of Appeals and building department approvals. Carried. 7 Yeas. 0 Nays. 1 Abstain (Abent)**

**REPORTS, COMMENTS, CORRESPONDENCE:**

- A) **DESIGN STANDARDS:** Committee met on Thursday April 2, they are very close to having standards finalized.
- B) **ACCESS MANAGEMENT STANDARDS:** No Report.
- C) **SIGN COMMITTEE:** No Report.
- D) **BOARD OF APPEALS:** No Report.
- E) **BUILDING DEPARTMENT:** Captain Hummel reported that there are still a good amount of roofing/siding permits

being distributed for the north end of the City; however, there is not a significant amount otherwise.

**PUBLIC COMMENT:** None.

There being no further business, the meeting was adjourned at 7:45 p.m.

---

Michelle King, City Clerk