

PLANNING COMMISSION MINUTES
Regular Meeting
May 3, 2016

CALL TO ORDER: The May 3, 2016 Planning Commission meeting was called to order by Chairman Conway at 7:00 p.m.

PRESENT: Chairman Conway, Commissioners Bly, Brummette, Harag, Snyder, Rosier, Clarke, Leaser and Councilmember Bahmer.

ABSENT: Commissioner Daly.

ALSO PRESENT: Community Development Director Myrkle and City Clerk Terpstra.

APPROVAL OF MINUTES OF APRIL 5, 2016: Motion by Commissioner Snyder, second by Rosier to approve the Planning Commission minutes of April 5, 2016, as presented. Carried. Carried. 8 Yes. 0 No. 1 Absent. (Daly)

APPROVAL OF AGENDA: Motion by Commissioner Snyder, second by Bly to approve the agenda as presented. Carried. 8 Yes. 0 No. 1 Absent. (Daly)

EARLY PUBLIC COMMENT: None.

OLD BUSINESS: None.

NEW BUSINESS:

- A. PUBLIC HEARING- SITE PLAN REVIEW – 687 LANSING ST:**
Public Hearing Opened at: 7:04 P.M.

Community Development Director Myrkle stated that several people had come in to view the site plan, however there had been no comments on it. He stated that DPW Director Gilson had prepared a memo with some requests for the project. All other staff have reviewed the plans and had no issues.

Representatives from Speedway explained that they will be completely demolishing the existing building to rebuild a new station with new technology. They will be purchasing some adjacent land to expand the parking etc. There will be eight dispensers to fuel sixteen vehicles.

Public Hearing Closed at: 7:18 P.M.

- B. ACTION ON SITE PLAN REVIEW – 687 LANSING ST.:**

Commissioner Rosier moved, second by Bly to approve the site plan for 687 Lansing Street as requested.

Commissioner Brummette moved to amend the motion, second by Bly to include DPW Director Gilson’s memo be complied with. Carried. 8 Yes. 0 No. 1 Absent. (Daly)

- C. PUBLIC HEARING- REZONE AMENDMENT – 681 LANSING RD.:**

Public Hearing Opened at: 7:21 P.M.

Community Development Director Myrkle reminded the commission that they would be making a recommendation to City Council for this action.

There was no public comment.

Public Hearing Closed at: 7:22 P.M.

D. ACTION ON REZONE AMENDMENT – 681 LANSING RD.:

Commissioner Leaser moved, second by Snyder to recommend City Council to approve the rezone amendment for 681 Lansing Rd. as requested. Carried. 8 Yes. 0 No. 1 Absent. (Daly)

E. PUBLIC HEARING- MASTER PLAN AMENDMENT – 681 LANSING RD.:

Public Hearing Opened at: 7:24 P.M.

Community Development Myrkle stated that this decision will be made at the Planning Commission level.

Commissioner Brummette questioned what the long term impact would be on the golf course.

Discussion was held on the long term effect to that area of town with the change.

Public Hearing Closed at: 7:27 P.M.

F. ACTION ON MASTER PLAN AMENDMENT – 681 LANSING RD.:

Commissioner Bly moved, second by Harag to approve the master plan amendment for 681 Lansing Rd. as requested. Carried. 8 Yes. 0 No. 1 Absent. (Daly)

G. PUBLIC HEARING- ISSUE OF ALLOWING FOOD TRUCKS TO OPERATE IN CHARLOTTE:

Discussion Hearing Opened at: 7:29 P.M.

Community Development Director Myrkle explained that there has been an article in the newspaper, on the website and social media to solicit opinions on whether or not to allow food trucks in the City of Charlotte.

He reported that most other cities allowing food trucks are either using the Traverse City or the Kalamazoo zoning requirements as models.

Community Development Director Myrkle asked that the commission listen to arguments for and against and discuss whether or not they want to allow the use of food trucks rather than get into the specifics of rules for them.

Fay Binkowski, Evelyn Bay owner, expressed that she would not be in favor of allowing food trucks. She stated that she feels they are fine for festivals, however, it would take business away from brick and mortar stores.

Joe Bristol, Joe's Gizzard Wagon owner, stated that he owns a food truck. He stated that he takes it to other cities with his food to see if they like the kind of food he sells to know whether or not to invest in a brick and mortar store in the area. He stated he also owns a restaurant in Potterville so he understands both sides of the argument. He suggested maybe limiting the areas or the times that they would be allowed.

John DePue, owner of an Elephant Ear Wagon, stated that he would like to be able to put a food trailer in town. He

would be interested if the regulations are changed to allow food trucks.

Ken Wirt, owner 108 S. Cochran, stated that he has been in business since 1979 downtown. He stated that he is not in favor of allowing food trucks. He does not feel that this is good business sense to be looking into this when all of the initiative with Rising Tide is happening in the City.

Discussion Hearing Closed at: 7:46 P.M.

Discussion was held among commissioners regarding the comments that were received via email and social media.

Commissioner Brummette moved, second by Snyder to bring this discussion relating to food trucks back to the next meeting on Tuesday, June 7, 2016. Carried. 8 Yes. 0 No. 1 Absent (Daly)

REPORTS, COMMENTS, CORRESPONDENCE:

- A. STAFF REPORT:** Community Development Director Myrkle reported that he has been in contact with Spartan Motors and they are still not ready to proceed with their development.

PUBLIC COMMENT: None.

There being no further business, Commissioner Brummette moved to adjourn at 7:06 p.m.

Ginger Terpstra, City Clerk