

**PLANNING COMMISSION MINUTES**

**Regular Meeting**

**June 7, 2016**

**CALL TO ORDER:** The June 7, 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 and Councilmember Bahmer.

**ABSENT:** Commissioner Leeser.

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

**APPROVAL OF AGENDA:**

**Motion by Commissioner Bly, second by Snyder to approve the agenda as presented. Carried. 7 Yes. 0 No. 1 Absent (Leeser)**

**EARLY PUBLIC COMMENT:** Tim Bahmer, 211 Munson, stated that he has run out of space and therefore the reason that he would like to expand.

**Tom Bohunsky**, owner of Rubber Biscuit, 208 S. Cochran, stated that if food trucks are allowed other businesses won't be able to stay in town.

**Fay Binkowski**, owner Evelyn Bay, 134 S. Cochran, read a letter from **Diane Kirkham**, 938 N. Cochran stating that she feels that if food trucks are allowed it should be on a trial basis and they should be required to have some type of license. She does not want to see these take away from the loyal businesses in the community.

**Fay Binkowski**, stated that she feels that the food trucks would be able to keep changing their menu and would be hard to regulate. She stated that their costs would be less than the store front businesses, therefore they can sell for less.

**Tom Hewitt**, owner County Gavel Restaurant, 112 S. Cochran, stated that he had talked with Dan Reidy, Reidy's Pizza and they are both long term restaurant owners in the downtown area. He would like to have a level playing field with food trucks if they are allowed. He stated that the store fronts have huge investments and they pay taxes. He is strongly against food trucks being allowed.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**A. PLANNING COMMISSION APPROVAL FORMAT:**

Community Development Director Myrkle stated that during the recent training it was advised that decisions need to be made on certain findings for each case. Director Myrkle is suggesting a resolution format be prepared for each decision prior to the meeting which can then be changed to reflect the Planning Commission's decision if they wanted to make changes.

**Commissioner Harag moved, supported by Bly to adopt the resolution format for approvals at Planning Commission. Carried. 7 Yes. 0 No. 1 Absent (Leeser)**

**B. PUBLIC HEARING – SITE PLAN REVIEW – 211 MUNSON:**

**Public Hearing Opened: 7:16 P.M.**

Community Development Myrkle stated that Mr. Bahmer was present if there is any questions on the site plan for

211 Munson. Mr. Bahmer would like to put an addition on the auto repair shop.

**P.H. Closed at: 7:17 P.M.**

**C. ACTION – SITE PLAN – 211 MUNSON:**

**Commissioner Bly moved, second by Rosier to approve the site plan for 211 Munson as presented. Carried. 7 Yes. 0 No. 1 Absent (Leeser)**

**D. DISCUSSION REGARDING 815 W. SHEPHERD.:**

Community Director Myrkle stated that this issue was tabled in April 2016 while they gathered more information about the project. The owners have now reached an agreement but the public hearing will need to once again be noticed for the next meeting before it can be acted upon.

Jim Keeton, Capital Area Partnership, was present to explain what the building will be used for and to answer any questions that the commission may have. The building will be used for several businesses to partner together. The services offered will be for physical therapy, athletic training and day care services. There is a need for a zoning change to permit these uses and that is what they will be coming to the commission for.

**E. DISCUSSION ON ISSUE OF ALLOWING FOOD TRUCKS TO OPERATE IN CHARLOTTE:**

Discussion was held among commissioners on the pros and cons of allowing food trucks.

Discussion was held on where to allow them and the hours in which they could operate.

**Ken Wirt**, 123 N. Bostwick, does not feel that it makes sense when the current businesses are not filled currently.

**Fay Binkowski**, owner Eveyln Bay, stated that she does understand the time frames that employees have at lunch. However, they have many options including calling ahead and having the food catered to them. There are a lot of businesses that do offer that and are used frequently.

**Tom Hewitt**, owner County Gavel, stated that the food vendors are the only ones that want it and it is not allowed. He feels that they are trying to come up with an ordinance for something that was never allowed. He feels there are many options already on Lansing Rd. for quick lunches. He also feels that they are taking business away from the downtown as these people are not traveling into town.

**Commissioner Brummette moved, second by Snyder to table the issue of food trucks being allowed or not to the next meeting on July 5, 2016. Carried. 7 Yes. 0 No. 1 Absent (Leeser)**

**REPORTS, COMMENTS, CORRESPONDENCE:**

**A. STAFF REPORT:** Community Development Director Myrkle reported that Joe Daly has resigned from the Planning Commission.

He stated that Rising Tide may be helping to rewrite the zoning ordinance. This will be an ongoing and long process.

**LATE PUBLIC COMMENT: Tim Bahmer**, 211 Munson, thanked Community Development Director Myrkle and the Planning Commission for their help with his site plan

preparation. He encouraged the commission to think about the issue with the allowance of food trucks as he is a business owner too and does not want this to take away from local business.

There being no further business, Commissioner Rosier moved to adjourn at 8:04 p.m.

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Ginger Terpstra, City Clerk