

**PLANNING COMMISSION MINUTES Regular  
Meeting  
February 5, 2019**

**CALL TO ORDER:** The February 5, 2019, Planning Commission meeting was called to order by Chairman Brummette at 7:00 p.m.

**PRESENT:** Chairman Brummette, Commissioners Leaser, Bly, Harag, Clarke, Leaser, Snyder, and Councilmember Ridge.

**ABSENT:** Commissioners Pennington and Hoy

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

**APPROVAL OF MINUTES:**

**Motion by Commissioner Snyder, second by Bly to approve the minutes of January 8, 2019 as presented. Carried. 7 Yes. 0 No.**

**APPROVAL OF MEETING DATES 2019:**

1<sup>st</sup> Tuesday monthly except for \*Election Days or Holidays.  
7:00 P.M.

Council Chambers, 2<sup>nd</sup> Floor City Complex  
111 E. Lawrence Ave  
Charlotte, MI

\*Tuesday, January 8  
Tuesday, February 5  
Tuesday, March 5  
Tuesday, April 2  
\*Tuesday, May 14  
Tuesday, June 4  
Tuesday, July 2  
Tuesday, August 6

Tuesday, September 3  
Tuesday, October 1  
\*Wednesday, November 13  
Tuesday, December 3

**Motion by Commissioner Snyder, second by Clarke to approve the 2019 meeting dates as presented. Carried. 7 Yes. 0 No.**

**APPROVAL OF AGENDA:**

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

**EARLY PUBLIC COMMENT:**

**Community Development Director Myrkle** reported that Commissioner Rosier resigned from the Planning Commission. He stated that interested applicants should contact the Mayor.

**NEW BUSINESS:**

**A. PUBLIC HEARING – REZONE AMENDMENT- 117 E. HARRIS:**

**Public Hearing Opened: 7:05 P.M.**

**Marten Saunders, 108 W. Fourth St.,** representing building owner Anthony Aboa, stated his understanding that the impact on the neighboring resident would be minimal, if any.

**Director Myrkle,** stated that Mr. Kenyon, the buyer requesting the rezoning, intends to open a small artisan crafts retail store much like his current store located in Portland.

**Public Hearing Closed: 7:11 P.M.**

**B. ACTION REZONE AMENDMENT – 117 E. HARRIS:**

CITY OF CHARLOTTE  
ORDINANCE NO. 2019-01  
AN ORDINANCE TO AMEND CHAPTER 82 SECTION 82-81 ZONING  
BY AMENDING THE ZONING MAP TO CHANGE A CERTAIN  
DESCRIBED PARCEL  
FROM OS-1 OFFICE SERVICE DISTRICT TO B-1 LOCAL BUSINESS  
DISTRICT

THE CITY OF CHARLOTTE ORDAINS:

Section 1. The Zoning District Map of the City of Charlotte, being part of Chapter 82-Zoning of the Code of the City of Charlotte is hereby amended as follows:

That property described as:

COM 34 FT E OF SW COR.LOT 21,N 100 FT, E 8 FT,N 40 FT TO N  
LINE LOT 21,E TO PT 50 FT W OF E LINE BLK .10,S 140 FT TO S  
LINE,W TO BEG;EX.W 8 FT OF S 100  
FT(DRIVEWAY):BLK.10,OP,CITY CHARLOTTE  
and commonly referred to as 117 E. Harris Street,  
is hereby rezoned from OS-1 Office Service District to B-1 Local Business  
District.

Section 2. That the City Clerk is hereby directed to make the necessary corrections evidencing this zoning change.

Section 3. The attached map evidencing this change shall be marked and designated as Ordinance No. 2019-01 and the City Clerk shall enter on the zoning map this ordinance number and the date of the adoption thereof and shall maintain a file containing a copy of this ordinance and a map thereto attached.

Section 4. This ordinance shall become effective upon the date of its publication.

**Commissioner Harag moved, supported by Bly to recommend to City Council approval of Ordinance 2019-01 to amend the zoning map to change 117 E. Harris from from OS-1 Office Service District to B-1 Local Business District. Carried. 7 Yes. 0 No.**

**C. SIGN ORDINANCE DISCUSSION:**

**Director Myrkle** handed out a revised draft of the sign ordinance created in a committee in 2015 and stated he would like to see this task completed by the Planning Commission. He stated updating this could help in attracting more developers and. He also stated that the downtown district had been operating with no sign ordinance in order to allow creativity.

**REPORTS, COMMENTS, CORRESPONDENCE:**

**STAFF REPORT:**

**Director Myrkle** announced that Dairy Queen will be getting a speaker following the decision made at the appeal hearing in Circuit Court. He stated the Planning Commission and city staff should understand the judge's reasoning to be more prepared in the future.

Myrkle stated the former OI plant has been purchased and will be developing within the current footprint, therefore there is no expectation for the company to be approaching the Planning Commission in the near future.

Myrkle stated the City of Charlotte is certified as a Redevelopment Ready Community (RRC) and he would like to invite the State of Michigan to present on this to the Planning Commission in the coming months.

Myrkle stated a rezone request to eliminate apartments has been submitted for a city block and suggested that the Planning Commission consider discussing this on a broader perspective.

**Chairperson Brummette** stated he would like to have some practice site plans for the Planning Commission to practice reviewing.

**Councilmember Ridge** suggested Planning Commission members review the city attorney report in the January 28, 2018 council packet regarding the

Dairy Queen ruling. She also stated Redevelopment Ready Community training can be attended in addition to the presentation to be arranged.

Ridge encouraged a member of the Planning Commission to become a member of the Community Strategic Plan committee.

**LATE PUBLIC COMMENT: None.**

**There being no further business, Commissioner Bly moved second by Leeser to adjourn. Chairperson Brummette adjourned the meeting at 7:49 p.m.**

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Jessica Walters, Deputy City Clerk