

PLANNING COMMISSION  
AND PUBLIC HEARING  
THURSDAY, DECEMBER 7, 2017

Members present: Jim Cunningham, Betty Root, Joe Frontiera, Diane LaPorte and Peggy Wittman (4:02 p.m.). Members absent: Jerry Spencer and Rob Splane

Also present: David Jirousek (Williams & Works), Sara Bizon, Al Martin, Dave Spitler and Gale Goldberg (Dep. Clerk).

The meeting was called to order by vice-chairman B. Root at 4 p.m. The agenda was approved 4-0 upon motion by J. Cunningham and supported by J. Frontiera. The minutes of the October 5, 2017 meeting were approved 4-0 upon motion by D. LaPorte and supported by J. Cunningham.

There were no Public Comments at this time.

**Griswold Street Senior Living**

There was a presentation by the Oceana County Housing Commission regarding this. D. Spitler explained the cottage concept, presenting a drawing of the area. The property is owned by OHP and is already zoned multi-family. They have used feed-back from seniors to aid in the design (flat entry with no steps; an attached garage; common walls are not shared with their neighbor). This project will be income regulated with rent set at a specific amount, not on a scale, and will be for persons 55 years old or more. There will be 1 and 2 bedroom spaces. There has not, as of yet, been an environmental or topographical assessment. The Oceana Housing Commission will be back in February with a formal application and site plan.

**Public Hearing/ Master Plan**

B. Root opened the Public Hearing. David Jirousek gave an introduction explaining there was no change in content from the rough draft and the city had received no written comments from other entities. After a short discussion and overall approval of the Master Plan. A motion was made by J. Cunningham and supported by D. LaPorte to recommend to city council a resolution to approve the Master Plan update of 2017. This motion was approved 5-0.

**Multi-Family Residential Housing/314 S. State**

There was a general discussion of the project, but there was no site plan for the project and the actual use of the property is not clear. With several questions left unanswered, this was postponed upon motion by P. Wittman and supported by D. LaPorte and approved 5-0.

**Redevelopment Ready Community (RRC) update**

D. Jirousek reported that the state will begin a comprehensive evaluation in approximately two weeks. The approval of the Master Plan by city council and our new web site will be beneficial.

**Medical Marihuana**

There was another discussion on this topic. There was a suggestion that the commission officially "opt out" or "opt in" so the decision is not held in limbo and there is no question on the city's position. There was a motion by D. LaPorte to recommend to city council to "opt out" of the Medical Marihuana sales with support of the motion from J. Frontiera and approved 5-0.

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**Sign Ordinance**

D. Jirousek brought up considered changes from the past but J. Frontiera explained no other changes would be made and that city council decided to keep the existing sign ordinance and to execute enforcement of it. A memo from D. Jirousek on December 5<sup>th</sup> regarding enforcement of the existing ordinance was mentioned but no copy was provided (City Manager was not present).

The meeting adjourned at 5:12 p.m. upon motion by P. Wittman and supported by D. LaPorte.