

PLANNING COMMISSION AND PUBLIC HEARING
THURSDAY, JUNE 7, 2018

Members Present: Betty Root, Jim Cunningham, Diane LaPorte, Al Martin, Peggy Wittman, Joe Frontiera and Rob Splane (4:05 p.m.)

Also Present: City Manager Stan Rickard, David Jirousek (Williams & Works), Mayor Ron LaPorte and Deputy Clerk Gale Goldberg. See attached List for others present.

The meeting was called to order by Vice Chairman Betty Root at 4 p.m. Betty Root noted that the date listed on the agenda for the next regular meeting would not be June 7th, but July 5th. There was a short discussion and it was approved (6-0) to correct the agenda and set the next regular meeting to be July 12th, upon motion by D. LaPorte and supported by P.Wittman. The Minutes of May 3rd were approved as presented (6-0) upon motion by Jim Cunningham and supported by D. LaPorte.

PUBLIC COMMENTS:

George Sadler took this opportunity to offer a drawing for an electronic sign for the 28 S. State Street site. There was no commission action or discussion since there is a vote to go to the public at the November election in regard to electronic signs. It was noted that the present ordinance would stand as it is, until that time. Mr. Sadler expressed some confusion with what the commission would and would not address.

SMITH'S AUTO SALES/REZONE PARCEL FROM RESIDENTIAL TO C-2

It was noted there had been a Public Hearing on April 5, 2018, the issue being tabled while Mr. Smith and Amber Velat tried to negotiate the sale of the storage/garage. David Jirousek referenced his memo of May 31, 2018, covering the standards to be considered, with a recommendation that this change would not be considered appropriate. At this time Mr. Smith addressed the commission, restating his request. Amber Velat and Mary Rundell (homeowners on Griswold) also addressed the commission on this issue. Vice-Chairman B. Root stopped the discussion at this time. Planner D. Jirousek offered options to the commission on how this could be handled, one option being a written voluntary conditional zoning request offering how this building will be used if the rezoning can be done. Mr. Smith made it clear that he would rather take care of this matter now. After a discussion A. Martin made a motion to deny Mr. Smith's request to rezone the property from Res to C-2 and motion was supported by D. LaPorte. The vote was as follows:

Al Martin	-	No
Rob Splane	-	Yes
Joe Frontiera	-	No
Peggy Wittman	-	Yes
Betty Root	-	Yes
Jim Cunningham	-	Yes
Diane LaPorte	-	No

The motion passed with 4 Yes and 3 No.

PUBLIC HEARING

ADAMS COOLING & HEATING/REZONE REQUEST FROM A-2 APARTMENT TO C-2 LIMITED COMMERCIAL

David Lorenz explained they have plans to move the business from Tyler Road to Oceana Drive, noting that they have 7 employees.

David Jirousek explained the request and noted it is not consistent with the Master Plan but the Residential zoning was not good zoning for a high density area. In considering the standards to be met he would recommend approval of the rezoning.

There was a discussion and it was agreed that it is more like a commercial corridor. Brie Lorenz stated they would try and keep the property as natural as possible to protect the trees. It was approved (7-0) to recommend to city council the rezoning of the property from Apartment A-2 to Limited Commercial C-2 upon motion by J. Cunningham and supported by R. Splane.

GRAY & CO – ANNEXATION REQUEST

Mr. Dirk Williams explained that Gray & Co. has purchased the corner lot at Polk and Oceana Drive and plan to expand, and it makes sense to have their operations entirely in the city, not part in city and part in township; it is their hopes to have the property annexed into the city.

D. Jirousek noted that the commission is being informed of Gray & Co's. plans but no action is to be taken. A public hearing will be held at a later date and its planned use would meet a D-1 zoning designation. There was a short discussion. In response to an inquiry, Mr. Williams explained they had no plans for an additional entrance off of Oceana Drive – they plan to enter off Oceana and exit onto Polk. La Mexicana is still in operation and they have an easement for access on the existing entrance off of Oceana Drive.

REDEVELOPMENT READY COMMUNITY (RRC)

David Jirousek noted the city is close to completing the evaluation, and working on a two-page survey to be utilized with zoning applications and with other city boards and commissions and facets of city business.

At this time the City Manager handed out the most current version of the Six Year Capital Improvement Plan. It was questioned whether the problem on Lincoln is going to be addressed – whether it could be widened, being narrow it creates a parking problem and a problem for homeowners exiting their driveways. It was also questioned if the police department needed more office space.

At 5:03 p.m. the commission members went into a Planning and Zoning Orientation Training session with topics of discussion covering the Planning Enabling Act – Master Plan and Best Practices – Zoning Enabling Act – Rules/Responsibilities – Zoning Ordinance Requirements and Zoning Best Practices.

Training was completed at 5:50 p.m.

The Planning Commission ended at 5:50 p.m. upon motion by D. LaPorte and supported by A. Martin and approved (7-0).

