

**PLANNING COMMISSION
AND
PUBLIC HEARING
THURSDAY, MAY 3, 2018**

Members Present: Jim Cunningham, Al Martin (late), Diane LaPorte, Betty Root, and Rob Splane (late).

Members Absent: Joe Frontiera, Peggy Wittman

Also Present: City Manager Stan Rickard, Deputy City Clerk Cheri Eisenlohr, residents Dave and Brie Lorenz, Mainstreet Manager Julie Kreilick, George Sadler arrived at 4:46 pm.

The meeting was called to order by Vice Chairman B. Root at 4:09 p.m. The agenda was approved (5-0) as presented upon a motion by J. Cunningham and supported by D. LaPorte. The minutes of the April 5, 2018 meeting were approved (5-0) as presented upon a motion by D. LaPorte and supported by J. Cunningham.

Public Comment: None

Master Plan Review

- Mr. Rickard presented an overview of the rezoning request of Dave and Brie Lorenz for the new location of Adams Heating and Cooling. They wish to build along Oceana Drive in an area that is currently zoned A-2, and they are requesting that it be classified C-2. Their current location is on Tyler Road in Hart Township. This new location would make them more visible to the public. They have also outgrown their facility. The future plan and use map list the land as residential. There are no utilities at this location; electricity would have to be run to the site. It was initially zoned residential to try to draw in apartment complexes and houses to the area. The Lorenz's do not intend to build a residence on the land. Mr. Splane asked them to think about letting the City have the riparian rights along the creek on the backside of the property. He explained about the lake temperature issue that the City faces with the DEQ and that maintaining the tree umbrella over the water would be beneficial in this endeavor.
- Mr. Rickard discussed with David Jirousek the Master Plan and that it is a guidance document for the City. It is a flexible document and does allow for change as needed; he pointed out areas in the document that fit this situation with the rezoning request.
- R. Splane made a motion to recommend rezoning sections 113 and 115 to be congruent with the C-2 property to the south, Diane LaPorte supported the motion. Motion carried.
 - Ayes: 4
 - Nays: 1 (Root)
 - Absent: 2
- The Lorenz's will complete an application for rezoning and submit it to the City.

Redevelopment Ready Communities

- **RRC Update:** Mr. Jirousek sent an update to Mr. Rickard. The City is in good standing in the program and that it should be done by June 30th. D. LaPorte asked if any communities had completed this program yet, she was advised that yes, there are cities that have finished. Mr. Rickard informed the board that at the next meeting there would be an RRC workshop conducted.
- **Six-year Capital Improvement Program:** Mr. Rickard addressed several items that are listed in the document.

- The Trust Fund grant was applied for on April 1 for the proposed Veteran's Memorial Park improvements.
- Pocket park improvements
- Purchase of a new digger derrick truck for the Hydro department
- Wireless meter reading system
- Bucket truck replacement
- Oceana Drive water main
- Aeration system improvements
- DPW building – poor condition, new service center needed
- Mr. Rickard gave the board an overview of the SAW grant that was awarded to the City and the benefits it will provide.

Adjournment: J. Cunningham made a motion to adjourn at 4:58 pm, A. Martin supported, all ayes, motion carried. The next meeting will be June 7, 2018.