

PLANNING COMMISSION  
THURSDAY, JULY 5, 2012

Members Present: Jerry Spencer, Betty Root, Sara Bizon, Chuck Collard, Peggy Wittman, Diane LaPorte (4:03). Absent: Ralph Baker

Also Present: City Manager Stan Rickard; Mayor Ron LaPorte; Steven VanSteenhuysen (LSL); Bob Chapman; Barbara VanWestreinen; Joan LundBorg (librarian); Dan Wagner (engineer w/Gourdie-Fraser); Kendra Thompson (Kendra C. Thompson Architects); Ken Fisher (Oceana County Housing Commission); Dave Spitler (Oceana County Housing Commission); Shari Simon (Hollander Development) and Gale Goldberg (Dep. Clerk).

The meeting was called to order by Chairman J. Spencer. The agenda was approved (5-0) as presented upon motion by B. Root and 2<sup>nd</sup> by S. Bizon. The minutes of the June meeting were approved (5-0) as presented upon motion by B. Root and 2<sup>nd</sup> by P. Wittman.

The Public Hearing was opened by Chairman J. Spencer.

#### **COMMERCIAL CORRIDOR OVERLAY AND SIGN ORDINANCE AMENDMENT**

Steven VanSteenhuysen shared a map showing the proposed CCO area with a quick overview of the area.

J. LundBorg requested that this new area continue northward to include the library, noting that the existing sign is not operating well due to age. S. VanSteenhuysen noted that the library is in Residential zoning and the change only included the B-2 area. He also noted that the library, under government status, can request an electronic sign due to "public safety, health or welfare". The library would complete a zoning application sign request, and as long as it meets the sign requirements it can be approved. The City Manager noted that he would take this type of application to the city council for approval.

After a minor discussion it was approved (6-0) to recommend to city council to approve the new CCO and Sign Ordinance amendment to allow electronic message signs, upon motion by D. LaPorte and 2<sup>nd</sup> by S. Bizon.

S. VanSteenhuysen explained that now all properties will need to be rezoned – a legal notice is to be published for the Public Hearing – and each property owner is to be notified of the Public Hearing.

#### **ZONING ORDINANCE AMENDMENT FOR THE COTTAGES @ GURNEY FARM/PUD**

Kendra Thompson explained the property at 608 E. Main is presently zoned Residential with the lot to be split into three sections. The PUD portion will include 26 units (one and two bedroom units) and 48 parking spaces. There was not a detailed landscape drawing nor a detailed lighting site plan available at this time. Bob Chapman and Barbara VanWestreinen expressed concern for the amount of increased traffic looping over to Woodlawn Avenue. Dan Wagner explained that while Griswold would remain a one-way road that the Main Street entrance would be a two-way entrance and should alleviate a lot of the traffic problem.

S. VanSteenhuysen noted that if the commission should decide to approve the PUD he had listed 10 items he felt should be completed prior to issuance of building permits (see attached list). K. Thompson stated all issues can be met but asked for a change on #7 requesting access aisles behind the

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parking spaces on the three lots (where spaces do not require backing into Stevens Court) have a minimum of 20 feet instead of the listed 24 feet. (Member Sara Bizon exited the meeting) After a discussion it was approved (5-0) to recommend the change from Residential to PUD including S. VanSteenhuysen's recommendations, with the change on item #7 to be 20 feet. This was approved upon motion by B. Root and 2<sup>nd</sup> by C. Collard.

#### **ZONING ORDINANCE AMENDMENT FOR A PORTION OF 608 E. MAIN TO MEDICAL-INSTITUTIONAL (M-I)**

It was approved (5-0) to change a portion of the property at 608 E. Main from Residential to M-I upon motion by C. Collard and 2<sup>nd</sup> by P. Wittman.

#### **SITE PLAN REVIEW/LAKE POINTE SENIOR HOUSING**

Shari Simon explained the PUD was still in effect for 26 N. State Street but the Hollander Development Corp. was requesting a re-approval of the project since the original approval had expired. After a small discussion it was approved (5-0) to again approve the Lake Pointe Senior Housing project upon motion by B. Root and 2<sup>nd</sup> by D. LaPorte.

#### **HOMETOWN PHARMACY/815 S. STATE**

The City Manager updated the commission that Hometown Pharmacy is working with MDOT and trying to solve the storm water issues at the site.

Meeting adjourned 5:25 p.m.