

PLANNING COMMISSION
THURSDAY, FEBRUARY 7, 2019

Members present: Betty Root, Jim Cunningham, Al Martin, Diane LaPorte and Rob Splane (Members absent: Peggy Wittman)

Also present: City Manager Lynne Ladner, Mayor Ron LaPorte, David Jirousek (Horizon Community Planning), David Spitler (Oceana County Housing), Kendra Thompson (architect), Sally DeFreitas and Gale Goldberg (Dep. Clerk)

The meeting was called to order by Vice Chairman B. Root at 4 p.m. The agenda was amended with the addition of 3a. Election of Officers and the deletion of "to the council" in #7 to now read: Consider recommendation regarding final site plan approval for Cottages at Griswold. The amended agenda was approved (5-0) upon motion by R. Splane and supported by J. Cunningham. The minutes of the December 2, 2018 meeting were approved (5-0) upon motion by R. Splane and supported by D. LaPorte.

Election of Officers

The election of officers was opened with nominations for Chairman. D. LaPorte nominated B. Root, and A. Martin nominated himself. The vote rendered 4 for B. Root and 1 for A. Martin. Betty Root will be this years' Chairman. A nomination for Vice-Chairman was made by D. LaPorte for A. Martin. The vote was 5-0 for A. Martin so this years' Vice-Chairman will be A. Martin. A nomination for Secretary was made by R. Splane to nominate himself. The vote was 5-0 for R. Splane so this years' Secretary will be R. Splane. As for the Recording Secretary, A. Martin made a motion to designate any member of the city staff for this position, and the vote was 5-0 for this motion, so it has passed.

Public Hearing

Chairman B. Root opened the Public Hearing for The Cottages at Griswold Senior Living – PUD rezoning and site plan. S. DeFreitas (homeowner at 400 Griswold) asked for clarification on the project. Architect K. Thompson explained this is a five-building (10 unit) senior living project – for lower income persons – one and two bedroom units with a one car garage – will be ADA accessible – rent will be \$525 for a one bedroom and \$650 for a two bedroom. With no further discussion, the Public Hearing was closed at 4:20 p.m.

After clarifying a misunderstanding that this was not a median income project but a lower income project, a motion was made by R. Splane, supported by J. Cunningham, to recommend to the city council to rezone the parcel from A1 Residential to PUD (Planned Unit Development) for Cottages at Griswold. This was approved (4-0) with one abstained vote by A. Martin due to he helped put this plan together with Oceana County Housing.

At this time K. Thompson showed the site plan in depth and answered all questions. J. Cunningham made a motion to approve the final site plan, pending rezoning action by the city council, supported by R. Splane and approved (4-0) with one abstained vote by A. Martin again.

Sign Ordinance

D. Jirousek did an overview of his January 31, 2019 memo, explaining updates necessary to be consistent with 2015 U. S. Supreme Court decisions and create a simple framework for temporary signs. Commission member questioned the acceptable size and height of the signs. It would be beneficial for the city to standardize temporary yard sign regulations regarding content-based definitions. It was

understood that changes would need to be brought to a Public Hearing at the March meeting. It was approved (5-0) upon motion by A. Martin and supported by R. Splane to bring changes for the Sign Ordinance regarding placing no restrictions on the number of temporary signs allowed along with the maximum square feet to be 32 feet and the maximum height to be 6 feet.

Marihuana Regulation

D. Jirousek did an overview of his January 31, 2019 memo reminding the commission that the city council opted out on MMLFA (Medical Marihuana Licensing Facility Act) authorized facilities on December 19, 2017, and also opted out on MRTMA (Michigan Regulation and Taxation of Marihuana Act) establishments on December 18, 2018. The commission needs to address the addition of restrictions in zoning and make amendments to be in line with the city council position. It was agreed these changes would be on the Planning Commission agenda for the March meeting.

Communications/Other Business

There was a discussion on prohibiting parking on front lawns – agreed there needs to be a study done covering this and also restrictions for on-street parking and focus on bike lanes for the city streets. These will also appear on the March agenda.

The meeting adjourned at 5:35 p.m. upon motion by D. LaPorte and supported by R. Splane and approved (5-0).