

**Harbor Springs City Council Minutes  
February 5, 2007**

Mayor Jardine called the eighth meeting of the Harbor Springs City Council to order at 7:00 pm, in the City Council Chambers at 160 Zoll Street, Harbor Springs, Michigan.

1. Roll Call and Verification of Quorum

Present: Jean Jardine, Jim Grogan and Dennis Wiggins

Absent: Mick Heinz and Laura Kors

Also Present: City Attorney James Ramer, City Manager Fred Geuder, City Police Chief Dan Branson, and City Clerk Ron McRae

2. City Clerk / Comptroller / Treasurer

A. Approval of Minutes

The following paragraph should be added to the end of Item 7E, Page 5:

“Councilperson Grogan also asked that the bid specifications for the transformer and the specifications on the transformer that was bid be given to Council. Manager Geuder stated he would give copies to Council.”

#7262 – Motion by Grogan, second by Wiggins, to approve the January 22, 2007 regular City Council meeting minutes as amended.

Ayes – 3

Nays – 0

B. Approval of Bills

I have examined the bills appearing on the vouchers below and recommend they be allowed and payment be made from the following funds:

#7352 – Payroll	P.P.E. 1/21/07	\$ 29,037.01 General Fund 1,869.13 Major Sts Fund 789.29 Local Sts Fund 422.40 Historical Fund 12,680.92 Electric Fund 7,557.93 W & S Fund 592.29 Waterfront Fd 1,353.51 Equipment Fd
#7353 – A/P	Payouts 1/17-1/31/07	\$ 278,499.89 Trust Fund
#7354 – A/P	Sales Tax Jan '07	\$ 3,617.25 General Fund 11,494.58 Electric Fund
#7355 – A/P	Council 2/5/07	\$ 56,572.66 General Fund 218.92 Major Sts Fund 218.92 Local Sts Fund 234.25 Police Res Fd 45.52 Historical Fund 765.00 BA Const Fund 125,012.97 Electric Fund 9,752.33 W & S Fund 1,051.06 Waterfront Fd 6,593.02 Equipment Fd

#7263 – Motion by Grogan, second by Wiggins, to approve the bills in the amount of \$548,378.85.

Ayes – 3  
Nays – 0

THEREFORE, BE IT RESOLVED that claims on voucher numbers #7352, #7353, #7354, and #7355, checked by the Finance Committee, in the amount of \$548,378.85 be allowed for payment, and the City Manager and the Mayor are hereby authorized to execute warrants to be drawn on the following funds:

General Fund	\$ 89,226.92
Major Streets Fund	2,088.05
Local Streets Fund	1,008.21
Police Reserve	234.25
Historical Fund	467.92
B. A. Construction Fund	765.00
Electric Fund	149,188.47
Water & Sewer Fund	17,310.26
West Traverse Fund	.00
Waterfront Fund	1,643.35
Equipment Fund	7,946.53
Trust Fund	278,499.89
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Total	\$ 548,378.85
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### 3. Citizen Comments

Pete Wallin, 7879 Lauer Lane, complimented City Manager Geuder on the speed at which the Planning Commission minutes were completed and placed on-line.

### 4. 2007 Calendar of Events

City Manager Geuder reviewed the 2007 Calendar of Events with Council. It was noted that the Harbor Springs Chili Cook-off was listed as being held on February 19th. The correct date is February 18, 2007. Council briefly discussed the 2007 Calendar of Events, and by consensus, approved the 2007 Calendar of Events.

### 5. Planning Commission Recommendations

- A. Set Public Hearing Date for the Planned Development Status and Conditional Rezoning Request for the Proposed Hotel

City Manager Geuder stated that the Planning Commission approved recommendations to Council to approve the conditional rezoning of the parking lot area of the hotel from TR-Transitional Residential to CBD-Central Business District and for Planned Development status for the proposed hotel. Council is required to hold a public hearing on the Planned Development. Manager Geuder and City Attorney Ramer recommended that Council also hold a public hearing on the rezoning of the parking area to CBD-Central Business District from its current zoning of TR-Transitional Residential. The public hearing requires a fifteen day notice. He recommended a

Manager Geuder also informed Council that they could, at their option, make decisions that evening on whether to approve the rezoning and Planned Development status or could consider the question at another Council meeting.

Council discussed this issue. After the discussion, the following motion was offered:

#7264 – Motion by Wiggins, second by Grogan, to hold a public hearing on the proposed conditional rezoning of the hotel parking area from TR-Transitional Residential to CBD-Central Business District and on the proposed Planned Development status for the proposed hotel at the March 5, 2007 City Council meeting at 7:00 p.m.

Ayes – 3  
Nays – 0

#### B. Master Plan Distribution

City Manager Geuder stated that Council members tabled this issue until this meeting to provide an opportunity to study the updated Master Plan draft. Councilperson Grogan stated that he reviewed the Master Plan Draft and believes that it is well written. Further, he suggested that the Planning Commission distribute the Master Plan, Chapters 8 and 9, to all of the other Boards and Commissions before the public hearing on the Master Plan.

#7265 – Motion by Wiggins, second by Grogan, to authorize the City Manager to distribute the copies of the Master Plan Draft to the necessary entities for their review for the comment period of seventy-five days.

Ayes – 3  
Nays – 0

### 6. Boards and Commissions

#### A. Planning Commission (PC)

Council reviewed the PC meeting minutes for January 30, 2007. Mayor Jardine stated that she thought that it was a good meeting.

Mayor Jardine announced that the next regular PC meeting was scheduled for 6:00 p.m., Thursday, February 15, 2007.

#### B. Zoning Board of Appeals (ZBA)

Mayor Jardine announced that the next ZBA meeting was scheduled for 5:30 p.m. on Wednesday, February 14, 2007 in the City Council Chambers.

#### C. Next City Council Meeting

Mayor Jardine noted that the next regular City Council meeting is scheduled for 7:00 p.m., Monday, February 19, 2007 in the Harbor Springs City Council Chambers.

7. Old and New Business

A. Hotel Questions

Councilperson Grogan asked, "What is the proposed height of the west elevation of the proposed wing in the current parking area?" Rob Mossburg stated that it was twenty-six feet six (26'6") inches (not including the roof entry protrusion). Manager Geuder also stated that windows were added to the west wall of the proposed hotel over the existing hotel area.

B. Transformer Quotes or Bids

Councilperson Grogan asked if the City was going to rebid the transformer. City Manager Geuder stated that he was not sure. He was waiting for the consultants to finish their review of the specifications and to make their recommendations.

8. Adjournment

With no further business, Mayor Jardine adjourned the meeting at 7:20 pm.

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Ronald B. McRae, City Clerk

Approved: February 19, 2007

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Jean Jardine, Mayor

City Council Meeting Minutes  
February 5, 2007  
Attachments