

PLANNING COMMISSION

Minutes

January 19, 2006

I. ROLL CALL

Fred Walstrom	Present
Andrew Bowman	Absent
Jack Deegan	Present
Jeff Ford	Present
Mary Ellen Hughes	Present
Laura Kors	Present
Sheryl McCleery	Present
Peter Sears	Absent
Sara Smith	Present

Also present were City Planner Larry Nix and City Manager Fred Geuder.

Chairman Fred Walstrom called the meeting to order at 6:00 p.m.

II. MINUTES

Motion by Deegan, seconded by Smith, to approve the minutes of the December 15, 2005, meeting, as presented. Motion carried.

III. PUBLIC COMMENT AND CORRESPONDENCE

None.

IV. NEW AND OLD BUSINESS

A. Consideration of a Proposed Lot Split at 372 Glenn Drive—Peter Pursley

The City Manager said that the applicant had withdrawn his proposal.

Enter Hughes.

B. Consideration of SPR-2006-01, Walstrom Marine Dock Expansion Plan

Walstrom stepped down from the Chair to the audience. Deegan assumed the Chair.

Fred Walstrom, on behalf of Walstrom Marine, presented a new and revised plan for expansion of the basin area.

The new plan would have 37 slips (smaller number than the previous plan); the opening to the area would be 85' (wider than the previous plan); the aisle between the slips would be 105' (wider than the previous plan).

Walstrom also noted that the floating dock (the south extension) would be ADA compatible.

In order to access the ADA dock, the ramp coming down to that dock would have fixed piers, and be able to maintain the proper slope, regardless of water depth. The fixed pier style would also allow better water circulation, and except at very high water levels, would allow kayaks to pass underneath.

Walstrom also noted that even though their parking requirement is slightly reduced, they did not reduce the number of parking spaces proposed. The portion of the building that was removed will also allow for additional overflow parking on weekends.

Planner Larry Nix noted that the plan called for 124 total parking spaces, and the required parking space total was 107.

Holly Hudson asked about the process for consideration.

City Manager Fred Geuder stated that the Planning Commission was considering only land-side issues, which essentially means parking. The Harbor Commission will again review the plan pursuant to the Harbor Plan, and make a recommendation to the City Council. The City Council would then make a recommendation to the State of Michigan.

Motion by McCleery, seconded by Hughes, to approve SPR-2006-01, the Walstrom Marine proposed expansion plan, as presented. Motion approved, 6-0, Walstrom abstaining.

C. Consideration of Request for Re-zoning 257 East Third Street from R-2 to B-1

Walstrom resumed his place as chair.

The City Manager noted that he had received a letter from Linda Demmer requesting the re-zoning of their property at 257 East Third Street (the former Presbyterian Church manse) from R-2, a residential zoning classification, to B-1, a commercial zoning classification. The re-zoning would allow her to seek approval to use their 12 x 22 accessory building for jewelry studio/retail establishment.

The City Manager noted that other properties in this block on the north side of East Third were already zoned commercial, and that previous Planning Commission discussions had recognized the possibility of commercial zoning on this side of the street up to Gardner Street. If 257 East Third were re-zoned to a commercial classification, there would be two houses left in that block that were still zoned residential.

Walstrom noted that a number of years ago the City had proposed re-zoning of these parcels, but the result of the re-zoning would have made the residential uses non-conforming. But since that time (in 2000), the B-1 zoning had been amended to permit the residential uses as permitted principal uses.

The Commission discussed whether or not to include all three properties in a potential re-zoning hearing. Kors asked whether a re-zoning would increase the taxes further upon sale of the property. The City Manager said he would research the answer to that question.

It was the consensus of the Commission to include all three properties in a hearing notice, if Ms. Demmer proceeded with a request to re-zone.

D. Review of Master Plan Objectives

The City Manager said the “objectives” that had been distributed had been partially reviewed several years earlier, and suggested deletions and changes were hi-lited in the document.

The City Manager and Planner suggested that all Commission members (and City Council members) write down their suggestions (by section) and return them to the City Manager no later than March 16th (the March Planning Commission meeting date). Then the comments will be collated and a new draft of the “objectives” will be put together for consideration.

Planner Larry Nix said the goal of the staff was to be ready for a public hearing on the new plan by August, with the goal of completing this project by the end of the year.

V. MEMBER COMMENTS

None.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned. The next meeting is tentatively scheduled for Thursday, February 16, 2006, at 6:00 p.m.

Frederick W. Geuder, City Manager