

PLANNING COMMISSION

Minutes

Special Meeting

December 7, 2006

I. ROLL CALL

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

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

Chairman Fred Walstrom called the meeting to order at 6:05 p.m.

II. MINUTES

Motion by Kors, seconded by Sears, to approve the minutes of the October 19, 2006, regular meeting, as presented. Motion carried.

The Commission also reviewed the notes from November 16, 2006, where a public hearing was held, but no quorum was present.

III. PUBLIC COMMENT AND CORRESPONDENCE

None.

IV. NEW AND OLD BUSINESS

A. Consideration of SLU-2006-04, A Proposed Two-Story Accessory Building, at 427 East Bluff (Robert Foote)

The City Manager noted that the public hearing for this proposed Special Land Use was held on November 16, 2006, but there was no public comment.

The proposed two-story detached accessory building must be considered as a Special Land Use per the zoning code. It appeared that everything was in order.

Jeff Ford noted that the stairway area to the second floor of the accessory building did not appear to match in the different drawings. He suggested that this should be corrected.

Laura Kors noted that this should be a condition of any approval.

Motion by Sears, seconded by Hughes, to approve SLU-2006-04, a detached two-story accessory building for Robert Foote at 427 East Bluff, with the following notes and conditions:

1. The proposed project meets Special Land Use requirements as listed in the Zoning Code.
2. The owner is required to sign an affidavit acknowledging the limitations on use of a two-story accessory building as outlined in the Zoning Code.
3. The footprint of the Principal Structure as outlined on this application is hereby approved.
4. The applicant must make corrections to the drawing so that the stairway to the second floor is consistent in all drawings.

Motion carried, 6-0.

The City Manager noted that he will not issue a building permit for the Principal Building or Accessory buildings until all conditions in this motion and the stormwater management plan are accepted and approved.

Enter McCleery.

- B. Consideration of SPR-2006-08, Building Design Change, Top of Harbor Building, 181-197 East Main St.

The City Manager explained that this was a request from the building owners to balconies to the residential units on the second floor of the Top of Harbor condo. While they would extend out from the building, they would not extend beyond the property lines.

Planner Larry Nix did not have any concerns about the request.

Motion by McCleery, seconded by Smith, to approve SPR-2006-08, as presented. Motion carried.

- C. Discussion of Master Plan

The City Manager and City Planner first reviewed the proposed Master Plan map. While the format was changed, the commercial areas in the downtown area were not altered in the proposed map from the previous Master Plan.

Planner Larry Nix felt that from a planning perspective, over a ten-year or so term, it should logically be considered commercial on those areas adjacent to the CBD along Bay Street. It does not mean it will happen, and a Master Plan does not guarantee that zoning will change, but it was his opinion that the map should reflect this.

Laura Kors suggested that more City parks be identified on the map as was done on the previous Master Plan map.

The City Manager suggested that the Commission discuss the zoning provision which prohibits formula food restaurants, and how that issue should be addressed in the Master Plan.

After considerable discussion, the general consensus of the members present was that Harbor Springs should have restaurants with unique names, unique offerings and unique looks.

Other items in the draft language discussed included:

1. Prohibition of rack boat storage on the waterfront.
2. Maintenance of the small town character.
3. Prohibition of commercial expansion on West Lake.
4. Maintenance of views from Bluff Drive.
5. Creation of a vision for the Downtown (e.g. what uses should be downtown).

While it is the desire of the Commission to move the draft language along to the Council as soon as possible, various aspects need to be re-written before that can occur.

The City Manager also reviewed some of the maps which are to be included in the Master Plan.

The City Planner will work on the re-write.

D. Review of Conflict of Interest Policy

The City Manager reviewed the Conflict of Interest Policy developed by the City Attorney, which gives the Planning Commission a guideline for review of any question along those lines which may arise.

E. 2007 Schedule

The City Manager reviewed the proposed 2007 meeting schedule. Meetings will again be the third Thursday of each month, beginning at 6:00 p.m.

V. MEMBER COMMENTS

None.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned. The next regular meeting is scheduled for Thursday, December 21, 2006, at 6:00 p.m.

Frederick W. Geuder, City Manager

**2007
PLANNING COMMISSION
MEETING SCHEDULE**

All meetings begin at 6:00 p.m., unless otherwise posted.

<u>Meeting Date</u>	<u>Site Plan Application Deadline, 12:00 noon</u>	<u>SLU, Zoning Change Lot Split Application Deadline, 12:00 noon</u>
Thursday, January 18	Monday, January 8	Wednesday, December 27
Thursday, February 15	Monday, February 5	Wednesday, January 24
Thursday, March 15	Monday, March 5	Wednesday, February 21
Thursday, April 19	Monday, April 9	Wednesday, March 28
Thursday, May 17	Monday, May 7	Wednesday, April 25
Thursday, June 21	Monday, June 11	Wednesday, May 30
Thursday, July 19	Monday, July 9	Wednesday, June 27
Thursday, August 16	Monday, August 6	Wednesday, July 25
Thursday, September 20	Monday, September 10	Wednesday, August 29
Thursday, October 18	Monday, October 8	Wednesday, September 26
Thursday, November 15	Monday, November 5	Wednesday, October 24
Thursday, December 20	Monday, December 10	Wednesday, November 28

All meetings will be held at the City Council Chambers, in City Hall, 160 Zoll Street, unless otherwise posted. Meeting cancellations, Special Meetings, and time or location changes will be posted at the City Hall, 160 Zoll Street.

Frederick W. Geuder, City Manager