

Planning Commission Minutes  
October 21, 2013

Meeting called to order by Ruthann Northon, at 5:30pm

Present:

Zack Szakacs  
Ruthann Northon  
Casey Keysor  
Eric Schmidt  
Becky Tea  
Mike Swales  
Jason O'Dell

Absent:

BJ Foster  
Betty Scott

Guest:

Bill Britz

Monthly Planning Commission Meeting:

Amendment to Agenda: Added Family Dollar

Approval of Agenda: Approved

Motion made by Keysor, supported by Schmidt

Yeas: 7

Nays: 0

Approval of Minutes: Approved

Motion made by Keysor, supported by Schmidt

Yeas: 7

Nays: 0

City Manager Report – Discussed Michigan Planning Enabling Act 33 of 2008, Michigan Zoning Enabling Act 110 of 2006 – City Manager went over a few of the statues covering planning commission membership, official zoning map and responsibilities. City Manager discussed Zoning Ordinance 265, pointing out it was in dire need of being rewritten along with the zoning map.

City Manager requested permission to seek RFP's (Request for Proposals) from planners to redo our City's Zoning Ordinance. Planning Commission advised to move forward with obtaining the RFP's.

**Unfinished Business:**

a. Family Dollar Relocation:

A petition to re-zone the lot located at 751 W. 7<sup>th</sup> St. was presented for the purpose of relocating and establishing a new Family Dollar store/retail business at the above site.

Keysor moved with support from Schmidt to set a Public Hearing (advising of date and time) to consider re-zoning the property listed as well as lots 005 and 003.

Motion carried.

Yeas: 7

Nays: 0

- b. Family Dollar presented a Zoning Variance for side setback of the east property line. Errors were discovered with the Zoning Ordinance.

Article 3 – Zoning District Regulations. Schedule of district regulation type for “Min. Side Yard” Min. Rear Yard measurements were reversed for zoning district “C2” – General Business.

No motion needed to be made due to the error / Family Dollar site plan showed a setback of 10’7”.

Third petition from Family Dollar discussed the schedule of parking requirements. Requesting a reduction of required number of parking spaces from 34 to 31 parking spaces.

Article 18 – Parking and loading requirements. Schedule of parking requirements “B” states, Planning Commission may vary the parking requirements.

Motion to approve was offered by Keysor, with support by Schmidt to approve the reduction in parking spaces from 34 to 31 (usable space).

Yeas: 7

Nays: 0

Meeting Adjourned at 6:35pm