PLANNING COMMISSION
MEETING MINUTES
February 15, 2012
CITY COUNCIL CHAMBER
7:00 P.M.

I. CALL TO ORDER

The meeting was called to order at 7:03 p.m.

II. ROLL CALL

Present: R. Johnson, R. Murphy, G. Clark, B. Lenart, D. Lautenbach, M. Bullard, P. Hollifield

Absent: K. Weger, C. Zuellig

Staff: Teresa Gillotti, City Planner
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES – December 14, 2011

Commissioner Lenart moved to approve the minutes of December 14, 2011 with corrections as stated (Support: G. Clark) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. OLD BUSINESS

Water Street Recreation Center Briefing

The City Planner, Ms. Gillotti, gave an update on the status of the Water Street property. There is another interest from a developer on an affordable housing project off Park Street, extending Parsons Street into the Water Street property. Commissioner Lenart referred to our nursery grant for trees stating that the Chevrolet site in Flint is considering replicating the project.

VI. NEW BUSINESS

1. Annual Report

Ms. Gillotti reviewed the 2011 Annual Report stating that the commission had considered 33 applications, including 11 site plans, 7 special use permits and 6 text amendments. Significant reviews include the former Ford/Visteon/ACH property at 128 Spring St, a Planned Unit Development for the former Parkview, now Hamilton Cross, the Corner Brewery expansions, and the expansion of the Gilbert Residence on S. Huron Street.

In addition to above-average number of applicants, the Commission addressed a number of significant issues that weren't tied to individual sites or applications, which included a sign ordinance, sidewalk expansion/bump-out for the 300 block of Normal Street at W. Cross, as well as adding in bicycle lanes.

The Master Plan Committee reviewed the existing master plan providing more research on demographic changes in the city. The Non-Motorized Committee met monthly and has representation from the DDA and Recreation Commission.

On-going activities include the Climate Action Plan, Revision process on the Master Plan and consideration of four possible amendments by the Ordinance Committee.

City Council has included in their 2012 goals consideration of the sale of City-owned property. Planning Commission would like to be engaged in potential re-use considerations for the Boys and Girls club property at 220 N. Park Street, as well as providing recommendations for a disposition policy for properties returned to the city through tax foreclosure sales.

Ms. Gillotti also referred to the property on Superior/Huron River and the possibility of considering rezoning to RO – Residential Office.

Commissioner Lenart moved to approve the annual report with amendment to city owned properties being more generalized (Support: R. Murphy) and the motion carried unanimously.

2. Non-Motorized Transportation Committee Appointment

At the Advisory Committee Meeting in January, 2012, the committee recommended the appointment of Adam Gainsley to the board to replace Thomas Kula who has moved to New York City. Commissioner Lenart moved to approve the appointment (Support: G. Clark) and the motion carried unanimously.

VIII. COMMITTEE REPORTS

- Master Plan Update Committee – Johnson, Murphy, Lenart – no update
- Ordinance committee (Bullard, Lautenbach, Weger)
    - Update on proposed food production/business amendments

Commissioner Lautenbach stated that the committee had met on February 8th and discussed several areas: urban farms & how they would work, maximum size, primary use in R1 – gardening, type of structure to be used, general farm stand – no walk-up stand for potential buyers, potential parking issues, determine if chickens and beehives could be included, which garnered a mixed opinion, potential nuisance issues and screening, operation of equipment at odd hours, possibility of food carts and permits. The meeting lasted about one hour and they plan to meet again for further discussion in March.

- Non-motorized transportation committee (Johnson, Murphy)
    - Minutes: December 2011 and January 2012 were included in packets.

- Capital improvements plan committee (yet to meet)

IX FUTURE BUSINESS DISCUSSION/UPDATES

1. March: Key Bank Parking Lot
2. Possible Master Plan Amendment

VI. ADJOURNMENT

Since there was no further business, Commissioner Lenart moved to adjourn the meeting (Support: D. Lautenbach) and the motion carried unanimously. The meeting adjourned at 7:45 p.m.