

**PLANNING COMMISSION
MEETING MINUTES
September 16, 2015
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Present: R. Johnson, H. Jugenitz, P. Hollifield, A. Bedogne

Absent: C. Zuellig (excused) Liz MacGregor

Staff: Bonnie Wessler, Planner II
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES

Commissioner Jugenitz moved to approve the minutes of July 15, 2015 (Support: P. Hollifield) and the motion carried unanimously. Commissioner Jugenitz moved to approve the minutes of August 31, 2015 (Support: P. Hollifield) and the motion carried unanimously.

Commissioner Jugenitz moved to amend the agenda adding Audience Participation (Support: A. Bedogne) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. NEW BUSINESS

1. High Scope

Ms. Wessler, City Planner, gave a short presentation noting that this is a request for discussion regarding High Scope. High Scope owns several parcels along River, Oak and E. Forest. Currently some are used as office and some are used as residential. They would like to convert

the use of one of the ones currently used as residential to office. This could be a challenge because the current zoning is strictly single family with the CN-SF and the Master Plan is Central Neighborhood and the area would not be eligible for a PUD. She asked how the commission would like to proceed on this.

Chairman Johnson asked the actual address of the parcels involved, which Ms. Wessler provided with details on the use of each property.

Theresa Schenk, Chief Administrative Officer - was in attendance to represent High Scope. She gave some background information on the history of High Scope, explaining the properties on which they would like change uses, and the current uses of all of the buildings in the area that are owned by High Scope.

She has been with High Scope for 12 years and has some resources and first-hand accounts from employees who have been employed for 40 years. She has pieces of information, among many dating back to the 70's, that may indicate that conditional uses had been approved at one time and would like to confirm this. Ms. Wessler responded that we have a copy of a letter dated May 11, 1978, from the ZBA which basically stated "The conditional use permits for the three homes at 201, 205 and 209 Oak Street, will be perpetual except the south 110 feet will be for a period of five (5) years only. At the end of five years, the conditional use permit for the south 110 fee would expire and the property would be used pursuant to any then existing zoning for the property." Ms. Schenk provided a lot of information on the original building and alleys and how and when they acquired other properties. She also referred to the church on adjacent property which is for sale but High Scope was not interested in purchasing for many reasons, i.e. potential mold, etc.

After further discussion with Ms. Schenk, the City Planner and Planning Commission members, Chairman Johnson advised her that the Planning Commission is committed to go by the updated Master Plan which had just been adopted in December. He recommended that she talk to the City Attorney for his opinion, since he also had a lot of knowledge of High Scope, having been the City Attorney for the past 30 years. She should also contact the Neighborhood Association as reiterated by other board members since it would be important to get buy-in from the residents in the area from the Neighborhood Association since High Scope does have things in their favor, possibly opening up part of their space for public use without too much of an investment, for a relationship with the neighborhood and High Scope.

VII. OLD BUSINESS

None

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. On 10/14 meeting, 602 Emmet, former fraternity who wants to add rooms; minutes
2. On 10/21 meeting, 1420 Washtenaw, maybe new Parkridge and Revocation of Auto Sales – special use permit

3. Possibility of new planning commission member.

X. ADJOURNMENT

Since there was no further business, Commissioner Jugenitz moved to adjourn the meeting (Support: A. Bedogne). The meeting adjourned at 9:13 p.m.