

CALL TO ORDER:

Chairman Robert Smith called the meeting to order at 7:00 p.m. He led the Pledge of Allegiance.

ROLL CALL

Members Present: Dannel Ballard, Tim Hunnicutt, Mike Lee, Bob McClean, Bill Sullivan and Bob Smith.

Members Excused: Brian Vicary and Sue Erickson. Deb Good called earlier and stated she would be delayed. She arrived at 8:34 p.m.

Motion by Commissioner Ballard, seconded by Commissioner Hunnicutt and carried by unanimous vote of the Planning Commission that **Commissioners Vicary, Erickson and Good is excused from this meeting.**

STAFF:

Teresa Bevier, Rob Nesbitt, and Chris Olson

AUDIENCE:

Mayor Jim Rundborg; Council Members: Sheryl Strouse, Tony Stoker and Dave Hunsaker.

APPROVE AGENDA:

Motion by Commissioner Ballard, seconded by Commissioner Hunnicutt and carried by unanimous vote of the Planning Commission that **the Planning Commission's agenda for February 25, 2010 be approved as amended with New Business item #1 postponed until the March 25, 2010 meeting.**

APPROVAL OF MINUTES:

Motion by Commissioner Hunnicutt, seconded by Commissioner Ballard and carried by unanimous vote of the Planning Commission that **the minutes of the January 28, 2010 Regular Planning Commission Meeting be approved as presented.**

Let the record show that Commissioner Smith did not vote since he was not present at the January 28th meeting.

PUBLIC COMMENTS: None

OLD BUSINESS:

1. WECS Ordinance: Planner Rob Nesbitt prepared the revision to the WECS Ordinance to address those issues as discussed at the January 28, 2010 Planning Commission meeting. After review of these revisions, a motion was made by Commissioner Sullivan, seconded by Commissioner McClean and carried by unanimous vote to submit the revised WECS Ordinance to City Council for approval.
2. Master Plan, City Council Objections City Council discussed it objections to the proposed master plan at their special meeting on Tuesday, February 23. A copy of those objections was transmitted to the Planning Commission via email on Wednesday, February 24 for their

2. Master Plan, City Council Objections (Con't)

February 25 meeting. The Commissioner reviewed the strike-outs made by City Council in the Master Plan.

Chapter 2 Objective # 3 (Page 2-9)

Participate in efforts to enhance the City's connectivity to Lansing, including establishing a commuter parking lot ~~in proximity of the DeWitt Road/I-69 interchange~~ promoting ride-sharing and connecting DeWitt into the regional public transit system.

Planning Commission consensus: No objection to Council's proposed change.

Chapter 5

Mixed Residential Use (Pages 5, 3-4)

This designation applies to an area south of the DeWitt post office, on the east side of DeWitt Road, ~~and to the lands south of Herbison Road and west of DeWitt Road.~~

The area south of the post office was identified as a ~~future mixed-use~~ potential multi-family area due to its location along the main corridor into DeWitt and the surrounding uses. ~~Offices, Multi-family senior residential, live work units,~~ and senior housing (independent living, congregate care and/or nursing care) could be appropriate uses for this area. A mix of these uses could be considered.

~~The land south of Herbison Road and west of DeWitt Road affected by this designation is intended for a mix of single family residential, multiple family residential, public and institutional uses, small scale convenience service and office/research and development.~~

~~The site's proximity to downtown DeWitt, easy access to I-69 and convenience to the large scale retail uses approximately two miles to the east on US 27 creates a unique opportunity for a mixed use development for this important gateway to the City.~~

Planning Commission consensus: No objection to Council's proposed change.

Chapter 5 Page 5-5

~~Mixed Use~~

~~A new mixed use zoning district will be prepared, or the affected areas will be zoned Planned Unit Developments (PUD) when development proposals are presented for Planning Commission's consideration.~~

Planning Commission consensus: No objection to Council's proposed change.

Chapter 2 Page 2-4 Objective #1

Designate areas on the Comprehensive Land Use Plan that may be suited for office development ~~which could include downtown.~~

Planning Commission consensus: No objection to Council's proposed change.

Chapter 2 Page 2-5 Objective # 3

~~While there is not a high demand for offices in the City, a portion of the lands south of Herbison road and west of DeWitt Road would be appropriate for the development of these uses and should be developed as a cohesive area. The location criteria for these uses are set out in Chapter 3.~~

After a lengthy discussion regarding this objective, the Planning Commission recessed at 8:12 p.m. for 10 minutes. At 8:22 p.m. the meeting resumed. It was moved by Commissioner Lee, supported by Commissioner Hunnicutt to remove the language on Chapter 2 Commercial Goals and Objectives Page 2-5 from the Master Plan resulting in a roll call vote:

Ballard	No	Hunnicutt	Yes
Smith	No	Sullivan	Yes
Lee	Yes	McClellan	No

Motion Failed.

Deb Good arrived at 8:34 p.m.

NEW BUSINESS: None.

PLANNING COMMISSION MEMBER COMMENTS:

City Administrator, Chris Olson reminded Commissioners that any Downtown Design Guideline comments need to be given to Rob Nesbitt as soon as possible. LSL recently had a session on the life cycle of Community Development. Previously Commissioner Erickson suggested that Planning view this and an FTP can be emailed to everyone as needed.

Commissioner Sullivan updated the Planning Commission on the By-laws, stating that they have been sent to City Attorney, Dan Matson for review and should be ready for the March 25, 2010 Planning Commission meeting.

ADJOURNMENT:

Motion by Sullivan, seconded by Hunnicutt and carried by unanimous vote of the Planning Commission that **this meeting be adjourned at 8:44 p.m.**

Respectfully submitted,

Teresa Bevier
Recording Secretary