

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, Bob McClean, Mike Lee, Sue Erickson, Bill Sullivan, Bob Smith, Brian Vicary, Deb Good (arrived at 7:04 pm) and Tim Hunnicutt (arrived at 7:02 pm).

STAFF:

Lisa Grysen, Rob Nesbitt, Kevin Feuka and Chris Olson

AUDIENCE:

Tony Stoker

APPROVE AGENDA:

Motion by Commissioner Sullivan, seconded by Commissioner Ballard and carried by unanimous vote of the Planning Commission that **the Planning Commission's agenda for April 22, 2010 be approved as amended with Old Business Item #2, Downtown Parking to become Old Business # 1. Motion Carried.**

APPROVAL OF MINUTES:

Motion by Commissioner Ballard, seconded by Commissioner McClean and carried by unanimous vote of the Planning Commission that **the minutes of the February 25, 2010 Regular Planning Commission Meeting be approved as presented. Motion Carried.**

Let the record show that Commissioner Erickson did not vote since she was not present at the February 25, 2010 meeting.

PUBLIC COMMENTS: None

OLD BUSINESS:

1. Downtown Parking – Ordinance Revision: Senior Planner, Rob Nesbitt provided the Planning Commission with four options for consideration, outlining pros and cons of each option for the possible amendment of the parking requirements for Downtown DeWitt. (See attached memo Dated February 18, 2010 from LSL Planning.) After discussion the Planning Commission chose Option A.

Option A – This option would eliminate all required off-street parking in downtown DeWitt. A zoning text amendment would be required to specify that parking is not required for uses zoned CB, Central Business and located within the central business area.

Pros:

- Could attract new uses or expansion of existing uses since no cost for developing parking.

Cons:

- Existing on-street parking might need to be relied upon for all new uses or expansion of existing uses.
- Development of existing private parking lots could result in lack of sufficient parking.
- City may need to provide off-street parking lot(s).

Motion by Commissioner Sullivan and supported by Commissioner Ballard to remove all off-street parking (Option A) in Downtown DeWitt. Discussion followed resulting in a roll call vote.

Ballard	Yes	Hunnicut	Yes	Smith	Yes
Erickson	No	Lee	Yes	Sullivan	Yes
Good	Yes	McCle	Yes	Vicary	Yes

Motion Passed 8-1

2. Master Plan, City Council Objections

Discussion regarding Objective #3 Chapter 2 Commercial Goals and Objectives Page 2-5 from the August 2009 Master Plan Draft:

Commissioner Erickson reiterated City Council's stance in regards to Area 6 located on the southwest corner of DeWitt and Herbison Roads. Council's current position is to oppose business development in Area 6 and to maintain it as residential. City Council prefers to work on the development of the downtown area and businesses first.

Motion by Commissioner Ballard and supported by Commissioner McCle to retain the language in Objective #3, Page 2-5 of the August 2009 Draft. Motion resulted in a roll call Vote.

Ballard	Yes	Hunnicut	No	Smith	Yes
Erickson	No	Lee	No	Sullivan	Yes
Good	No	McCle	Yes	Vicary	Yes

Motion Passed 5-4

Motion by Commissioner Erickson, supported by Hunnicutt to accept all changes proposed by City Council with the exception of Commissioner Ballard's motion to retain the language in Objective #3, Page 2-5 of the August 2009 Draft that passed with a 5-4 vote. Motion Failed.

Motion by Commissioner Ballard, supported by Sullivan that an immediate vote regarding Commissioner Erickson's motion takes place with no further debate. Motion carried.

Motion by Commissioner ~~Ballard~~ **Erickson** and supported by Commissioner Sullivan to accept the City Council changes with the exception to retain the language in Objective #3, Page 2-5 of the August 2009 Draft. Motion resulted in a roll call vote.

Ballard	No	Hunnicut	Yes	Smith	No
Erickson	Yes	Lee	Yes	Sullivan	No
Good	No	McCle	No	Vicary	No

Motion Fails 6-3

At 8:05 pm Commissioner Lee requested a break. The meeting resumed at 8:15 pm.

Due to the motion failing in regards to accepting City Council changes with the August 2009 Master Plan Draft and to avoid going point by point on each of these changes it was moved by Commissioner Sullivan and supported by Commissioner Ballard to reject all subsequent changes that have not yet been considered and agreed to by the Commission.

Ballard	Yes	Hunnicut	No	Smith	Yes
Erickson	No	Lee	No	Sullivan	Yes
Good	Yes	McCle	Yes	Vicary	No

Motion Passes 5-4

NEW BUSINESS: None.

PLANNING COMMISSION MEMBER COMMENTS:

C2AE Engineer, Kevin Feuka spoke with Keith Schroeder, Developer of Wildflower Meadows Subdivision and informed him that the Planning Commission rejected his request to leave Basin "A" un-vegetated. Mr. Feuka would like Mr. Schroeder to profile the soils, excavating poor quality drainage soils and conducting in-situ field percolation tests to help in quantify performance of the suitable substrate, and aid in the reselection of an appropriate seed mixture. (See attached C2AE memo dated March 24, 2010)

Currently the ponds are in compliance with the ordinance however they are not in compliance with the developers Stormwater Management Plan approved by the Planning Commission. The ponds are intended to be dry basins, however they are not draining properly and Kevin has suggested to Keith Schroeder to have the soil tested. Mr. Schroeder is open to meeting with Planning Commissioner's to discuss.

Commissioner Sullivan left at 8:45 pm

City Administrator, Chris Olson updated Planning Commission on the Fuerstenau School Site Plan. The School District is not obligated to bring to the Commission any plans for zoning or building, however they presented their plans to Mr. Olson in regards to stormwater and parking. The school plans to exceed stormwater requirements by adding an item called an aqua-swirl which is basically a catch basin that will capture suspended solids and other floating debris. No other infrastructure changes will be made in regards to water and sewer. Parking will be reduced to the bare minimum and it currently calculates out at 21 spaces and due to structural changes and positioning of the playground, it will reduce the amount of spaces available to parents and family when they attend school events.

Oaks Update The pond is dry and has drained quickly and is working.

The Adult Foster Care Facility located at 607 Turner has submitted a Special Land Use and Site Plan application. Their intent is to increase the interior from 6 rooms to 7-12 rooms. Although the plans have been submitted, they are lacking complete information and the applicant was notified. The applicant, Mr. Howard Green would like to present their plans at the May 27, 2010 Planning Commission meeting.

PLANNING COMMISSION MEMBER COMMENTS (Con't):

The St. Francis Retreat Center located at 703 E. Main Street has plans to install another four-plex. Mr. Olson believes they will need a site plan review and has also discussed stormwater issues with them. Their architect is Mary Swanson who worked on the Bethany House project. They will submit their plans in 30 days for a June 24, 2010 Planning Commission meeting.

Mr. Nesbitt informed Commissioners of the Michigan EPA 2010 Annual Appointed and Elected Officials Institute in regards to a training meeting held May 19th, 2010 in Lansing. Subjects that will be discussed are: Renewable energy; streets; transportation and sustainable land use regulations.

Commissioner Erickson mentioned that the MSU Land Policy Institute is hosting over 100 free workshops, in regards to Planning, if anyone is interested in attending. Chris has the workshop schedules and will email the website information to everyone.

Kevin Feuka wished everyone a Happy Earth Day!

ADJOURNMENT:

Motion by Ballard, seconded by Erickson and carried by unanimous vote of the Planning Commission that **this meeting be adjourned at 9:07 p.m.**

Respectfully submitted,

Lisa M. Grysen
Clerk/Treasurer