

CALL TO ORDER:

Vice-Chairman Bill Sullivan called the meeting to order at 7:04 p.m. He led the Pledge of Allegiance.

ROLL CALL

Members Present: Dannel Ballard, Bob McClean, Sue Erickson, Bill Sullivan, Bob Smith (arrived at 7:33 p.m.), Brian Vicary, Deb Good and Tim Hunnicutt.

STAFF:

Lisa Grysen, Rob Nesbitt, Kevin Feuka and Chris Olson

AUDIENCE:

Mary Swanson

APPROVE AGENDA:

Motion by Commissioner Erickson, seconded by Commissioner Ballard and carried by unanimous vote of the Planning Commission that **the Planning Commission's agenda for May 27, 2010 be approved as presented. MOTION CARRIED.**

APPROVAL OF MINUTES:

Motion by Commissioner Erickson, seconded by Commissioner Hunnicutt and carried by unanimous vote of the Planning Commission that **the minutes of the April 22, 2010 Regular Planning Commission Meeting be approved with the correction to page 2, 4th motion being made by Erickson instead of Ballard. MOTION CARRIED.**

PUBLIC COMMENTS: None

OLD BUSINESS:

1. Downtown Parking in the CB District-Ordinance Revision, Consideration on Draft Text Amendment Language: After the April Planning Commission meeting a motion was passed consider amending the zoning ordinance so that parking requirements for all uses located in downtown DeWitt would be eliminated. Senior Planner, Rob Nesbitt provided the Planning Commission with two options in a draft of changes that would be required to Article XIV, Off-Street Parking and Loading, of the City's zoning ordinance.

Motion by Commissioner Ballard and supported by Commissioner McClean to accept option 2 and to schedule a public hearing.

***(Option 2) Parking in Downtown DeWitt.** Regardless of any other provision of this ordinance, any new, existing or expanded non-residential building, use or activity located on property zoned CB, Business District shall be exempt from all parking requirements set forth herein. However, if parking is desired for any new or expanded non-residential building, use or activity on property zoned CB, Business District the applicable design and dimensional standards herein shall apply.*

Notwithstanding the above, off-street parking spaces must be provided for residential uses and for overnight parking of any vehicles in the CB District. These parking spaces are to be located in conformity with Sec. 78-374.

Discussion followed resulting in a roll call vote.

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

MOTION PASSED 4-3

Chairman Bob Smith arrived.

NEW BUSINESS:

1. St. Francis Retreat Center-Multi Family Structure within the PQ District:

The St. Francis Retreat Center is proposing a four-unit dwelling in the northeast corner of the City. These units are to be occupied by retired and semi-retired priests. The Retreat Center has requested information in regards to the approval process that will be required for the proposed use. City Staff and LSL Planning have faced some challenges in advising the applicants. After reviewing the existing and previous zoning of the subject property zoned "PQ, Public and Quasi-Public"

Motion by Commissioner Hunnicutt and supported by Commissioner Vicary **to approve option 1 which is to take the same approach conducted in 2001 and consider the proposed four-unit dwelling to be an integral part of existing religious use and allow it as a permitted use.**

Existing Zoning (Option 1)

The subject property is zoned "PQ, Public and Quasi-public" in the city's existing zoning ordinance that was adopted in 2007. The following are permitted and special uses in the PQ district:

*Permitted Uses - Cropland & horticulture without livestock
Noncommercial parks & recreation facilities
Off-street parking lots
Churches, temples, & other places of worship or public assembly
Government & community service facilities*

*Special Land Uses - Agricultural businesses
Golf courses & country clubs & related uses
Commercial parks & recreation facilities
Cemeteries
Commercial wireless telecommunication service towers & antennas
Educational institutions*

None of these permitted or special land uses appear to specifically allow for residential uses.

MOTION CARRIED.

PLANNING COMMISSION MEMBER COMMENTS:

Commissioner Vicary reported to fellow commissioners that he will not be at the July 2010 meeting due to a planned vacation.

Vice Chairman Sullivan stated that the by-laws are currently being review by Dan Matson (City Attorney) and should be completed for presentation at the June 2010 meeting.

Commissioner Erickson inquired if the DDA comments were incorporated in the design guidelines and requested that the final version to be on the June 2010 Planning Commission Agenda. She also requested that it be sent to Commissioner in advance for ample review time.

Kevin Feuka (C2AE) reported that a meeting is scheduled with Keith Schroeder and the subcommittee for next week regarding the ponds in the Wildflower Meadows Subdivision. Kevin also reported that Eaton Rapids has a porous pavement parking lot and he can schedule a visit if anyone on planning commission is interested.

ADJOURNMENT:

Motion by Good, seconded by Erickson and carried by unanimous vote of the Planning Commission that **this meeting be adjourned at 7:58 p.m.**

Respectfully submitted,

Lisa M. Grysen
Clerk/Treasurer