

**CALL TO ORDER- Public Hearing - Proposed Amendments to the Zoning Ordinance (Chapter 78).**

Chairman Smith opened the public hearing at 7:00 p.m. The purpose of the public hearing is to receive comments for the two proposed amendments to the Zoning Ordinance, Chapter 78.

1. A revised definition for construction sign(s) and revised terms for the allowable advertisement of available subdivision lots and condominium sites, commercial space and multi-family dwelling units.
2. Revised minimum architectural standards for construction within the central business district.

Notice of the Public Hearing was published in the September 5, 2010 issue of the *DeWitt/Bath Review*.

No comments regarding the proposed amendment were received prior to the public hearing. Hearing no other comments, either written or oral, Chairman Smith closed the public hearing at 7:02 p.m.

**CALL TO ORDER - Regular Meeting:**

Chairman Bob Smith called the meeting to order at 7:00 p.m. Commissioner Erickson led the Pledge of Allegiance.

**ROLL CALL**

Members Present: Bob McClean, Sue Erickson, Bob Smith, Mike Lee, Brian Vicary, and Deb Good (arrived at 7:03).

Members Excused: Dannel Ballard, Tim Hunnicutt & Bill Sullivan

Motion by Commissioner Lee, Seconded by Commissioner Vicary and carried by unanimous vote of the Planning Commission that **Commissioners Ballard, Hunnicutt and Sullivan be excused from the meeting.**

**STAFF:**

Teresa Bevier, Steven Van Steenhuyse (LSL Planning) and Kevin Feuka (C2AE).

**AUDIENCE:** None

**APPROVE AGENDA:**

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

**APPROVAL OF MINUTES:**

Motion by Commissioner Erickson, seconded by Commissioner McClean and carried by unanimous vote of the Planning Commission that **the minutes of the July 29, 2010 Regular Planning Commission Meeting be approved. MOTION CARRIED.**

Motion by Commissioner Vicary, seconded by Commissioner Erickson and carried by unanimous vote of the Planning Commission that **the minutes of the August 26, 2010 Regular Planning Commission Meeting be approved. MOTION CARRIED.**

**PUBLIC COMMENTS:** None

**OLD BUSINESS:**

**1. Master Plan: Consideration of Legal Opinion for Two-Thirds Majority Vote for Recommendation to City Council:**

The Planning Commissioners verbalized their concerns as well as their reasons to approve the 2010.08.26 draft of the Master Plan. The focus of concern was in Area 6. After the discussion Commissioner Lee motioned and Commissioner McClean seconded to approve the Master Plan as presented in the 2010.08.26 draft.

**ROLL CALL VOTE:**

Vicary	No	McClean	Yes	Lee	Yes
Erickson	Yes	Smith	Yes	Good	Yes

**MOTION FAILED 5-1**

To reconsider the vote by which Commissioner Lee's motion failed to pass.  
That motion was approved 6-0

Motion by Commissioner Good, seconded by Commissioner Lee to reconsider the request to approve the Master Plan at the October 28, 2010 Planning Commission meeting.

Discussion continued regarding the Master Plan.

Motion by Commissioner Lee, seconded by Commissioner McClean to approve version 2010.08.26 of the Master Plan Draft.

**ROLL CALL VOTE:**

Vicary	Yes	McClean	Yes	Lee	Yes
Erickson	Yes	Smith	Yes	Good	Yes

**MOTION CARRIED 6-0**

**NEW BUSINESS**

1. None

**PLANNING COMMISSION MEMBER COMMENTS:**

Planning Consultant, Steven VanSteenhuysen stated that the Planning Commission is required by statute to approve a resolution signed by the Planning Commission Secretary or Chair.

Steven VanSteenhuysen then read the statute where it stated that a resolution is to be included either on the front or back inside cover of the approved Master Plan. A separate certification is also required by council.

Motion by Erickson, supported by Vicary, and carried by unanimous vote of the Planning Commission that **the resolution be approved as drafted by the Planning Commission, version 2010.08.26 of the Master Plan. MOTION CARRIED.**

Engineering Consultant, Kevin Feuka mentioned that while he did not attend the MML Walkable and Sustainable Community Seminar, he was aware that Sheryl Strouse and Dan Matson did, and thinks it would be informative to have Sheryl present a summary of what she learned at the next Planning Commission meeting.

Steven VanSteenhuysen also mentioned that LSL provides a presentation for Sustainability and Sustainable Planning at a low hourly rate if the Planning Commission is interested.

Commissioner Lee is meeting John Czarnecki from CCEA on Thursday, October 7<sup>th</sup>, 2010 to see if the DDA can get in on the seminars and training that they missed out on when Watertown, Bath and DeWitt Township joined. The DDA is working toward an Entrepreneurial Economy for the downtown, and Commissioner Lee feels that the seminars will be helpful to the DDA's overall goal for business recruitment and property acquisition and how to provide potential businesses to start up in DeWitt.

**ADJOURNMENT:**

Motion by Vicary, seconded by McClean and carried by unanimous vote of the Planning Commission that **this meeting be adjourned at 7:53p.m.**

Respectfully submitted,

Teresa Bevier  
Recording Secretary