

Approved 5/18/2017

**CITY OF KEEGO HARBOR COUNCIL and PLANNING COMMISSION MEETING
CITY HALL, 2025 BEECHMONT
April 17, 2017 6:00 P.M.**

CALL THE MEETING TO ORDER: Mayor Rubin called the meeting at 6:20 p.m.

PRESENT

ROLL CALL: Mayor Sidney Rubin, Mayor Pro Tem Joel Yoder; Council Members John Fletcher, Rob Kalman and John Newberry

ROLL CALL PLANNING COMMISSION: Chairman Gino Santia, Vice Chairman Karen Meabrod; Commissioners Joel Yoder, Lisa McCarthy, Sherry Ash, Theresa Shimansky and Sarah Plumer.

ABSENT: Commissioner Sara Plumer

STAFF PRESENT: City Planner James Sabo, Interim City Manager Linda Voll

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT: No one addressed the Board Members

REGULAR AGENDA:

- **Master Plan Outline discussion, responsibilities and timeline**

Signage will be placed at... Gino's, So Keego Facebook Page, Professional Banner made for the corner of OLR & CLR, Keego Harbor Facebook page (including Council Member Kalman's Facebook page), SPLASH, Channel TV 15 Website, City website, newspaper, and flyers. Mr. Sabo will provide the flyer. Mayor Pro Tem Yoder suggested the David McDonald, the new Code Enforcement Officer, should pass out these flyers. City Manager Voll volunteered to send out an email blast. Ads will be in Beacon for each meeting, May 4th already in the paper, May 23rd will be placed next week. Vice Chairman Meabroad suggested SPLASH interview Chairman Santia and City Planner Sabo. Complimentary refreshments will be provided at the Master Plan Public Workshops on May 4th and 23rd at Santia Hall both starting at 6:00 p.m.

Planner Sabo indicated he and Chip Smith will be running the workshops. The first meeting will be focused on the current master plan and what direction city wants to go. There will be smaller break out groups for brainstorming. The second meeting the findings of the print out of current land use map, a future land use map, the brainstorming ideas and any other ideas the city would like to see.

Chairman Santia asked if there was going to be a meeting in-between the first and second meeting. Planner Sabo said things will come apparent at the first meeting and people will not have an issue looking at the future. The Planning Commissioners decided to have the Planning Commission meeting on May 11th with a recap of the Master Plan May 4th meeting.

Open to the Public for Comment: No one addressed Council, closed to the Public.

- **Non-conforming Dumpsters**

Planner Sabo indicated the most updated code enforcement ordinance is Section 15.27. Site plan review must comply with current standards; dumpsters must be placed in the proper area. Letters can be sent for dumpster enclosures, but current businesses might contact attorney. Non-conforming dumpsters and signs can be changed after a certain time period "sunset period". He would need to do some more research to see if this "sunset period" would stand up in court. Notice by certified letter to the property owner that the fees would be waived if they replace or enclose the current dumpster. Planning Commission should compose this letter and any notices for Council approval.

Open to the Public for Comment: No one addressed Council, closed to the Public.

- **Fence condition and non-conforming fences**

Council Members and Planning Commissioners discussed their concerns about the residents who have low income, how can they remove their fence, amortization is a good tactic but it would need to be funded. A community clean-up day to help people remove the fence.

Some Council Members don't agree by stating to homeowners what they can and can't do on their property is overstepping their bounds. Removal of fences can be dangerous and it will be hard to get volunteers. You can't tell people you have to remove; it is touchy ground to force them to remove.

Consensus is that the fence has to be in good condition, as per the ordinance. Mayor Rubin stated that the option is to repair or remove the fence, especially if the fence dangerous. Identify the houses with fence problems and report to Code Enforcer McDonald. Attorney Ryan would need to give directive and clarification on this ordinance and what the enforcement could be. City Council and Planning Commission needs to come up with addresses they believe to be in violation of the ordinance, this list will be given to the city staff. Then Code Enforcer McDonald can talk and ask them to comply.

Open to the Public for Comment: No one addressed Council, closed to the Public.

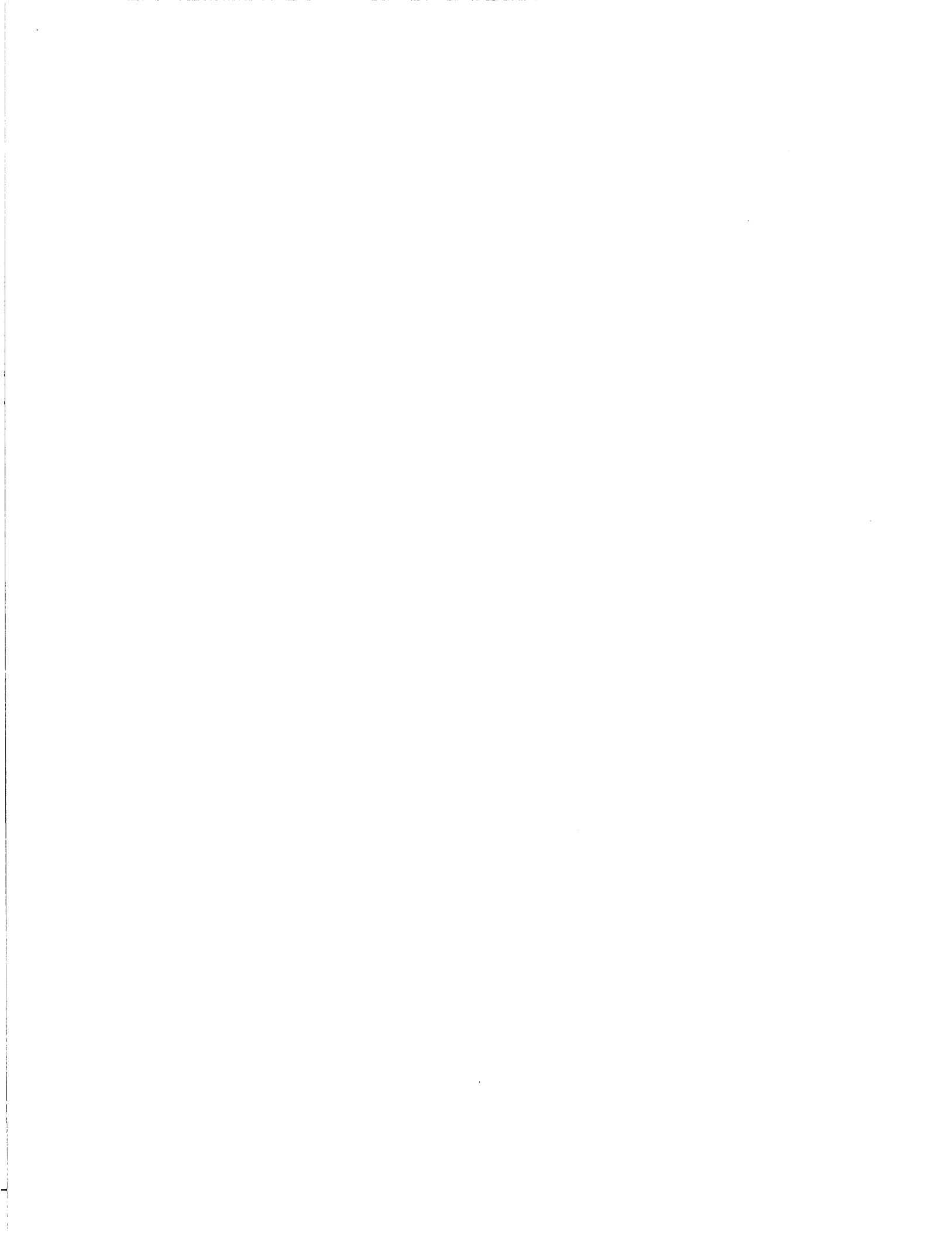
- **Clarification and definition of signs**

Border lighting is not attractive. The Planning Commission thought it was rectified but Planner Sabo contacted Attorney Ryan and there was a loop with the language. Planner Sabo said council can change the language under 'signs' not lighting.

Mayor Pro Tem Yoder wants to change the ordinance to ban any perimeter lighting and enforce the current ordinance. The city should try to get them to remove the lighting, if a business does not like the ordinance that business can go to the Planning Commission to ask for an exception.

Consensus is to have a Public Hearing to discuss lighting issues at the May 11 Planning Commission Meeting. Planner Sabo will put a notice in the paper.

Open to the Public for Comment: No one addressed Council, closed to the Public.



- **City Parking**

Changes to the current ordinance were discussed on city tour with City Council and Planning Commission. Mayor Pro Tem Yoder asked how to enforce parking rules when the city has so many renters.

Mayor Rubin stated that Code Enforcer McDonald will be at the City Council Meeting on April 17th, 2017. Parking and enforcement will be discussed at that meeting. Take photos and send to code@keegoaharbor.org when see people parking wrong.

Open to the Public for Comment: No one addressed Council, closed to the Public.

- Mayor Rubin asked the Planning Commission how they view the role of the Planning Commission. Answers were...promote new business, cleaning up the town, keeping in tune with variance requests, discussing code enforcement, connections with the residents, help with future planning, work together with ZBA, work with City Planner, city hall staff, work hand in hand with council, increase the tax base, provide leadership, reduce Blight, work hand and hand with City Council.

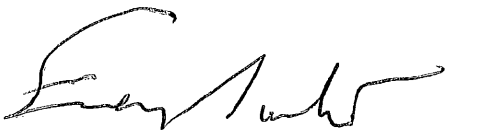
Mayor Rubin asked City Council Members how they view the role of the Planning Commission. Answers were....land use decisions, advisory to the council, see both sides of a situation, short and long term use of property for commercial and residential, help to diversify our community.

Planner Sabo added that this meeting has been one of the best meetings that have happened throughout the years. This meeting helped to clarify roles between the Planning Commission and City Council. Mayor Rubin and Chairman Santia should meet more often, City Council and Planning Commission need to have a unified vision for the city. Diversity was at this meeting; however, it was a good meeting. Quarterly meetings and a unified vision will help move the city forward.

Open to the Public for Comment: No one addressed Council, closed to the Public.

ADJOURNMENT

Being no further business, Mayor Rubin adjourned the meeting at 8:33 p.m.



Sidney Rubin
Mayor



Lori Gilman
Deputy Clerk