

City of Keego Harbor Joint Council/Planning Commission Meeting Minutes
Monday, January 23, 2017 at 7:00 PM
Keego Harbor, MI 48320

CALL TO ORDER: Mayor Rubin called the meeting to order at 7:00 p.m.

Roll Call - City Council

PRESENT

Mayor Sidney Rubin, Mayor Pro Tem Joel Yoder, Council Member John Fletcher,
Council Member Rob Kalman, Council Member John Newberry

Roll Call - Planning Commission

PRESENT

Chairman Gino Santia, Vice Chairman Karen Meabrod, Commissioner Lisa McCarthy,
Commissioner Sherry Ash, Commissioner Theresa Shimansky, and Commissioner
Sarah Plumer Note: Sarah Plumer left at 8:34 p.m.

PUBLIC COMMENTS

• **Items not on the Agenda**

Nick Jarbou, Pine Lake Market; received an ordinance violation letter regarding LED lighting around the windows of his store. The store had tube lighting around the perimeter of the windows, which was not allowed and took them down and put up LED lighting around the perimeter of the windows. They are friendly lights for safety and other reasons. Asked why are they not allowed.

Gloria Shushtari, Stennett; has issues with the planning commission making strict ordinances; too strong for businesses. If you are on the board for the planning commission you should follow the rules and set an example. Find a vision for the city and move forward.

Closed public comment

NEW BUSINESS

• **City Councils Vision for the Central Business District, Neighborhoods, Parks & Recreation, and Future Land Use.**

Each Planning Commissioners gave their comments and opinion and indicated that changes were made in the past to help the city grow, attended the One Stop Ready Program to help make the process move faster, work with the ZBA on which ordinances come before them frequently to help streamline the process. Public hearings are important but no one shows up to the hearings for their input. What is best in the long run and what is best for the future with a long term outcome. Business friendly community, a great place for people to live; walkable community located in the residential and business districts. Notices a lot does not get accomplished due to personal passions and not looking at what would be best for the City, cleaning up Keego Harbor should be a priority.

Each City Council Member gave their comments and opinion and indicated communication is important, seems to be a lack of communications and personal opinions and not what the city opinion should be. Decide what is best

for the city, enhance the walkable community, business by implementing One Stop Ready and the Master Plan update, look at the constraints on the public body, to idealistic and why we can't do something like other communities, heading in the right direction, Master Plan has not been updated for years, stricter blight enforcement and people try to skirt the laws, The city needs to be more diligent, need to think about the future there is no reason why the city can't attract new business and new residents. There are new things coming to the city, needs a blend of different things. Received a proposal from Wade Trim on the Master Plan and the County might be able to help with some areas of the Master Plan and save some costs. Planning Commission role to review and come up with realistic ordinance for long-term achievement. Beautify the city with code enforcement by beefing up the ordinances so the city can have a better look. What is a realistic ordinance for commercial, architectural standards are great and they must be enforced. Would like to see more brick/masonry structures like Harbor Pointe and would like to have a change in chairman on Planning Commission every three years just to keep things fresh with new ideas. Respecting the wishes of the community, residents and business owners investing time within the community, Social Media makes the city look bad; working closer with each-other and their views. The city is heading in the right direction.

City Planner Sabo indicated he would take your vision as a community and help you move in the right direction. It was a tremendous asset having the expertise and timing for the Parks & Rec Master Plan update headed up by Leslie Clark, what a cost savings. There was a crossing of ideas and a non-alignment of goals and outlook. Planner Sabo can take your ideas and vision and move in that direction, major artery (Orchard & Cass Lake Roads) there is a good housing stock, some areas need a little help, walkable areas are compact and move in the direction to make things function the best you can. There does not seem to be enough room to place a center lane along Orchard Lake Road to enhance the main artery, but you can work around that.

- **Master Plan review and discussion of next steps.**

Chairman Santia and Planning Commissioners indicated the Master Plan is well overdue and have not done anything to the plan in years, have not gotten into the nuts and bolts of the Master Plan. Lots were reviewed and decided not to change size of the lots since the old master plan was not working, need to review page by page and update the whole plan, walkable community and people thought the city would be a Royal Oak or Birmingham, but that has not happened and the thought process needs to change. The city is more of a destination City. Higher standard of building needs to be implemented. Destination business like Gino's would not be able to survive unless they are coming from different areas. Walkable having safe sidewalks with a buffer between the road and the sidewalk in certain areas of the roads.

Council Members discussed, Master Plan should be always changing and looking at it and not changing any ideas that have been put in process, and the Master Plan is not far off today. A list needs to be created and this is the roll of the Planning Commission and Council. Look at the master plan and

understand and bring changes together and pick out the common ground areas. Focus on the items that need to be changed, the traffic counts on Orchard Lake and Cass Lake Road, which would be a great marketing tool. Townhouses in some areas will not work, so those areas need to be changes and tighten things. Council would like to review the quote which gives an outline of what this plan could be; would like to have a goal first.

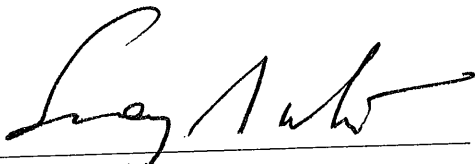
Planner Sabo mentioned legal noticing and notice in the local newspaper is required along with informing local communities and Oakland County which will provide feedback, required capital improvement utility programming, implementation, vision, future land maps and future goals of how to get there. Residential and Commercial would need to be looked at and how they interface. Need to have an idea and vision, roll up your sleeves and dig in and find out the items yourselves. Focus on current best practices a complete street (nice tree line street, and other items) provides all modes, smart street adding beautification on some of the main roads.

Council Members indicated the city is so diverse and every person has a different idea of how the city should look, by having Wade Trim gathering information and put something together with data points on how to restructure the Master Plan. Planning Commissioners and Council Members need to review pages 23 through 26 Future Land Use Plans section including waterfront residential, neighborhood residential, townhouses, multiple family residential, neighborhood business, general commercial, central business district, office, planned unit development (PUD), industrial. Have workshops including the public on both residential and commercial needs to have input from the public. Keep having meetings on how to move forward in a professional way. The Master Plan should be updated between 9 months to a year.

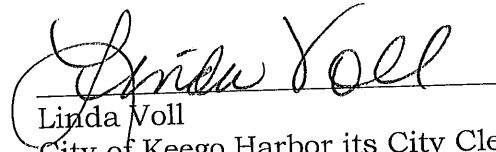
Planner Sabo mentioned Wade Trim will facilitate the project by gathering information and bring it forward and do the public notices. Two Council Members with meet with Planner Sabo and go over the outline to discuss and decide which items Wade Trim and which items the Planning Commission can handle.

ADJOURNMENT

Being not further business Mayor Rubin adjourned the Joint Council/Planning Meeting at 8:59 p.m.



Sidney Rubin
City of Keego Harbor its Mayor



Linda Voll
City of Keego Harbor its City Clerk