

Approved 9/7/17

**City of Keego Harbor
Planning Commission Meeting
Thursday, August 3, 2017 at 7:00 PM
2025 Beechmont St.
Keego Harbor, MI 48320**

CALL TO ORDER: Chairman Santia called the meeting to order at 7:00 p.m.

PLANNING COMMISSION INTRODUCTION AND PURPOSE:

Chairman Santia did the roll call for the first televised Planning Commission Meeting. He welcomed the viewers and thanked City Council for approving the Planning Commission Meetings to be televised. Chairman Santia stated the Planning Commission is a guide that will promote development of the city according to the Master Plan.

ROLL CALL

PRESENT

Chairman Gino Santia, Vice Chairman Karen Meabrod, Commissioner Lisa McCarthy, Commissioner Sherry Ash, Commissioner Theresa Shimansky and Commissioner Sarah Plumer

STAFF PRESENT: City Manager Linda Voll and City Planner Jason Smith

APPROVAL OF MINUTES

- June 1, 2017

Motion to table June 1, 2017 Meeting Minutes until the September 7, 2017 meeting by Vice Chairman Meabrod; seconded by Commissioner Shimansky

Ayes: 6

Abstain: 1 (Yoder)

MOTION CARRIED

PUBLIC COMMENTS

Brian Yaffa – Mr. Yaffa would like the Planning Commission to rezone the lot behind his restaurant. Currently the property is zoned for townhouses and he would like to build multi-family residential apartments. He stated he would like to start building ASAP.

Planner Smith recommended changing the zoning on the future land use map, as it is currently zoned townhouse not multi family. He stated that rezoning the current master plan and Future Land Use Map will take some time, as Keego Harbor is currently updating the Master Plan. Planner Smith recommended a Future Land Use Plan Amendment which would require Planning Commission approval, a public hearing and a 500 foot letter. He added an easier and less time consuming idea would be to have Mr. Yaffa build townhouse. If Mr. Yaffa still wants apartment he can rezone with a PUD. If the Planning Commission and the public approve rezoning, this will change on the current and future map. Planner Smith added if Mr. Yaffa is serious about building apartments, he should make an appointment.

Closed to Public Comments

NEW BUSINESS

Update Master Plan (Future Land Use Map, Demographic and Socioeconomic Chapter)

City Planner Smith gave Commissioners a current draft of the Future Land Use Map and a previous Land Use Map.

Planning Commissioners had discussions adding some mixed use and parking on Cass Lake Road. In the past, there has not been much success with townhouse developments, mixed use is better. Suggestions from the Commissioners were changing the 6 parcels across Magnolia to PUD, keeping Summers Road between Willow Beach and Cass Lake Road townhouse/residential, leaving the property across from Sylvan Condo's blue or open space. Commissioner Yoder stated the city might be purchasing land from RCOC for public parking or public parks. The parcels included in this purchase are on Cass Lake Road between Glenbroke and Moss, Moss and Norcott and Grove and Glenbroke. Planner Smith explained the Planning Commission can define future land use categories and eliminate some categories if necessary. He stated that the Master Plan is a blueprint for the future; nothing becomes final until they adopt the Master Plan.

Planner Smith gave out some homework to the Commissioners. He will send a Future Land Use Map, a current Land Use Map and definitions of each category. Each commissioner should mark their map to show changes they would like to see. These maps should be given to Planner Smith at the September 7, 2017 Planning Commission Meeting. The Introduction and Demographic Section of the Master Plan needs to be written by the September 7, 2017 Planning Commission Meeting. He suggested the Commissioners look at the current Introduction and Demographic Section and update for 2017. Planner Smith offered to help the people who will be working on these sections.

Open to Public for Comments

Brian Yaffa – Mr. Yaffa want to thank the Planning Commission for thinking about the future of Keego Harbor. Mr. Yaffa said he is glad he is a part of this city.

Lori Gilman – The city needs some crosswalks to make walking throughout the city easier and safer. Ms. Gilman asked that the Planning Commission think about crosswalks for the Master Plan. Request for crosswalks and hawk signals needs to come from the city to RCOC.

Closed to Public Comments

Discussion of Parking (No Parking Signs, Front Yard Parking)

Planner Smith stated that residents have met with him regarding the addition of parking spots to their homes. Residents are saying they do not have enough parking spots for their homes. In addition, the code enforcer has given out many parking tickets.

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Closed to public comments

Motion to approve Proposal 2 for the 1700 Cass Lake Road Bridge Design by Commissioner Plumer; seconded by Commissioner Shimansky

Ayes: 6

Absent: 1

MOTION CARRIED

Yoder

• **Master Plan May 23rd meeting recap**

Planner Sabo showed 2 maps, the first is the current future land use map; the second is the proposed future land use map. Taking the information gathered at the May 23rd Meeting, the residents would like to see the following... a sense of arrival, boardwalk / marina around Dollar Lake, angled parking on South Cass Lake Road, commercial and residential in RT district or keep it a green space, turn Santia Hall and space behind it into a grocery store, turn Trailer Park to residential and commercial mixed use and turn the multifamily across from City Hall into commercial. Most of the changes should occur on Cass Lake Road and Dollar Lake. Keep the restaurants and businesses close to the street; no one wants to see just cars as they drive down Cass Lake Road.

Commissioner Plummer suggested an overlay district for mixed use. Planner Sabo said he can put a dotted line for the overlay. Commissioners will mark-up their own map with their thoughts for rezoning. Planner Sabo will revise the proposed future land use map for August 3rd meeting.

Open to the Public for Comment:

George Derderian, Rustic Lane, stated what a great opportunity Keego Harbor has to have a boardwalk. No other town near us has a boardwalk; it would look so nice when people drive by to see the water. Keego Harbor could put boat slips with meters for boats to park at and enjoy the restaurants in Keego Harbor.

Closed to public comments

Chairman Santia said that City Council is going to decide if the Planning Commission meetings are to be televised going forward. July Planning Commission meeting is cancelled.


ADJOURNMENT

Being no further business Chairman Santia adjourned the Planning Commission Meeting at 8:45pm.



Gino Santia

Planning Commission Chairman



Lori Gilman

City of Keego Harbor, Deputy Clerk

HI BRIAN YAFFA MY ADDRESS
IS 2600 OAK VIEW WOLVERINE
LAKE MICH I AM THE OWNER
OF JUNE A-D DOC LOCATED
1967 CASS LAKE ROAD PARCEL
NUMBER 18-01-153001
AND 002 AND PARCEL 18-01
153-020 MY PROPERTY IS
CURRENTLY ZONED C-1 AND P-1
I AM REQUESTING SUPPORT FOR
FUTURE LAND USE OF MY
PROPERTIES TO BE
CONSIDERED FOR MULTIPLE
FAMILY RESIDENTIAL
THANK YOU,

