

Approved March 9, 2017

City of Keego Harbor Planning Commission Meeting Minutes
Thursday, February 2, 2017 at 7:00 PM
2025 Beechmont St.

CALL TO ORDER: Chairman Santia called the meeting to order at 7:18 p.m.

ROLL CALL

PRESENT

Chairman Gino Santia, Vice Chairman Karen Meabrod, Commissioners Lisa McCarthy, Theresa Shimansky, Commissioner Joel Yoder

Absent: Commissioner Ash and Commissioner Plumer

Motion to excuse Commissioner Sherry Ash and Sarah Plumer from the meeting tonight by Commissioner Shimansky; seconded by Commissioner Yoder.

Ayes: 5

Absent: 2
Ash & Plumer

Motion Carried

APPROVAL OF MINUTES

- February 4, 2016

Motion to approve the meeting minutes for February 4 2016 by Vice Chairman Meabrod; seconded by Commissioner McCarthy.

Ayes: 5

Absent: 2
Ash & Plumer

Motion Carried

- March 3, 2016

Motion to approve the meeting minutes from March 3, 2016 by Vice Chairman Meabrod; seconded by Commissioner McCarthy.

Ayes: 5

Absent: 2
Ash & Plumer

Motion Carried

- April 7, 2016

Motion to approve the meeting minutes from April 7, 2016 by Commissioner Yoder; seconded by Commissioner Shimansky.

Ayes: 5

Absent: 2
Ash & Plumer

Motion Carried

- September 13, 2016

Motion to table the meeting minutes of September 13, 2016 by Vice Chairman Meabrod; seconded by Commissioner Yoder.

Ayes: 5

Absent: 2
Ash & Plumer

Motion Carried

- October 6, 2016

Motion to table the meeting minutes of October 6, 2016 by Commissioner Yoder; seconded by Vice Chairman Meabrod.

Ayes: 5

Absent: 2
Ash & Plumer

Motion Carried

PUBLIC COMMENTS

Dave Emerling-1896 Cass Lake Front Road discussed the Roosevelt Magnet Program coming to a City Council Meeting to present a model of the City at a public portion of the meeting. It will have lights and Ariel information that will be part of the model.

Discussed the millage meeting for a new bond for the West Bloomfield School District, which was very vague on what the plan actually details, they explained the savings for the plan, but they did not explain the savings if the plan does not pass, which is greater. The School did not really explain what will be happening to some of the School District properties and they are not going to decide until after the election to see if the bond passes.

NEW BUSINESS

• **1978 Cass Lake Road, Yardbird Site Plan Revision**

City Planner Sabo indicated the request for an additional refrigeration unit to alter the building footprint and change, which might change the parking lot layout. His recommendation to approve the revised site plan for 1978 Cass Lake Road

Commissioners discussed and questioned the screening for the cooler to match the building exterior or obtain a variance from the Zoning Board of Appeals. If the cooler and smoker areas being easily accessible, and if the owner does a mural it would need to be approved. The Commission asked if the smoker pad was approved, it seems like the process is not followed and Yard Bird is always asking for forgiveness, instead of pulling the proper permits and following the proper process. The Commission mentioned the report from the Fire Department the items need to be corrected prior to any approvals.

Michael Stark – Striker Construction, mentioned the corrugated metal could be painted to match the building, Jeremy to restripe the parking lot this spring. Indicated there is easy access around the smoker and cooler areas.

The Commissioners indicated they received a report from the West Bloomfield Fire Department with items that have failed at Mr. Grandon’s establishment

Mr. Grandon mentioned all the items the fire department failed the building and will take care of all the items within a week.

Motion to approve the revised site plan for 1978 Cass Lake Road as the plan appears to meet the zoning ordinance compliance standards and subject to the following conditions;

1. Compliance with Section 15.24 Equipment Screening to match the building exterior or obtain a variance from the Zoning Board of Appeals.
2. Compliance with the requirements for Barrier Free parking spaces, or verification of existing compliance.
3. Restriping of the affected parking spaces adjacent to the cooler to mark available parking spaces at the site more clearly.
4. Recommendation for the mural brought before the Planning Commission

Motion by Vice Chairman Meabrod; seconded by Commissioner McCarthy.

Ayes: 5

Absent: 2

Motion Carried

Ash & Plumer

• **Cass Lake Road Zoned Townhouse (Discussion), Aerial provided**

Commissioners discussed the RT section along Cass Lake Road no Townhouses were ever developed nor every discussed, the zoning did not work for this area; lot lines not being straight in this area since there are property lines that were already established in this area. Discussed an overlay district and mixed use district, each parcel needing to be reviewed and establish the needs of the parcel for the district it should be located. Setbacks needs to be discussed for this area being on Cass Lake Road and Road Right of Way being involved setbacks could be an issue in this area for new buildings.

Planner Sabo state based on discussion on moving forward with the Master Plan this should be part of the Master Plan as it is designed, reviewed and discussed.

Commissioners discussed in the Special Council Meeting tonight the Master Plan was approved by the City Council and will have public meetings and workshops, which will be held in April and May. Commissioner McCarthy indicated she will donate a mobile app with surveys and signage to get the word out to the public and Chairman Santia indicated they can use Santia Hall to hold the public hearings, volunteers will be needed and advertising is a key element on notifying the public.

COMMUNICATIONS: Master Plan Discussion:

Commissioner discussed getting some experts advice on what can fit and what will work for the Master Plan, the investors are the ones that need to be involved. Some Commissioners don't feel it should be all up to the residents but should have business developers involved in this process. They are the ones looking to develop and having their input would help with the process. Getting professional guidance, look at other communities to see what they are working on. Invite developers and show them the city, walk the public area so they can see and help create the vision. Land use and zoning properly is the big questions. Invite developers that have businesses here in the city and some that do not and ask for their opinion on what would work for the city.

Planner Sabo indicated the group can reach out to developers and development communities. The developers want to make a profit, build and turn it around for a profit plus it depends what the community wants.

ADJOURNMENT

Motion by Commissioner McCarthy; seconded by Commissioner Yoder adjourn the Planning Commission Meeting 9:03 p.m.

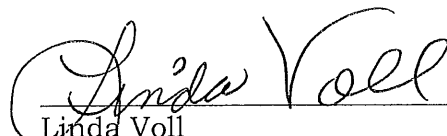
Ayes: 5

Absent: 2
Ash & Plumer

Motion Carried

Being no further business Chairman Santia adjourned the Planning Commission Meeting.


Gino Santia
Planning Commission Chairman


Linda Voll
City of Keego Harbor its City Clerk

