

Approved 4/6/17

City of Keego Harbor Planning Commission Meeting Minutes
Thursday, January 5, 2017 at 7:00 PM
2025 Beechmont St.

CALL TO ORDER: Chairman Santia called the meeting to order at 7:01p.m.

ROLL CALL

PRESENT

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

Motion to excuse Commissioner/Council Liaison Joel Yoder from the Planning Commission meeting tonight by Commissioner Plumer; seconded by Commissioner Ash.

Ayes: 6

Absent: 1 Yoder

APPROVAL OF MINUTES

- October 6, 2016 tabled for February

Motion to table the October 6, 2016 Meeting Minutes until February by Vice Chairman Meabrod; seconded by Commissioner Shimansky.

Ayes: 6

Absent: 1 Yoder

- November 3, 2016 approved as amended
- December 8, 2016 approved as amended

Motion to approve the amended meeting minutes from November 3, 2016 and December 8, 2016 by Commissioner Plumer; seconded by Vice Chairman Meabrod.

Ayes: 6

Absent: 1 Yoder

PUBLIC COMMENTS

- Theresa Pierzchala, Stapleton, has issues with deliveries early in the morning and around 4:30 and 5:30 a.m. on a regular basis. They do not follow the ordinance regarding noise.

NEW BUSINESS

- **Magnolia PUD Revision (Cancelled)**

Clerk Voll indicated that Magnolia PUD Revision was cancelled due to waiting on updated plans then for HRC and WRC reviews and of the area making recommendations and approvals.

- **Cass Lake Road Zoned Townhouse (Discussion)**

Derek Dowdell – City Planner and Planning Commission explained and discussed the overlay district and a mixed use district for the Cass Lake Road would like to have a public workshop with City Council and work together on deciding what the city would like to see in these areas. The overlay district could have several districts attached and once it comes before Planning Commission the individual would need to follow the ordinances and standards to build, or they can be looked at case by case, depends on the Planning

Approved 4/6/17

Commission and how they would like to handle the individual lot. All the specifics would be discussed in a joint meeting with City Council.

City Planner prefers the overlay and has more options with business owners it's more appealing.

Commissioners discussed having each individual case by case to be reviewed separately depending on lot size and specific area. Would homeowner taxes be changed if they are located in an overlay districts. Some homes should be included in the overlay district to make the area more appealing to developers.

Open to the public for comment

Sue Williams - 2149 Cordell, expressed concerns if a business would be allowed in a residential area next to a home. Commissioners indicated there would be an application process that would come before the Commission for approval.

Commissioners discussed straighten up the overlay areas and make it a more palpable area. Concerned about going too far back into the neighborhood to straighten out an area, the area is staggered due to the curve in the road and carries across by going into the neighborhoods too much. Don't want the residents to be heavily impacted by the overlay. Work case by case and rezone as it moves forward once there is interest. Overlaying would give someone the opportunity to build and must respect the neighbors and developers could come in requesting a PUD. Commissioners would like to see each parcel and the dimensions of the properties with all the information of the parcel and show Oakland County Property and City Property separate to have a better look at the map and the ascetics of the area.

Theresa Pierzchala, Stapleton, has concerns with strip malls being built since there are a lot of empty spaces located in the city.

Closed to the public

Chairman Santia indicated there are architectural standards for commercial that is strict but will fit with the area.

Commissioners would like to have an aerial of the overlay district and can see the setbacks from the road and would like to see this information back next month

COMMUNICATIONS

There will be a five (5) minute limit on Commissioner Comments to Non-Agenda Items Only

Karen asked about the changes to the bridge

Voll indicated the information will be reviewed by the city engineer and any other professional that needs to review the material that will be presented once the city receives the information.

Approved 4/6/17

Mayor Rubin explained the PUD minor and major changes regarding Magnolia and the proper process that is taken. These changes would come before the Planning Commission if they are major and if approved it would go before Council for the final approval.

Commissioner Meabrod asked about the bank project and what is happening,

Mayor Rubin indicated the owner and developer have not come forward with any new information and discussed some of the items that he was aware regarding the developer and owner on the project.

Commissioners and Mayor discussed the open/closed meetings and clarified the process.


Sue Williams - Cordell Ave, wrote a letter to Council urging signs be posted outside of meeting rooms when the meeting is not held in Council Chambers to indicate whether it is a closed or open meeting to the public. Mayor Rubin indicated that idea was implemented.

Chairman Santia indicated he would like to have the Planning Commission put on television and would like to discuss this further with the Planning Commissioners and if they approve take it to the City Council for their input and discussion.

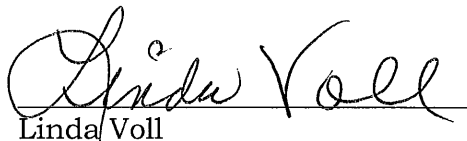
Planning Commissioners and Mayor discussed pros and cons about social media.

ADJOURNMENT

Being no further business Chairman Santia adjourned the Planning Meeting at 9:07 p.m.



Gino Santia
Planning Commission Chairman



Linda Voll
City of Keego Harbor its City Clerk

