

Approved 5/11/17

**City of Keego Harbor  
Planning Commission Meeting Minutes  
Thursday, March 9, 2017 at 7:00 PM  
2025 Beechmont St.**

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

**ROLL CALL**

**PRESENT**

Chairman Gino Santia, Vice Chairman Karen Meabrod, Commissioner Theresa Shimansky and Commissioner Sarah Plumer

**ABSENT:** Commissioners Lisa McCarthy, Sherry Ash and Joel Yoder

Motion to excuse Commissioners McCarthy, Ash and Yoder from the meeting tonight by Vice Chairman Meabrod; seconded by Commissioner Shimansky

Ayes: 4

Absent: 3

MOTION CARRIED

McCarthy, Ash and Yoder

**APPROVAL OF MINUTES**

- October 6, 2016

Motion to approve the meeting minutes for October 6, 2016 by Commissioner Plumer; seconded by Commissioner Shimansky

Ayes: 4

Absent: 3

MOTION CARRIED

McCarthy, Ash and Yoder

- September 13, 2016

Motion to approve the meeting minutes for September 13, 2016 by Vice Chairman Meabrod; seconded by Commissioner Plumer

Ayes: 4

Absent: 3

MOTION CARRIED

McCarthy, Ash and Yoder

- January 5, 2017

Motion to table the meeting minutes for January 5, 2017 by Vice Chairman Meabrod; seconded by Commissioner Shimansky

Ayes: 4

Absent: 3

MOTION CARRIED

McCarthy, Ash and Yoder

- February 2, 2017

Motion to approve the meeting minutes for February 2, 2017 by Commissioner Shimansky; seconded by Vice Chairman Meabrod

Ayes: 4

Absent: 3

MOTION CARRIED

McCarthy, Ash and Yoder

**PUBLIC COMMENTS**

- Mayor Rubin indicated City Council would like to have another joint meeting with Planning Commission. Chairman Santia would like to have the meeting soon. In this meeting Mayor Rubin would like to get the community involved.
- Planning Commission, Mayor Rubin and Planner Sabo discussed the location of new business signs and parking at a new business. 2907 Orchard Lake Road Architectural Standards will be reviewed; there was prior façade approval by the Planning Commission. Vice Chairman Meabrod indicated City Council should be knowledgeable of the City Ordinances. Vice Chairman Meabrod will make a list of signs that are in violation; this list will be sent to Manager Voll and discussed with the Code Enforcer.

Closed to the floor

**NEW BUSINESS**

- Magnolia Bagne PUD Bridge Design (Postponement)

Planner Sabo sent a reminder letter to Jack's World mid-February regarding their bridge design. A few days after letter was sent, Jack's World respectfully requested postponement until they can get the information together.

Dr. Bagne and Chad Prophitt, Braun Construction, indicated the bridge is over Cass Lake Road, which is a county road. They need a permit to build the bridge from Oakland County (RCOC). This permit is still open. Due to the winds, the original materials are not working out. New material has been ordered and RCOC approved the new material, which is Mahogany Wood, and should arrive next week.

Mr. Prophitt discussed the mural with Scott Sintkowski, Permit Engineer at RCOC. Advertisement, wording or other items are a concern, since this could be a distraction to drivers. RCOC determined this is not a safe place to place a design.

Commissioner Plumer talked to Mr. Sintkowski, and she was looking forward to seeing a mural and Mr. Sintkowski cannot do anything until they receive a proper submittal from the city and recommendation from Planning Commission.

Dr. Bagne indicated that if they put a mural on the bridge, the city will need to take on the liability insurance. Dr. Bagne's insurance company will not cover her building. The city will have to take out insurance and liability insurance for driving accidents into the building. Since there have been multiple accidents, 2 in the last month, it is a city liability. Dr. Bagne is concerned about her insurance paying for her damages; she does not want to be liable.

Vice Chairman Meabrod asked if this should be discussed with Attorney Tom Ryan and the city's insurance company. Mayor Rubin believes there will be

accidents, with drunk drivers, texting, and speeding. The city doesn't want liability, Dr. Bagne doesn't want liability. No one wants it; all parties will be sued if there is an accident. Manager Voll will discuss liability issue with Mr. Ryan.

Vice Chairman Meabrod asked about minutes that were just approved (see Meeting Minutes from September 13, 2016), which included the motion to approve the bridge without windows. If the Road Commission does not approve the rendering, windows should be installed.

Commissioner Plummer said the road commission is waiting for direction from the city. City approved plans first, and then sent to RCOC. Dr. Bagne would like direction from Planning Commission and City Council and help on what to submit and what they would like to see on the bridge.

Mr. Prophitt said his company had to send something to the county, and the state. The state gets involved with items on a bridge, esp. with clearance's issues are involved.

Commissioner Shimansky said bridge height has nothing to do with the bridge, a mural can be very simple not distractive. She stated that the bridge is not appealing and a beautiful mural doesn't have to be distracting to drivers. Commissioner Plummer would like to reach out to the community to give mural ideas.

Dr. Bagne wants a letter from city supporting mural and what the city wants to have in the mural. Planning Commission want to see the plans Dr. Bagne sent to Oakland County, and then they will provide feedback. Dr. Bagne would like the city to be proud and defend the project. She would like to work with the city and welcomes their direction and support, Keego Harbor is the only city with a private bridge over a major road in Oakland County and she believes we should be proud.

Mr. Prophitt indicated that he would like to get the road permit closed. They would need to close the road again to install new material, Mahogany Wood, underneath the bridge. The road permit can remain open for the mural decision. Mr. Prophitt and Dr. Bagne do not want to go around the city. They will bring the mural to the Planning Commission. Commissioner Plummer gave some guidance and stated mural should have limited colors, blend with color of building, and contain no advertisements and/or letters.

Motion to postpone the bridge design, liability, discussion with Attorney until May Planning Commission meeting by Commissioner Plumer seconded Vice Chairman Meabrod.

Ayes: 4

Absent: 3  
McCarthy, Ash and Yoder

MOTION CARRIED

- Window Outline Lighting, Zoning Ordinance

Code Enforcer Jeff Peterson, City Planner James Sabo, and Planning Commission discussed the lighting ordinance, including Tube and LED lighting. Section 14.06 General Provisions was read by Mr. Peterson and Planner Sabo. Section 14.07 District Regulations and Section 14.08 Schedule of Sign Regulations were read by Planner Sabo. Wording needs to be changed, to include distracting lights on the ordinance. Only one local business showed up to add their input.

Mayor Rubin, Planner and Planning Commission discussed back light signage, helping local businesses build something they can be proud of and it's what the City Council would like to see. The city should decide what kind of lighting / signage is universal throughout the city. Each business should have the kind of signage they want depending on the type of business. Local businesses should have the same to show consistency and it's more pleasing to look at. You can have a sign plan that is new, but it is difficult to do with an existing business. Hiring a Community Development Director, which is still the idea, should be in charge of this task. Council did not act on the lightening language changes previously. Planner Sabo will put something together for the joint meeting.

Motion to have this topic discussed at the next Joint Planning Meeting by Commissioner Plumer; seconded by Vice Chairman Meabrod.

Ayes: 4

Absent: 3

MOTION CARRIED

McCarthy, Ash and Yoder

Mr. Petterson discussed dumpsters and enclosures per the ordinance and what the language states and how it looks. Planner Sabo, who read the ordinance, said dumpster closures are put of the site plan and has been on ordinance since 1987. It is hard to retroact this ordinance on business open before 1986.

Council would like the Planning Commission to discuss fences that don't go anywhere and address at the next Planning Commission meeting. They want the Planning Commission to come up with an ordinance, esp. addressing chain link fences. Planner Sabo said that Council can pass an ordinance, after Planning Commission decides on the ordinance, including removal and material used in fences.

Motion to have dumpsters and fences to the next Joint Planning meeting by Commissioner Plumber; seconded by Commissioner Shimansky.

Ayes: 4

Absent: 3

MOTION CARRIED

McCarthy, Ash and Yoder

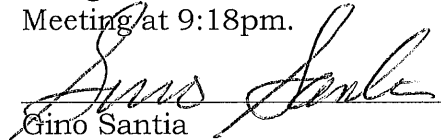
Approved 5/11/17

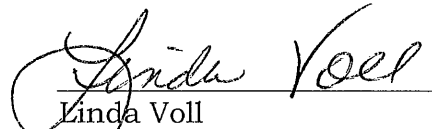
**COMMUNICATIONS**

- RCOC road improvements discussed, Strategic Meeting planned so nothing can be discussed or shared until the meeting
- Review September minutes regarding what Dr. Bagne should be doing with the mural and the designs
- Should Planning Commission meetings be televised, are the funds available and how much this would cost

**ADJOURNMENT**

Being no further business Chairman Santia adjourned the Planning Commission Meeting at 9:18pm.

  
\_\_\_\_\_  
Gino Santia  
Planning Commission Chairman

  
\_\_\_\_\_  
Linda Voll  
City of Keego Harbor, City Clerk

