

CITY OF CHARLEVOIX
PLANNING COMMISSION MEETING MINUTES
Tuesday, July 22, 2014 - 6:00 p.m.
210 State Street, City Hall, Council Chambers, Charlevoix, MI

A. Call to Order/Pledge of Allegiance

The meeting was called to order at 6:00 p.m. by Chair John Hess.

B. Roll Call

Chair: John Hess

Vice Chair: Sherm Chamberlain

Members Present: RJ Waddell, Toni Felter, Keith Sherwood, Judy Clock, John Elzinga

Members Absent: Dave Novotny

Planning Director: Michael Spencer

C. Inquiry Into Potential Conflicts of Interest

None.

D. Approval of Agenda

The Commission approved the meeting agenda as prepared.

E. Call for Public Comment not Related to Agenda Items

No public comment.

F. New Business

None.

G. Old Business

Site Plan Review for Bridge Street Blooms.

a. Staff Presentation.

City Planner Spencer stated that he and Chair Hess met with Chris and Mary Helstrom after the last Planning Commission meeting to discuss landscaping concerns. Prior to the meeting, Planner Spencer reviewed the City Ordinance and the plans. He sent a letter to the engineer and the owners highlighting the sections of the Ordinance that were not addressed in the original landscaping plan. Planner Spencer referenced the memo submitted to the Planning Commission highlighting the items that have been changed on the landscaping plan with the cooperation of the Helstroms. He stated the amended plan was much better than originally submitted and he can document how it did meet the Ordinance in most cases.

Planner Spencer indicated that part of the plan did not technically meet the Ordinance. The Planning Commission has some leeway, in that the trees that Mr. Helstrom wants to plant are ornamental trees rather than canopy trees, due to sunlight requirements for the greenhouse. He stated that if a parking lot fronts a public right-of-way or residential area the Ordinance requires a 2.5' to 3' high screen (wall or a series of shrubs). Along the front of this property there is not enough room between the sidewalk and the existing parking lot to meet the requirement. Along the residential area in the back of the property there is an existing fence and the plan includes fifty hydrangeas and ornamental trees. Planner Spencer explained in detail other changes to the landscape plan. He recommended conditional approval of the development based upon the findings and conditions contained in the staff report.

b) Applicant Presentation (if requested).

Mr. Helstrom stated there are some "volunteer" trees that were counted and at some point these will be removed with all the cedars. He will replace each of the shade trees that are removed with two ornamental trees.

c) Call for Public Comment.

None.

d) Planning Commission Determination of Facts.

None.

a) Motion.

Motion by Member Chamberlain, second by Member Felter that based on the findings of fact, the staff memorandum, and the Commission will allow two ornamental trees for every one shade tree removed and the fact that ornamental trees are being substituted based on the need for sunlight to operate the greenhouse that Project 2014-02 SP be approved. Motion passed by unanimous voice vote.

H. Staff Updates

None.

J. Request for Next Month's Agenda or Research Items

None.

K. Adjournment

Meeting adjourned at 6:12 p.m.

Joyce M. Golding/fgm

City Clerk

John Hess

Chair