

CITY OF CHARLEVOIX PLANNING COMMISSION MEETING MINUTES
Monday, July 12, 2010 – 7:00 p.m.
210 State Street, City Hall, Council Chambers, Charlevoix, Michigan

A) CALL TO ORDER

The meeting was called to order by Vice-Chairman Flanders at 7:05 p.m.

B) ROLL CALL

Commissioners Present: Larry Boog, Dan Buday, Judy Clock, June Cross, Becky Doan, Francis (Brownie) Flanders, Toni Felter

Commissioners Absent: John Hess, DJ Way

Staff Present: City Planner Mike Spencer

C) INQUIRY INTO POTENTIAL CONFLICTS OF INTEREST

Member Cross stated that since she had voted on the variance request for Olesons Plaza she could not vote again on the project. She recused herself from voting on the project but wanted to take part in the discussion.

D) APPROVAL OF AGENDA

The Commission approved the agenda as presented.

E) APPROVAL OF JUNE 14 and 28, 2010 MINUTES

The Commission reviewed the minutes.

Member Clock asked if the minutes should reflect the question Mary Eveleigh asked at the June 28th meeting. The City Planner explained that the minutes did not have to include the question but they could be amended to reflect that exact question and answer if the Commission wished. Member Clock stated that Ms. Eveleigh wanted the minutes to reflect her question. The Planner stated that staff would add the exact questions and response verbatim if the Commission approved. The Commission approved of this amendment to the minutes.

Motion by Clock, supported by Boog to approve the June 14, and 28, minutes as amended. The motion was adopted by unanimous voice vote.

F) CALL FOR PUBLIC COMMENT NOT RELATED TO AGENDA ITEMS

None

G) NEW BUSINESS

1. Project 2010-04 DP- Development plan review for Oleson's Land Company, LLC.

- a. Staff Presentation

The City Planner gave a brief summary of the project including the history of the Olesons Plaza development and subsequent additions since the 1950s. The Commission reviewed the site plan on the overhead screen and the parking variance was discussed.

b. Applicant Presentation (If requested)

Jim Malewitz from Performance Engineers was in attendance to represent Olesons Land Company. Mr. Malewitz stated that the Planner did a good job of explaining the project and he would be happy to answer any questions.

c. Call for public comments

No public comments.

d. Planning Commission review

Each Planning Commissioner was asked by the Chair if they had any concerns or opinions on the project. Each Commissioner voiced their approval for the project and did not have any immediate concerns. Member Cross asked the engineer if the entrance to the lot could be widened to be safer. Mr. Malewitz explained that the entrances lined up with the curb cuts and widening the entrance/exit would result in losing parking spaces. The Commission discussed the problems with entering the lot from Bridge and Antrim Streets. The Planner stated his opinion that the Planning Commission could not retroactively make the applicant redesign the parking lot based on a small addition. He stated the lot should have been better designed when the development took place but back in the 1950s there wasn't engineering or design standards for parking lots. Mr. Malewitz explained that a number of parking lots in the city have the same size entrances and associated problems with traffic.

Commissioner Flanders asked if they had to read or go through each of the review criteria separately. The Planner stated that the Commission did not have read each item. The Commission could accept the findings contained in the report as written or amend them. Commissioner Flanders asked if the Commission felt any of the findings should be changed or modified.

e. Motion

Motion by Boog, supported by Doan to recommend approval of Project 2010-04DP without conditions to City Council based on the findings of fact contained in the report. The motion passed 6 in favor, 0 against, and Commissioner Cross abstained from the vote.

H) REQUESTS FOR NEXT MONTHS AGENDA OR RESEARCH ITEMS.

Commissioner Doan asked what was done about the truck parking downtown that contained a large billboard advertising the Flight Deck bar that was being left over night. The Planner explained the staff interpretation of the sign ordinance that since it was being left out for extended periods of time and was not actually the owner shopping or visiting downtown that it was a violation of the sign ordinance. The ordinance did not allow signs in a public right-of-way and the owner was warned that this was a violation. Continued advertising downtown with this billboard would result in civil infractions.

The City Planner stated there was not any agenda items proposed for the August meeting and the Commission could take the month off if they wanted. The Commission met twice in June for the Master Plan and agreed to not meet in August unless there were future agenda requests addressed to the Planning Office that could not wait until September.

CITY OF CHARLEVOIX PLANNING COMMISSION MEETING MINUTES
Monday, July 12, 2010 -- 7:00 p.m.
Page 3

I) ADJOURNMENT

Vice-chairman Flanders adjourned the meeting at 7:38 p.m.

Francis Flanders, Vice- Chairman

Linda Jo A. Weller, Recording Secretary

Carol A. Ochs, City Clerk