

Planning Commission MEETING - January 26, 2023
7:00 PM

CALL TO ORDER

The meeting was called to order by Chairman Coletta.

ROLL CALL

The following were present: Commissioners Taylor, Saros, Stachecki, Chairman Coletta and Mayor Hodges.

Also present: Warren Rothe, Secretary and Assistant City Manager; Dan Kelly, City Attorney; and John Jackson, McKenna.

Motion by Chairman Coletta, seconded by Commissioner Stachecki to excuse Commissioner Evans and Vice Chair Vethacke.

AYES: Commissioners Taylor, Saros, Stachecki, Chairman Coletta and Mayor Hodges.

NAYS: None

EXCUSED: Commissioner Evans and Vice Chair Vethacke.

APPROVAL OF MEETING MINUTES

Motion by Commissioner Saros, seconded by Commissioner Stachecki, to approve the December 7, 2022 minutes.

AYES: Commissioners Taylor, Saros, Stachecki, Chairman Coletta and Mayor Hodges.

NAYS: None

EXCUSED: Commissioner Evans and Vice Chair Vethacke.

PUBLIC COMMENT (AGENDA ITEMS)

No public comments were made.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS:

APPROVE 2022 ANNUAL REPORT

As required by the Michigan Planning Enabling Act, and in accordance with the best practices of the Redevelopment Ready Communities program, Secretary Rothe presented a report of the Planning Commission's activities for 2022. This report is required to be submitted to the City Council. Included in the report was a proposed work plan for the 2023 calendar year.

Motion to by Mayor Hodges, supported by Commissioner Stachecki, to approve the 2022 Planning Commission Annual Report and 2023 Work Plan and authorize submitting the

document to the City Council in accordance with the requirements of the Michigan Planning Enabling Act (P.A. 33 of 2008).

AYES: Commissioners Taylor, Saros, Stachecki, Chairman Coletta and Mayor Hodges.

NAYS: None

EXCUSED: Commissioner Evans and Vice Chair Vethacke.

NEW BUSINESS:
ZONING ORDINANCE REWRITE: KICK-OFF

John Jackson of McKenna presented the following for the zoning ordinance rewrite:

1. Key Objectives directly from the recently adopted Master Plan and represent the desire to align the Zoning Ordinance with the Master Plan and RRC best practices include: level of detail for design standards; building heights; and administrative review thresholds.
2. Tentative Ordinance Contents. The draft incorporates RRC and Zoning best practices with respect to organization. It also included a proposed timeframe as well as references to sections of the existing zoning ordinance.
3. Zoning Map Districts: Three Mixed-use Districts; Preliminary thoughts on ADUs; Parking Overlay District; and Adaptive Reuse provision.
4. Open House Focus: What feedback do we need to get at the meeting?
5. Review Process: Draft review process draft sections will be circulated for review and comments will be tracked.

PUBLIC COMMENT (NON-AGENDA ITEMS)

No public comments were made.

ADJOURNMENT

Motion by Commissioner Stachecki, seconded by Commissioner Saros, to adjourn the meeting.

AYES: Commissioners Taylor, Saros, Stachecki, Chairman Coletta and Mayor Hodges.

NAYS: None

EXCUSED: Commissioner Evans and Vice Chair Vethacke.

With no further business, the meeting adjourned at 8:00 pm.