

ALGONAC PLANNING COMMISSION
Council Chambers, 805 St. Clair River Drive
Algonac, MI 48001
February 9th, 2015
AS APPROVED 3/30/15

A regular meeting of the Algonac Planning Commission was called to order at 7:00 p.m. by Vice- Chairman Toni Tuttle on Monday, February 9th, 2015. The meeting was held in City Council Chambers, 805 St. Clair River Drive, Algonac, MI 48001

ROLL CALL:

Present: Corey Blair
Ken Falke
Robert Scruggs
Brian Tideswell
Deborah Tuttle
Toni Tuttle, Vice-Chairman
Marian Valentine

Absent: Robert Lynch
Mike Musto

Others: City Manager Alexander, SCC Metro Planning Associate
Geoff Donaldson, Mayor Irene Bird, Kim Blair, City
Council Member Bembas, City Clerk Greenia

PLEDGE OF ALLEGIANCE

Vice-Chairman Tuttle led the Pledge of Allegiance.

COMMUNICATIONS AND NOTICES

Vice-Chairman Tuttle welcomed new Planning Commission member Corey Blair.

CITIZEN'S TO BE HEARD:

The following citizens had comments for tonight's meeting.

PUBLIC NOTICE

There were not public notices at this time.

APPROVAL OF MINUTES

PCO #02-01-15 Approval of Minutes January 12th, 2015 Planning Commission Meeting

Motion by Falke supported by Scruggs to approve the minutes of the January 12th, 2015 Algonac Planning Commission meeting as amended. Motion unanimously carried.

UNIFINISHED BUSINESS

Discussion of Proposed Revisions to Article IX-CDB Central Business District of the Zoning Ordinance.

City Manager Alexander discussed the proposed changes to Article IX – CDB – Central Business District of the Algonac Zoning Ordinance. He went over the issues that the Planning Commission had addressed at their last meeting. He said that he and Mr. Donaldson had left the live/work unit of development in this Article. They added to that section that not only an owner of a business but also a principal manager of the business could live above the business. He reminded everyone that dwellings above stores are allowed currently in this section, and that the live/work development would be something new. It would not make the other obsolete, but rather just add another option. Planning Commission discussed this a further.

Discussion of Proposed Revisions to Article X – GB – General Business District of the Zoning Ordinance.

City Manager Alexander addressed the proposed changes to the GB – General Business District – portion of the Zoning Ordinance. He reviewed the issues that Planning Commission was concerned with at the last meeting.

Planning Commissioner Tideswell mentioned that he felt the preamble to this Article was rather confusing. City Manager Alexander indicated he would review this.

Discussion of Proposed Revisions to Article XIX – Board of Appeals of the Zoning Ordinance

City Manager Alexander began discussion on this Article by stating that he reviewed the Zoning Enabling Act and agreed with Mr. Donaldson that the wording changes made to this section were in keeping with the new Act.

Planning Commissioner Tideswell had a few questions regarding portions of this Article that had been left in regarding the granting of “use variances”. Mr. Alexander addressed these and will be making the appropriate changes prior to the public hearing on the amendments.

Initial Review of Proposed Rezoning to Extend CDB Zoning North to Smith Street in Accordance with Recommendations in Recently Adopted Master Plan.

City Manager Alexander and Mr. Donaldson had a map to show Planning Commission the proposed zoning changes from General Business District to Central Business District. City Manager Alexander indicated that this proposed zoning change would be in keeping with the recently adopted Master Plan.

NEW BUSINESS

PCO 02-02-2015 Consideration of Setting a Public Hearing for Review of Recommended Revisions to Article IX CBD – Central Business District

Motion by Deborah Tuttle supported by Valentine to set a public hearing for the review of the proposed revisions to Article IX CBD – Central Business District – of the City of Algonac Zoning Ordinance. Motion unanimously carried.

PCO # 02-03-2015 Consideration of Setting a Public Hearing for Review of Recommended Revisions to Article XIX Board of Appeals

Motion by Deborah Tuttle supported by Falke to set a public hearing for the review of the proposed revisions to Article XIX Board of Appeals - of the City of Algonac Zoning Ordinance. Motion unanimously carried

PCO # 02-04-2015 Consideration of Setting a Public Hearing for Review of Recommended Revisions to Article X-GB – General Business District.

Motion by Deborah Tuttle supported by Blair to set a public hearing for the review of the proposed revisions to Article X – GB – General Business District – of the City of Algonac Zoning Ordinance as presented.

PCO # 02-05-2015 Addition to Agenda

Motion by Falke, supported by Tideswell to add Item H4 to the Agenda – that being take action on proposed rezoning of the area on the West side of St.

Clair River Drive between Fruit and Smith Streets to CBD. Motion unanimously carried.

PCO # 02-06-15 Consideration of Setting Public Hearing for Review of Recommended Rezoning as Section of the West Side of St. Clair River Drive to CBD.

Motion by Tideswell, supported by Falk to set a public hearing for the review of proposed rezoning of property on the West side St. Clair River Drive between Fruit and Smith Streets to CBD as proposed and in keeping with the recently updated Master Plan. Motion unanimously carried.

ITEMS FOR NEXT AGENDA

ADJOURNMENT

PCO #02-05-2015 Adjournment

Motion by Falke supported by Blair to adjourn the meeting at 7:35 p.m. Motion unanimously carried.

Signed:

Respectfully Submitted:

Toni Tuttle
Vice-Chairman

Cynthia L. Greenia
City Clerk