

**PLANNING COMMISSION  
MEETING MINUTES  
May 18, 2016  
CITY COUNCIL CHAMBER  
7:00 P.M.**

**I. CALL TO ORDER**

The meeting was called to order at 6:59 p.m.

**II. ROLL CALL**

**Present:** C. Zuellig, A. Bedogne, B. Mason, L. MacGregor,  
J. Talaga, H. Jugenitz, M. Dunwoodie, Toi Dennis

**Absent:** P. Hollifield (excused)

**Staff:** Bonnie Wessler, City Planner  
Nan Schuette, Executive Secretary  
Cynthia Kochanek, Associate Planner

**III. APPROVAL OF MINUTES**

Commissioner MacGregor moved to approve the minutes of April 20 2016, (Support: H. Jugenitz) and the motion carried unanimously.

Acting chair Zuellig welcomed a new member, Toi Dennis, to the board.

**IV. AUDIENCE PARTICIPATION**

**R. Lange, City Manager, 206 S. Huron, Apt 2** – Discussed the Lowell Street property (298 Jarvis) that is owned by the Weaver family trust. He noted that when Mr. Weaver was alive, he really wanted to package the redevelopment of the entire piece of property together. It is a hard property to develop due to environmental issues. There are two large structures on it which need to be brought down. If the property was split – it would give them a better opportunity to develop there.

Mr. Lange knows the developer and the architect – he would be glad to push them to do better in regards to the design of the structure. Mr. Lange is anxious to get new development in the city and to make it worthwhile – he is supportive of this project and wants to see it work.

**V. PRESENTATION AND PUBLIC HEARING ITEMS**

None

**VI. NEW BUSINESS**

None

**VI. OLD BUSINESS**

1. 298 Jarvis

B. Wessler, City Planner, gave a presentation and update with some background information for those that were not in attendance at the last meeting. At the last meeting, the special use request was turned down. However, it would be allowed to be re-opened if one person who voted to oppose the special use wanted to bring it back to the table.

After much discussion Commissioner Jugenitz moved to table this item (Support: L. Dahl MacGregor) and the motion carried unanimously.

Acting Chair Zuellig asked Ms. Wessler to look at options for this; i.e. move forward as non-conforming use, etc. She also recommended that Ms. Wessler speak with Mr. Bower prior to the next meeting to give him some feedback from the commissioners from this evening on designs they would like to see on any site review plan, prior to the next regular meeting in June so that the applicant is more prepared on the types of things the commission is interested in having included.

2. Zoning Ordinance Updates Discussion

At the previous meeting last month, Ms. Wessler designated various sections of the Zoning Ordinance to each board member to review and come back with suggestions/recommendations/changes. She also met with everyone on their assigned chapters and is now looking for feedback. She stated that she had chosen "Sec 122-122 Levels of Review" to discuss at this meeting.

The grid was separated into five columns: Activities or Uses, Type of plan required, action required to be taken by Administrative, Planning Commission or City Council. They reviewed each line item and discussed what part of each was necessary and what was not, or what needed to be changed/deleted. The process went very smoothly.

## **VII. FUTURE BUSINESS DISCUSSION/UPDATES**

1. Regular meeting in June to discuss Forest Avenue Bike Lane
2. Special Meeting July 13<sup>th</sup> to revisit Non-Motorized Transportation plan
3. Nominations of officers

## **VIII. COMMITTEE REPORTS**

1. Non-Motorized Advisory Committee: Minutes of May included. No update.

## **IX. ADJOURNMENT**

Since there was no further business, Commissioner Jugenitz moved to adjourn the meeting (Support: T. Dennis). The meeting adjourned at 9:02 pm.

DRAFT