



MINUTES
PLANNING COMMISSION
Tuesday, July 20, 2021 @ 7:00 PM
City Council Chambers

I CALL TO ORDER (Reminder: turn off cell phones)

A.

Chair George Strander called the meeting to order at 7:00PM

II ROLL CALL of the Commission

A.

PRESENT: Scott Kipp, Mark Lelle, Tom Pitt, Sharon Ponds, George Strander

ABSENT: Albert Amos, Mayor Victoria Snyder, Lenn Reid, Joseph Verbeke

Administration: Ian Arnold-Director of Planning & Building, Pamela Beck-Deputy Clerk/deputy Treasurer

Sufficient representation to establish a quorum; so declared.

III APPROVAL OF Prior Meeting MINUTES

A.

- JUNE 12, 2021 JOINT STUDY SESSION WITH ALBION CITY COUNCIL MINUTES
- JUNE 15, 2021 REGULAR SESSION MINUTES

Moved by Commissioner Pitt, seconded by Chief Public Safety/Commissioner Kipp

Approve Minutes as Presented

Carried

IV CORRESPONDENCE - None

V ITEMS FOR INDIVIDUAL DISCUSSION

A. DISCUSSION OF LOT WIDTH REQUIREMENTS FOR ATTACHED SINGLE FAMILY STRUCTURES

Barbara Welch of Inheritance Development LLC was given the floor along with Jim Kumon.

Having familiarized themselves with the City's Ordinance, coding questions were addressed with Ian Arnold in regard to lot width. A presentation was shared to illustrate the 'blind spot' within the ordinance. A proposal was also presented to amend the ordinance to allow a lot width of 24-28 feet for Attached Single Family Structures.

Discussion included agreement that the ordinance was confusing; whether lot line adjustments were in order, the option to subdivide lots into multiple lots. It was clarified that the structures would be individually owned homes, not rentals. It was clarified that lot line adjustments were secondary to allowance by Zoning.

Ian Arnold asked for direction whether to research any change to the ordinance. It was suggested he reach out to the consultant who helped draft the Zoning Ordinance.

B. DISCUSSION OF MOBILE FOOD VENDING ORDINANCE

Ian Arnold has reviewed the draft along with the notes from Attorney Cullen Harkness.

Discussion included clarification needed for refuse collection and disposal, location should not be near a festival, etc. where the event sponsor grants permission to vendors, location should not be in front of houses or private property, permanency of location needs addressed, and signage type and size should be included.

Ian Arnold noted the items discussed and stated he would continue to the next step of Final Draft.

C. DISCUSSION OF MOBILE FOOD VENDING AS A ZONING ORDINANCE USE

The possibility of a lot purchase being for a individual Food Truck or multiple Food Trucks in the manner of a 'Food Court' has been approached. Some cities, such as Lansing and Traverse City, have an ordinance addressing 'stationary' Food Trucks. Ian Arnold asked for direction.

Discussion Questions-

Does the City want to create a "use" in the Zoning Ordinance for Mobile Food Vending?

What is the definition of "mobile"?

Would this type of set up be a way of skirting taxes as in a brick and mortar set up? Are lots owned by Land Bank on the tax roll? If owned by Food Truck, would it be placed on tax roll?

Do Food Trucks have to abide by the same health standards of regular food establishments?

Would the Land Bank sell lots for this use? It was confirmed that the Land Bank does check with local Zoning Directors before sale.

The commission referred Ian Arnold to discuss items with Attorney Cullen Harkness.

D. DISCUSSION OF COMPREHENSIVE PLAN

Discussion Points-

-MEDC Funds are available with a Comprehensive Plan. City Manager and Director of Planning and Building are moving towards application but it is a short (but not impossible) timeline.

-Suggestion for a sub-committee created to address. Timeframe of February/March 2022.

-Will Census data be helpful once completed? Can data from the Parks & Rec Plan be used?

-MEDC has a 5yr requirement but extended the window.

Chair George Strander requested that Ian Arnold create a schedule for next meeting.

E. EXCUSE ABSENT COMMISSION MEMBERS

Chair George Strander excused members Albert Amos, Mayor Victoria Snyder, Lenn Reid, Joseph Verbeke

VI PUBLIC COMMENTS

A.

Comments were heard from Teatrice Williams-504 W. Erie St

VII ADJOURNMENT

A. MEETING ADJOURNED AT 8:14PM

Jill A. Domingo, City Clerk