

**THE REGULAR MEETING OF THE PLANNING COMMISSION BOARD HELD ON
SEPTEMBER 21, 2009, AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

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The meeting was called to order at 7:00 P.M., by Dave Thompson. Members present were Ben Hanson, Lee Steinbrecher, Ken Haskamp. Staff present were Jay Blake and Mary Lou DeWitt. Bryan Lawrence, Baldwin Township. Absent were Jack Edmonds.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON AUGUST 17, 2009

HASKAMP MOVED, SECOND BY HANSON TO APPROVE THE MINUTES OF THE REGULAR MEETING ON AUGUST 17, 2009. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

A. Amendment to Zoning Ordinance – Medical Office Residential District

The Medical/Office/Residential District use joins medical facilities, office parks and associated residential uses to form a cohesive development. Uses should include the Fairview Northland Medical Center, medical office facilities such as doctor/dentist offices, and assisted living and nursing home facilities and limited retail or commercial uses that support the medical facilities within the City. Blake said that adding this additional zoning to the ordinance would go along with the Comprehensive Plan.

There are a couple areas that this would be beneficial. One is by the hospital where a senior assistant living facility is being considered to build and the other is on the west side of the City by Odgers Dental Office. This addition to the Zoning Ordinance would create a cross between commercial and residential use. The setback requirements would be what is currently being used in other zoning.

Gary Germundsen, Welsh Real Estate Services, who represents the Dunkley's, who owns the land where the former ThunderAlley/Smith System building was, emailed Blake regarding the zoning amendment. Germundsen would like to see added to this amendment a zoning for small industrial or wholesale business and right to park trucks, repair or service trucks or vans at the site. He believes this would open up some more possibilities for the site with development. Germundsen stated in his email that the Dunkley's do not want the zoning on their property changed or to be put in the zoning code for the remainder of the property.

Blake commented on Germundsen's email that small commercial areas are not in this area. The truck transfer station and such would go with manufacturing. This agenda item is not to rezone this property. The property owners would need to apply for rezoning. This is to add additional zoning to the ordinance and to create a new district.

Thompson said that Dunkley's request with adding industrial to the M.O.R. District could be an issue. If senior housing were to be at this site and next to it is a business that would need a loading station for goods to be delivered, that could be a problem with noise and such.

Blake agrees. This district is coming out of the Comprehensive Plan. Dunkleys at first had wanted the whole ten acres of their land to be zoned M.O.R. District and now they are looking at only wanting four acres of this site zoned as such. Dunkleys want to keep the option open for the remaining area.

Hanson asked if just four of the ten acres could be rezoned to the M.O.R. District and the other left and Blake said yes. Heavier industrial would not be for this area.

Steinbrecher said that under Section E. Other Applicable Regulations, it should also have stucco or EICS as the outside finish of the building.

STEINBRECHER MOVED, SECOND BY HASKAMP TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

STEINBRECHER MOVED, SECOND BY HANSON TO APPROVE AND FORWARD TO THE CITY COUNCIL THE AMENDMENT TO THE ZONING ORDINANCE TO ADD MEDICAL OFFICE RESIDENTIAL DISTRICT. WITHIN SECTION E., OTHER APPLICABLE REGULATIONS, THAT STUCCO OR EICS IS ADDED FOR THE OUTSIDE FINISH OF THE BUILDING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

OLD BUSINESS: None

NEW BUSINESS: None

COMMUNICATION AND REPORTS:

A. Verbal Report

Zapp Sporting Goods has opened their business that they moved from downtown to the City old liquor store this past week. United States Distilled Products probably will alter their plans on the addition to a larger plan. Glenn Metalcraft will be in next month with a 25,000 square foot addition to their current facility. The proposed Senior Assistant Living will also be on Octobers Planning Commission agenda. Foreclosures are down in town which is good, but financing is a little tougher. The NSP Program is helping the situation in making the properties

in better shape so then that helps the interested party be able to get a loan on the property. Acadian Homes has been condemned. Chase who owns Acadian Homes has hired a new attorney and we have to see where it goes. Chase has not responded to the condemnation notices. Blake would like to use the funds from the NSP Program to buy Acadian Homes site and tear the structure down and sell the land that is on one and a half acres.

B. City Council Minutes for August 27, 2009

The Planning Commission Board had no comments.

HANSON MOVED, SECOND BY STEINBRECHER TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:43 P.M.

ATTEST:

Dave Thompson, Chairperson

Mary Lou DeWitt, Comm. Dev. Assistant