

Minutes of the Regular Meeting
of the Planning Commission
Thursday, December 27, 2018

1. Call to Order

Mayor Joi Kempf called the regular meeting to order at 7:00 p.m.

2. Pledge of Allegiance

Mayor Joi Kempf led the Pledge of Allegiance.

3. Roll Call

Present: Mayor Joi Kempf, Walt Bargen, Ian Kempf, and Ted Sadler

Absent: Tom Germayne, and John Lengemann

Also Present: City Manager Tom Youatt and 4 members of the community

4. Approval of Agenda

Moved by Ian Kempf, seconded by Bargen, to approve the agenda with the addition of 8. B. January Meeting Date. **Motion Carried 4 – yeas; 0 - nays**

5. Approval of Minutes

Moved by Bargen, seconded by Ian Kempf, to approve the minutes of the Regular Meeting held Monday, November 27, 2018. **Motion Carried 4 – yeas; 0 – nays**

6. Citizens From the Floor –

Leah Montroy of Imlay City expressed she would like access to City water. She can currently tie into City sewer but not water, water stops at her neighbor's house. Ms. Montroy also expressed concern about the number of trees required at the new fire hall site. She feels it was a mistake to require that many for such a small site and feels the number should be downsized.

City Manager Tom Youatt addressed the Commission and Ms. Montroy about her gaining access to City water. He believes the last time he looked into extending the water main to the end of Borland Road, it was going to be around \$400,000.00. Mr. Youatt stated he would look into it and see if there were any other options. Mr. Youatt stated he believes our goal as a City is to provide water and sewer services to the people who live in the City.

Hunter Smith, an Almont High School senior, stated he was in attendance for a government class.

Colton Kruse, an Almont High School senior, stated he needs two signatures to state he was in attendance. This is a requirement of his government class.

7. Old Business

A. Review Final Site Plan for Fire Hall – 571 E. Borland Parcel ID#I19-83-207-000-00

City Manager Tom Youatt presented the final site plan showing the sidewalk and the number of trees and shrubs on the west property line and around the retention pond that the Commission wanted to be planted. Mr. Youatt stated retention basin with that number of trees and shrubs seems excessive and it will be harder to maintain but it is following the direction of both the Zoning Board of Appeals and the Planning Commission.

Commissioner Bargen inquired as to how long it would take to amend the zoning ordinance. Mr. Youatt stated at this point it would hold up the project that is already on a tight timeframe for completion but it is something that should be looked at eventually.

Commissioner Ian Kempf stated he feels the tree and shrub requirement across the board is excessive and the percentage of trees and shrubs needs to be reduced. It makes sense for the fire hall project but also for other developers coming into the City.

Commissioner Sadler stated he would like the City to explore how we can move forward with revising the ordinance without slowing down this project. He also stated the number of trees and shrubs on these plans were ridiculous.

Commissioner Ian Kempf inquired as to what the percentage of reduction City had originally been asking for. He also stated that the shrubs were not going to last under the trees and there was going to be a lot of maintenance. Commissioner Bargen thought it had been a 35% reduction. Commissioner Ian Kempf also stated that the number of trees and shrubs has been an issue for developers for many years and the City has lost projects because of this too.

City Manager Tom Youatt stated the only reason the City went through this process was because of transparency and he brought these revised plans so the commission can see staff is implementing what they said. Commissioner Sadler stated he appreciates the transparency and cooperation.

Commissioner Walt Bargen inquired if it would be inappropriate to approve a lighter number of trees.

Commissioner Ian Kempf stated he did have a concern about the two lights on the south end of the property that were directly across from the resident's homes. He was wondering if there was any way those lights could be on timers or only on when the alarm goes off or a motion light. He would like to address this before there is an issue later with the lighting.

Motion by Ian Kempf, seconded by Sadler to have City provide to the Commission at the January meeting an amended landscaping ordinance with a 35% reduction in the landscaping requirements. **Motion Carried 4 – yeas; 0 – nays**

City Manager Tom Youatt did state he will be working with DTE after the beginning of the year to change the overhead lights along the M-53 corridor from the soft white lights to LED lights.

Motion by Bargen, seconded by Ian Kempf to approve the Final Site Plan for Fire Hall – 571 E. Borland Parcel ID# I19-83-207-000-00 as presented.

Motion Carried 4 – yeas; 0 – nays

8. New Business

A. Fire Damaged Building Discussion

City Manager Tom Youatt stated this was mainly about two locations that had fires and it is taking a long time for repairs to be made. The one location they are working on. The second location has been delayed due to multiple reasons one being a change in ownership. The façade needs to be fixed, the windows and front of the building but the owner needs a deadline.

Commissioner Ian Kempf stated that building is not an unsafe building now but it is being used as a commercial building and there is no heat, no restroom and there are only a couple of lights, it needs to be up to code. City Manager Youatt stated the Zoning Administrator did send a letter to the owner at the end of November or beginning of December, multiple issues need to be taken care of and it needs to be inspected.

B. January Meeting Date

City Manager Tom Youatt presented an email from Alan Bean stating he will be unable to attend the next Planning Commission meeting but feels it is important that he attend the meeting. Mr. Bean is requesting the date of the meeting be changed so he can attend.

Motion by Ian Kempf, seconded by Sadler to change the next Planning Commission meeting to January 29, 2019 at 7:00 p.m. **Motion Carried 4 – yeas; 0 – nays**

Ryan Miller, a Junior from Almont High School, stated he was in attendance as a requirement for his government class.

City Manager Tom Youatt asked all the high schoolers if they found the meeting interesting and let them know that there are many jobs working for your local government.

9. Adjournment

Moved by Bargen, seconded by Sadler, to adjourn the meeting at 7:53 p.m.

Motion Carried 4 – yeas; 0 - nays

Respectfully Submitted by:

Anne McAvoy, Deputy Clerk/Utility Billing Clerk

Approved: January 29, 2019