

Minutes of the Regular Meeting
of the Planning Commission
Tuesday, November 24, 2015

1. Call to Order

Chairman Tom Germayne called the regular meeting to order at 7:02 p.m.

2. Pledge of Allegiance

Chairman Tom Germayne led the Pledge of Allegiance.

3. Roll Call

Present: Chairman Tom Germayne, Vice-Chairman Stu Davis, Mayor Walt Bargaen, Ted Sadler and Jason Schwab

Absent: John Lengemann

Also Present: City Manager Tom Youatt, Zoning Administrator Jerry Edwards, and resident Alan Karwowski

4. Approval of Agenda

Moved by Davis, seconded by Bargaen, to approve the agenda as presented. **Motion Carried 5 – yeas; 0 - nays**

5. Approval of Minutes

Moved by Bargaen, seconded by Schwab, to approve the minutes of the Regular Meeting held Tuesday, October 27, 2015. **Motion Carried 5 – yeas; 0 – nays**

6. Citizens From the Floor - None

7. Old Business

A. M-53 Corridor Plan Update

Youatt distributed the draft M-53 Corridor Plan and described the process the advisory committee has been working through. Youatt indicated that stakeholders from Lapeer County Road Commission, CN Railroad, MDOT and DTE have been very involved in the planning process and will be helpful going forward. Youatt noted that safety concerns along M-53 drove the development of the Plan. Youatt noted several Plan elements including beautification, access management, economic development, pedestrian access, alternative truck route, railroad viaduct improvements and relocation of utility poles. Youatt noted the Plan would be implemented in phases, with the area from the viaduct to old M-21 likely to receive the first improvements. Youatt reiterated that the Plan is conceptual in nature and will lead us to a much improved and safer M-53 corridor than we have today.

Vice-Chairman Davis stated that he is against adding roads for personal gain. Davis referenced recent tree cutting activity and noted that a road in that location would add traffic volume to the residential neighborhood along Almont Avenue.

Commissioner Sadler noted his support of the access management efforts of the conceptual Plan and further supported the access gained to other properties/businesses as good development.

Youatt referenced the common evolution of Cities and noted, as we grow, transportation routes become more major and change and grow.

Moved by Bargaen, seconded by Sadler, to approve the M-53 Corridor Plan as presented and recommend its adoption to the City Commission. **Motion Carried 4 – yeas; 1 – nays**

B. Sign Ordinance Amendments Update

Zoning Administrator Jerry Edwards summarized the three main changes to the Sign Ordinance as being the height restrictions of pylon (or pole) signs as being 20 feet or the height of the building, whichever is less; allowance for the addition of a 3 feet base to monument signs (total of 9 feet allowed, with monument limited to 6 feet height); and limited allowances for portable signs. Youatt also noted several grammatical errors require editing. Discussion took place regarding allowable alternatives for disallowed signs, the permitting process involved, and the potential for waiving of fees.

C. Set Public Hearing Date for Sign Ordinance Amendments

Moved by Bargaen, seconded by Davis, to set the public hearing date for the Sign Ordinance Amendments to the next Regular Meeting of Tuesday, December 22, 2015 at 7:00 p.m. **Motion Carried 5 – yeas; 0 – nays**

8. New Business - None

9. Adjournment

Moved by Bargaen, seconded by Sadler, to adjourn the meeting at 8:12 p.m. **Motion Carried 5 – yeas; 0 - nays**

Respectfully Submitted by:

Nicole F. Frost, City Clerk/Treasurer

Approved: December 22, 2015