



**CITY OF WALLED LAKE
PLANNING COMMISSION
(ELECTRONIC MEETING PLATFORM)
TUESDAY, MAY 11, 2021**

The Meeting was called to order at 7:30 p.m.

ROLL CALL: McComas, O'Rourke, Owsinek, Whitt, Wolfson

ABSENT: Novak, Palmer

OTHERS PRESENT: Confidential Assistant Jaquays, Planning Consultant Ortega, City Attorney Vanerian, Assistant City Manager Pesta

REQUESTS FOR AGENDA CHANGES: NONE

APPROVAL OF MINUTES:

PC 05-01-21 APPROVAL OF THE APRIL 13, 2021 PLANNING COMMISSION MEETING MINUTES

Motion by O'Rourke, seconded by Owsinek, CARRIED UNANIMOUSLY: To approve the April 13, 2021 Planning Commission minutes.

UNFINISHED BUSINESS:

1. Fence Ordinance

City Planner Ortega said this draft language was to consider allowing fences along waterfront lots and expanding that to include accessory structures on waterfront lots. Mr. Ortega asked board members if they want to limit the language to just fences or accessory structures.

Commissioner McComas said he would prefer the two items to be discussed separately.

Commissioner O'Rourke said he would like to have discussion on both of them.

City Planner Ortega said he did some research into other communities with waterfront lots. Mr. Ortega said for the

Commissioner Owsinek suggested the Planning Commission forward this ordinance to City Council for their review.

Commissioner O'Rourke questioned the language regarding prohibitive fences. Mr. O'Rourke asked if that could be better defined.

City Planner Ortega said yes, regulating fences can be subjective. Mr. Ortega said other communities use language referencing opacity and they use a percentage measurement for regulation. Mr. Ortega explained it will be the Building Official's determination on how they interpret it.

Commissioner McComas said he would prefer the language to stay the same as drafted.

City Planner Ortega said the Planning Commission will first need to have a public hearing before presentation to City Council.

PC 05-02-21 TO SCHEDULE A PUBLIC HEARING AT JUNE'S PLANNING COMMISSION MEETING TO CONSIDER A PROPOSED ORDINANCE AMENDMENT TO CHAPTER 51, ZONING ORDINANCE, ARTICLE 21, GENERAL PROVISIONS SECTION 21.13

Motion by Owsinek, seconded by McComas, CARRIED UNANIMOUSLY: To schedule a public hearing at June's Planning Commission Meeting to consider a proposed ordinance amendment to Chapter 51, Zoning Ordinance, Article 21, General Provisions Section 21.13

NEW BUSINESS:

1. PC – 289 – Site Plan and Special Land Use- Godoy's Tree Service

City Planner Ortega said the applicant is proposing to refurbish the existing site that has a single-story building, into a contractor's office and yard. Mr. Ortega said these types of uses are permitted in the C-1 district after special use approval, however they do not include outdoor storage. Mr. Ortega said outdoor storage is permitted in the I-1 district. Mr. Ortega said because this is a hybrid situation, as proposed it would mainly be for vehicles, and could appear compatible with the surrounding uses. Mr. Ortega described the location and noted that properties adjacent to the site are industrial in nature. Mr. Ortega said this proposed use would be compatible and would recommend approving special land use approval contingent upon receiving site plan approval.

Engineer Brian with Powell Engineering said he is representing Eddie Godoy and is available to answer any questions.

PC 05-02-21 TO APPROVE PC CASE 289 SPECIAL LAND USE APPROVAL CONTINGENT UPON RECEIVING SITE PLAN APPROVAL

Motion by Wolfson, Seconded by Whitt, PASSED: To approve special land use approval contingent upon receiving site plan approval

Roll Call Vote

Ayes (5) Owsinek, McComas, Whitt, Wolfson, O'Rourke
Nays (0)
Absent (0) Palmer, Novak
Abstain (0)

City Planner Ortega discussed the proposed site plan and said that the building and lot is legally non-conforming. Mr. Ortega said the existing structure was previously used as a single-family home. Mr. Ortega questioned what the applicant's proposed plans are to address any maintenance issues, elevation, and architecture for the building. Mr. Ortega said a tree survey would need to be completed. Mr. Ortega said the applicant would need to clarify how many commercial vehicles they intend to have parked onsite. Mr. Ortega noted that the applicant is proposing a sidewalk but there would be a gap that would need to be addressed. Mr. Ortega said a tree survey, landscaping, and stormwater survey would need to be included.

Engineer Brian said the tree survey will be provided. Brian said the applicant has no problem connecting the sidewalk. Brian introduced Eddie Godoy to explain their plans for the building maintenance and remodeling intentions.

Applicant Godoy said he does not plan to do any changes to the building.

Brian said there are four commercial vehicles that would mainly be parked in the back. Brian said there are four spaces for their staff. Brian said Powell Engineer is working to address the City's Engineers comments.

Commissioner McComas asked Mr. Godoy how he would respond to an increase vehicles and parking as the business expands?

Applicant Godoy said if the business continues to grow, he would consider purchasing additional property to accommodate vehicles.

City Planner Ortega said any changes to their parking configuration would be addressed through City Administration to address what is permitted on their site.

Commissioner Wolfson asked about the storm drain in the back of the property?

Engineer Brain explained that there is an old dry well that will be abandoned. Brain explained that to the east is 1997 East West Maple Road that has a detention basin that Powell Engineer designed. Brain said that there is a storm water agreement between the two properties. Brain said based on the proposed design to expand the detention basin, Boss Engineering is requiring additional data and revisions. Brain said there will be shared drainage easement.

Commissioner Wolfson asked if the site will be paved?

Engineer Brain said yes, it will be.

PC 05-03-21 MOTION TO TABLE PC CASE 289 FOR SITE PLAN AT 1987 E. WEST MAPLE UNTIL THE NEXT MEETING OR WHEN APPLICANT HAS ADDRESSED SOME OF THE ISSUES DISCUSSED

Motion by McComas, Seconded by O'Rourke, PASSED: To table PC Case 289 for site plan at 1987 E. West Maple until the next meeting or when applicant has addressed some of the issues discussed

Roll Call Vote

Ayes (5)	Owsinek, McComas, Whitt, Wolfson, O'Rourke
Nays (0)	
Absent (0)	Palmer, Novak
Abstain (0)	

AUDIENCE PARTICIPATION: NONE

COMMISSIONERS COMMENTS: NONE

PC 05-04-21 ADJOURNMENT

Motion by O'Rourke, seconded by Owsinek, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:14 p.m.



Hana Jaquays
Recording Secretary

Neal Wolfson
Chairman