



**CITY OF WALLED LAKE  
PLANNING COMMISSION  
TUESDAY, JUNE 13, 2017**

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

**ROLL CALL:** Malone, Maurer, Robertson, Whitt, Wolfson

**ABSENT:** Novak, Palmer

**OTHERS PRESENT:** Planning Consultant Deem, City Attorney Vanerian, Recording Secretary Rodgers

**PC 06-01-17 MOTION TO EXCUSE COMMISSIONER NOVAK AND PALMER  
FROM TONIGHT'S MEETING**

Motion by Robertson, supported by Wolfson, CARRIED UNANIMOUSLY: To excuse Commissioner Novak from tonight's meeting.

**REQUESTS FOR AGENDA CHANGES:** None

**APPROVAL OF MINUTES:**

**PC 06-02-17 APPROVAL OF THE MAY 23, 2017 SPECIAL PLANNING  
COMMISSION MEETING MINUTES**

Motion by Robertson, seconded by Wolfson, CARRIED UNANIMOUSLY: To approve the May 23, 2017 Special Planning Commission minutes.

**COMMUNICATION:** None

**AUDIENCE PARTICIPATION:**

Dennis Burks – 206 Spring Park – stated, "I request a full quorum be here before any voting is done. You don't have a full quorum".

Kenneth Kolke – 179 Spring Park - said Spring Park floods out every time it rains and asked why that happens.

**ATTORNEY'S REPORT:** None

**UNFINISHED BUSINESS:**

**1. Discussion: possible proposals for building and rezoning of the Community Education Building**

Consultant Planner Deem said the City passed a resolution to investigate the possibility of having a right of first refusal of the property and enter in a public/private partnership. Mr. Deem said he looked at what the zoning and the Master Plan allows for that site and it is very clear on what zoning is allowed there is community service. Mr. Deem explained if the board is looking to develop the land there is not a lot of economic viability for that parcel under its current zoning. Mr. Deem said the Master Plan corresponds with the zoning ordinance and during the discussions at the public hearings it was never discussed that the school be used for anything but a school. Mr. Deem said it has been identified as that in the Master Plan so he looked at similar re-uses in the State of Michigan, and there are some articles on public/private partnerships. Mr. Deem explained that some have made the schools with retail on the bottom and apartments on the second floor. Mr. Deem explained there are steps to take, one is to amend the Master Plan or look at the city, as a whole, explaining the city is in the middle of its five-year review plan. Mr. Deem said the other recommendation is to do a feasibility study of the condition of the building before making any informed decisions, and at this point, the report shows what the zoning is now and the surrounding area of what fits in. Mr. Deem said to do the rezoning of the property the planning commission will have to amend the Master Plan.

**PC 06-03-17                    MOTION TO RECEIVE AND FILE THE PRELIMINARY  
REPORT OF THE COMMUNITY EDUCATION CENTER  
BUILDING**

Motion by Whitt, seconded by Wolfson, CARRIED UNANIMOUSLY: To receive and file the preliminary report of the Community Education Center Building.

Discussion:

Commissioner Whitt said he is not going to rely on the School Board's review of the building and what they can do with it because they concluded they are going to tear it down. Mr. Whitt explained that there is a meeting scheduled for Monday with the School Board Administration and he will report back to City Council. Mr. Whitt said that he feels he has the majority of council who want to save the building and re-purpose it and that a project like this is a serious DDA project.

Commissioner Wolfson asked if the School Board has said what they will put in the place of the school building. Commissioner Whitt said their approach was to get people use to the demolition by having a party for the building and take a stone from the building and added that some people are angry about that. Mr. Whitt said the site is 6.45 acres and it is all zoned for the school and that the School Board did not consider the City's position on the demolition, explaining they just said we will give you a chance to say bye to the school. Mr. Whitt explained it makes mathematical sense to the School Board to get it off their role by repurposing it and developing it in a public/private partnership. Mr. Whitt explained a hypothetical, if you demolish the building

and you have a piece of property that is not properly zoned it will sit for years undeveloped which means no tax revenue to the School Board or the City.

**PC 06-04-17                    MOTION TO ALLOW COUNCIL MEMBER SUSAN HELKE TO ASK A QUESTION**

Motion by Whitt, seconded by Robertson, CARRIED UNANIMOUSLY: To allow Council Member Susan Helke to ask a question.

Council Member Helke asked if the public is allowed to attend the meeting with the School Board on Monday.

Commissioner Whitt said he does not know but doubts it is open. He said it is the School Board who called him for the meeting. Mr. Whitt said that during negotiations on sale of a property usually goes in a closed session. Mr. Whitt explained that he is going to have the same discussion that has happened twice today with Superintendent Ken Gutman, and that is to give the city a shot at repurposing the CEC building because the city can save it through the DDA as the lead. Mr. Whitt said the planning commission must get the zoning right so the City may maximize the property uses.

**NEW BUSINESS:** None

**ADMINISTRATIVE REPORT:**

**1. Code Enforcement Report April & May**

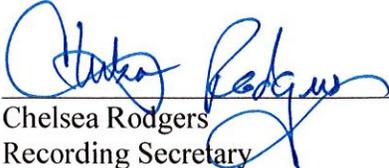
**DISCUSSION:**

Commissioner Whitt said a resident on Coalmont went to pull a permit through the DEQ to build a seawall and they are in litigation with their neighbors. Mr. Whitt explained that the DEQ approved it however the DEQ discovered that the person who submitted the application does not own the property. Mr. Whitt said the City will have to monitor this situation but as of right now the City is not part of the civil suit.

**COMMISSIONERS COMMENTS:** None

**PC 06-05-17                    ADJOURNMENT**

Motion by Robertson, seconded by Maurer, CARRIED UNANIMOUSLY: To adjourn the meeting at 7:55 p.m.

  
Chelsea Rodgers  
Recording Secretary

  
Matt Malone  
Chairperson