



**CITY OF WALLED LAKE
PLANNING COMMISSION
JULY 8, 2014**

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

Pledge of Allegiance to the flag.

ROLL CALL: Present: Ankrom, Cheney, Gersten, Malone, Mendelsohn, Novak,
Wolfson
Attorney: Vanerian
Absent: Palmer, Robertson
Planner: Jackson

There being a quorum present, the meeting was declared in session.

**PCM 07-01-14 MOTION TO EXCUSE COMMISSIONERS PALMER AND
ROBERTSON FROM TONIGHT'S MEETING**

Motion by Ankrom, supported by Malone: CARRIED UNANIMOUSLY: To excuse Commissioners Palmer and Robertson from tonight's meeting.

VOTE: UNANIMOUSLY CARRIED

REQUESTS FOR AGENDA CHANGES: None

APPROVAL OF MINUTES:

PCM 07-02-14 MOTION TO APPROVE THE JUNE 8, 2014 MINUTES

Motion by Wolfson, supported by Novak: CARRIED UNANIMOUSLY: To approve the June 8, 2014 minutes.

VOTE: UNANIMOUSLY CARRIED

COMMUNICATIONS: None

AUDIENCE PARTICIPATION:

Mayor Ackley stated she attended last month's meeting and she wanted to clarify information that was relayed at the meeting. She had heard that someone had been appointed as a liaison to the Commission. She informed the Commission, that in order to be a liaison to any board or commission you must be nominated or appointed by the Mayor and approved by Council. She had heard last meeting that there was a liaison sent from a Committee to attend the Planning Commission meeting. She wanted to be clear that person was not there speaking on behalf of the DDA Board, or was that person appointed by City Council. To be a member of the DDA you must be a resident or business owner or employee of that business within the City and be nominated by Mayor and appointed and approved by Council. She asked if the Planning Commission felt it was necessary to have a liaison, if so, she will take back to the Board or Commission. She wanted the Commission to know who they are working with.

Valerie Kemp – said she came as a volunteer, as a liaison between the Urban Design Committee (UDC) and the Planning Commission as a bridge of communication. She said the UDC also has a liaison, a

volunteer, to the Promotion Committee. She said does not know what she is doing is wrong if it is on behalf of the UDC. She is trying to bridge the gap of communication between the Committee and Planning Commission.

Mayor Ackley explained to be a liaison to a Committee or Board; the liaison is recommended by them and then approved by Council. The Board of Commission may request a person be appointed as a liaison, then let the Board or Commission approve that person and then recommend to Council for formal appointment. This was completely circumvented.

City Manager Whitt stated he is the City Manager/Clerk, DDA Executive Director and Managing Director. He said the DDA Board had appointed Chelsea Rodgers as the new Deputy Managing Director of the DDA and is the new contact. The DDA are public officials, they swear an oath. Many members are not employees of the City. He stated Ms. Kemp appeared before the Commission because there were discussions in the UDC Committee meetings, which she a member, that there should be a liaison to Planning Commission. He said she represented herself to the Planning Commission as a representative of the UDC.

He said it was reported to him by members of the Planning Commission, that she had met with some of them and told them of her discontent with City Council and she voiced to have them removed and encouraged participation from the Planning Commission members. He stated Ms. Kemp has turned the UDC into a political action group. That is not tolerable. She also represented herself as a city employee, and has incurred debt in the name of the UDC. She is not an employee she is a volunteer to the extent that this membership has been revoked other than her right to free speech. If the Board decides to nominate her as liaison that is their accord to do so. The Authority for the Committee came from the bylaws of the Boards and Commission. Ms. Rodgers or Ms. Stuart will be your point of contact. You have to be appointed by Mayor and approved by Council; no action can be taken by the Committee without the action of the Board it came from. No volunteer has employee status to incur debt on City's behalf.

Council Member Owsinek, 1179 Quinif, - stated he takes great exception to someone who is a volunteer, who is using a City committee as a political action campaign to remove himself and others members from Council. He takes great displeasure in anyone who represents themselves in such a light to anyone serving the Community on volunteer basis. This person does not have a business within this community, is not a resident of this community.

Commissioner Ankrom said he would like to explore having a DDA liaison; the Commission has discussed lack of communication throughout the Boards, Commission, and Committees, the more communication the better.

Commissioner Wolfson said the impression he took from Ms. Kemp's presentation at the last meeting was the information from the City of Brighton about the Redevelopment Liquor License. He felt it was informational only.

PCM 07-03-14

MOTION TO RECOMMEND DDA APPOINT A LIAISON TO THE PLANNING COMMISSION

Motion by Ankrom, supported by Wolfson: CARRIED UNANIMOUSLY: To recommend DDA appoint a liaison to the Planning Commission.

VOTE:

UNANIMOUSLY CARRIED

UNFINISHED BUSINESS:

1. Text Amendments to Zoning Ordinance

The Planning Commission has discussed over the last few meetings the districts that are affected by the recent Liquor License Control Commission changes regarding liquor license transfers and the removal of local review requirement for these transfers. The C-3 zoning district is identified as a district that does not permit serving of alcohol.

City Attorney Vanerian stated the Commission approved recommendation to City council for text amendments to Zoning Ordinance C-3, Central Business District as a Special Land Use requirement for serving alcohol and Council approved. There was also a C-2 Special Land Use requirement. There were two amendments brought before the Planning Commission. The Planning Commission tabled the C-2 for further review and took action on C-3. A public hearing was already held for C-2 and would not have to be held again unless Planning Commission made any changes. He suggested the Commission make a motion consistent with City Council for the C-2 District.

Commissioner Ankrom said with the Special Land Use approval, the City still maintains local review. City Attorney Vanerian agreed.

Commissioner Gersten requested to review the text amendments in their entirety. Commission agreed. City Attorney explained because the Commission previously tabled this agenda item, they should make a motion to remove proposed text amendments to C-2 from tonight's agenda.

PCM 07-04-14 MOTION TO REMOVE PROPOSED TEXT AMENDMENTS TO THE C-2 ZONING DISTRICT FROM TONIGHT'S AGENDA AND POST PONE UNTIL THE NEXT MEETING

Motion by Ankrom, supported by Wolfson: CARRIED UNANIMOUSLY: To remove proposed text amendments to the C-2 zoning district from tonight's agenda and post pone until the next meeting.

VOTE:

UNANIMOUSLY CARRIED

ADMINISTRATIVE REPORT:

1. Code Enforcement Report

Commission discussed the marina use as noted in report and City Attorney said his understanding is one of the local stores in the lake front area may be renting motorized equipment and it has been submitted to DEQ for review.

Vice Chairman Malone questioned "Commercial Use" of the lake was the first time he noted that and why a business on the lakefront who wished to provide dinner cruises was forbidden to do so. City Attorney said he will review and report back to them.

DISCUSSION:

City Manager Whitt informed the Commission that the City has received liquor license applications from Sushi Den and Blue Bliss. He agreed that sharing information is necessary, he will attend more meetings.

Commissioner Novak said he is concerned of how to get regular businesses into the City.

COMMISSIONER COMMENTS:

Commissioner Mendelsohn said she is concerned of the information she received from Council this evening, why the problem wasn't addressed individually verses at the Planning Commission meeting. It would have been more diplomatic.

Commissioner Gersten questioned the placement of the M-5 Highway Trailway pedestrian bridge. Council Member Owsinek said the portion is within Commerce Township.

Commissioner Novak said he thought Penny Lake's flower displayed looked nice.

Commissioner Malone said the West Bloomfield section of the Trailway looks beautiful. He said he prefers the asphalt verses gravel. Council Member Owsinek reported the West Bloomfield Trailway has a dedicated Parks and Recreation maintenance fund designated to the Trailway.

Commissioner Ankrom asked if 1109 Decker Road has pulled required fence permit. He also asked if the wooden structure now outside of Penny Lake was within the intent of what the Planning Commission permitted with the Special Land Use approval. The Planning Commission approved a tent sale not a wooden structure. He said the commission approves projects with criteria attached and in a matter of months or years, there is no compliance. It is disheartening to see business take advantage of agreements and no follow through from the City.

City Manager Whitt stated Penny Lake is a thriving entrepreneur but if the health and safety of the public is an issue it will be reviewed. He is well aware of the corner of Maple and Decker Road, Code Enforcement will review.

Commissioner Wolfson said he did not get the impression that Ms. Kemp spoke as a representative of the DDA. He did agree with Commissioner Mendelsohn and Commissioner ~~Gersten~~ Novak of how it was handled. He thanked Council and Mayor for their work.

Chairman Cheney thanked the staff for their hard work.

PCM 07-05-14 Motion to adjourn

Motion by Mendelsohn, seconded by Ankrom to adjourn.

VOTE:

UNANIMOUSLY CARRIED

Meeting adjourned at 9:00 p.m.

Jennifer Stuart
Planning Secretary

Reuben Cheney, Chairman