



**CITY OF WALLED LAKE
PLANNING COMMISSION
TUESDAY, DECEMBER 8, 2015**

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

ROLL CALL: Malone, Novak, Robertson, Whitt

ABSENT: Wolfson, Palmer

OTHERS PRESENT: Planning Consultant Jackson, City Attorney Vanerian, Finance Director Coogan, Recording Secretary Rodgers

PC 12-01-15 EXCUSE COMMISSIONER WOLFSON AND COMMISSIONER PALMER FROM THIS MEETING

Motion by Robertson, seconded by Novak, **CARRIED UNANIMOUSLY:** To excuse Commissioner Wolfson and Commissioner Palmer from this meeting.

REQUESTS FOR AGENDA CHANGES: None

APPROVAL OF MINUTES:

Commissioner Robertson said to change under commissioner comments, "two family members runs the restaurant and the two family members run the building;" it should say "two run the restaurant and the four of them run the building."

PC 12-02-15 APPROVAL OF THE NOVEMBER 10, 2015 PLANNING COMMISSION MEETING MINUTES SUBJECT TO CHANGES

Motion by Robertson, seconded by Novak, **CARRIED UNANIMOUSLY:** To approve the November 10, 2015 Planning Commission Minutes subject to changes

COMMUNICATION: None

AUDIENCE PARTICIPATION:

Diana Roberts said Bernardi Land Company is the land owner for the building and property. She said her parents started the restaurant about 30 years ago and half way through that they purchased the building from the Anderson family. She said Pepino's restaurant is itself a corporation and her two sisters, Cathy and Carol, run the restaurant which is CMH Corporation. They are separate from Bernardi Land Company. She said her and her sisters are on the same page with this and committed to rebuild and bring the restaurant back. She said in the meantime, they will open a temporary location in Sylvan Lake. She said she wants to thank the City of Walled Lake Fire Department, Police Department, and Commerce for all their hard work during the fire and the aftermath. She said with the clean-up phase they had run into some challenges with the water that was in the basement and they are still waiting to see how it will be resolved.

She said they are still working on the cleanup of debris and to follow the state and local regulations for its removal. She said her goal for being at the meeting tonight is to ask for help on how she can plan a building to fit into their needs as business folks and the community needs. She said she knows they are not in complete compliance with the setback, etc. and for them to even begin to plan she needs to know where Pepino's stands and ask for guidance from the City and Planning Commission. She stated she doesn't want to waste her time or money. She said her family is not sure what the residents or City has in mind for the restaurant, so she is looking for guidance. She said they are in limbo at the moment.

Commissioner Robertson asked about the print shop and if it is owned by Bernardi Land Corporation. He asked if she is considering using all of that space?

Ms. Roberts said the print shop is under their Corporation. She stated she can probably accommodate something else in the space but it is preliminary. She said she has seen the multiple-use type used within the City and that is cost effective. She said another rental property would help them. She does see a restaurant there for sure. She said they are willing to look at anything that is viable.

Commissioner Robertson said the Planning Commission is not going to be able to give much guidance without much of an idea or proposal to look at.

Chairman Malone thanked Ms. Roberts for coming to give an update. He said that City Planning Consultant John Jackson would be a great resource as well as the City Manager as to what can go into that space. He said he is excited to hear that Pepino's wants to come back to that location.

Commissioner Whitt said the City will have to commit for their own interest to find out the answers to some of the questions they have. He stated that Pepino's cannot rebuild it the same as it was. He said the City can adjust and accommodate something in the future. He said what does stay is the property, the business is moving out of the City and if it does well, it may not come back. He said what is important is a development down there and it should be reviewed globally and include the DDA, they might participate in some way. He told Ms. Roberts and the other owners they will have to provide some kind of proposal.

City Planner Jackson said there are a lot of opportunities there; it is a high profile corner, parking in that particular case is good. He said he is at the City every first and third Wednesday of the month and people get two free meetings. He said there is a downtown overlay district there is a lot at play here. He said he will walk through with her the new zoning requirements and go from there.

Diana Roberts said there is property behind them and next to them but it is not in the plan to purchase that building. She said there were plans in the works prior to the fire and she was looking at doing different things there. She stated she does not want to make a proposal and then have to jerry rig the design after the fact. She wants to get a head start with feedback from the City.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Application for vacant seat: Michael Maurer

**PC 12-03-15 MOTION TO RECOMMEND MICHAEL MAURER'S
APPLICATION FOR VACANT SEAT ON PLANNING
COMMISSION**

Motion by Robertson, seconded by Novak, CARRIED UNANIMOUSLY: To recommend Michael Maurer's application for vacant seat on Planning Commission.

ADMINISTRATIVE REPORT:

1. Code Enforcement Report November

DISCUSSION: None

COMMISSIONERS COMMENTS:

Commissioner Robertson said the Planning Commission hope to keep getting more people interested in joining the Commission.

Commissioner Novak wished everyone Happy Holidays.

Chairman Malone said Happy Holidays and Happy New Year.

PC 12-04-15 ADJOURNMENT

Motion by Robertson, seconded by Novak, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:02 p.m.



Chelsea Rodgers
Recording Secretary



Matt Malone
Chairperson