



**CITY OF WALLED LAKE
PLANNING COMMISSION
TUESDAY, FEBRUARY 9, 2016**

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

ROLL CALL: Malone, Palmer, Robertson, Whitt, Novak, Maurer

ABSENT: Wolfson

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

PC 02-01-16 EXCUSE COMMISSIONER WOLFSON FROM THIS MEETING

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

REQUESTS FOR AGENDA CHANGES:

APPROVAL OF MINUTES:

**PC 02-02-16 APPROVAL OF THE DECEMBER 8, 2015 PLANNING
COMMISSION MEETING MINUTES**

Motion by Robertson, seconded by Novak, CARRIED UNANIMOUSLY: To approve the December 8, 2015 Planning Commission minutes

COMMUNICATION:

AUDIENCE PARTICIPATION:

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Public Hearing

Open Public Hearing 7:33 p.m.

1. 313 S. Pontiac Trail- Rezoning (RM-1 to R-1B)
Applicant: Tom Langan

City Planner Jackson said the applicant is proposing to tear down existing single family house on the property which is located on Pontiac Trail just east of Osprey and during discussions he realized it was zoned RM-1, multiple family and the applicant decided to go for a rezoning from multiple family to R-1B single family. He explained the standard is consistent with the Master

Plan. He explained the future land use map shows that parcel is planned to be rezoned R-1B single family and it is consistent with development in that area. He said the utilities and services are suited for single family. He said based on the applicants request he recommends approval to the City Council who will make the final decision on the rezoning request.

Chairman Malone asked about the adjacent house from the Dairy Queen if there is any reason or ability to rezone of that parcel as well. Do all rezoning have to be public hearings.

City Planner Jackson said the City is looking at other changes to the zoning map and that parcel may be one area to be fixed.

Tom Langan, applicant, said he is happy to answer any question the commission may have. He said his mom is going to move in to the new home. He said bought the house in the summer and he wanted to get the rezoning straightened out before going any further. He said he plans on building a two-story home and his mother will live on the main level and the upstairs will be for family members to stay overnight. He said it is good for anyone who may want to purchase the home in the future.

Close Public Hearing 7:38 p.m.

Discussion:

**PC 02-03-16 MOTION TO RECOMMEND APPROVAL TO REZONE 313 S.
PONTIAC TRAIL TO R-1B FROM RM-1 AND SENDING
DIRECTLY TO CITY COUNCIL FOR FINAL APPROVAL**

Motion by Palmer, seconded by Novak, CARRIED UNANIMOUSLY: To recommend approval to rezone 313 S. Pontiac Trail to R-1B from RM-1 and sending directly to City Council for final approval

ADMINISTRATIVE REPORT:

1. Code Enforcement Report December
2. Code Enforcement Report January

DISCUSSION:

Chairman Malone said if anyone has spoke with Code Enforcement about the used cars on 14 Mile and Walled Lake Drive in the driveway of the house that comes and goes. He stated he does not know the regulations but wondering if someone can look into it.

Commissioner Whitt explained Pepino's accomplished their move to Sylvan Lake. He further explained when it comes to the clean up process the issues are with the different owners of the restaurant and the different owners of the property. He explained issues for the City before Pepino's leaves is for them to clean up the mess. He said insurance has been drawn down in terms of Pepino's getting paid for the damages. He stated his concern as a City Official is that the City will have to clean it up. He said there has been no quick movement to do the clean-up and that comes back to who is in charge of Pepino's.

COMMISSIONERS COMMENTS:

Commissioner Palmer stated how Jeff Rondeau gets the job done well and thanked him for his work.


Commissioner Whitt welcomed the new member to the Planning Commission and said he is the youngest member of all the Boards and Commission.

Chairman Malone said he and another Commissioner met with a possible Micro Brewery applicant and explained how the group presented what they would like to do with 136 E. Walled Lake Drive, currently Turtles Ice Cream Shop and Hookah Lounge. He said what was presented by the group was great. He said he believes it can be a great driver for the downtown. He stated he read the Spinal Column and a potential development in Wixom may be converting part of Gunnar Metallic Park into about ninety (90) townhomes and a sports complex on the property. He said they will be putting it on a ballot for the residents to vote on because it is selling park land. He said it is by the rail to trails and maybe they can help pay for the walk path.

PC 02-04-16 ADJOURNMENT

Motion by Novak, seconded by Palmer, CARRIED UNANIMOUSLY: To adjourn the meeting at 7:56 p.m.


Chelsea Rodgers
Recording Secretary


Matt Malone
Chairperson