



**CITY OF WALLED LAKE
PLANNING COMMISSION
TUESDAY, JULY 12, 2016**

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

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

ABSENT: Maurer

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

**PC 07-01-16 MOTION TO EXCUSE COMMISSIONER MAURER FROM
TONIGHT'S MEETING**

Motion by Robertson, seconded by Palmer, CARRIED UNANIMOUSLY: To excuse Commissioner Maurer from tonight's meeting

REQUESTS FOR AGENDA CHANGES:

APPROVAL OF MINUTES:

**PC 07-02-16 APPROVAL OF THE JUNE 14, 2016 PLANNING COMMISSION
MEETING MINUTES**

Motion by Wolfson, seconded by Novak, CARRIED UNANIMOUSLY: To approve the June 14, 2016 Planning Commission minutes

COMMUNICATION:

AUDIENCE PARTICIPATION:

Karen Kolke - 179 Spring Park – She asked what does the Planning Board do.

Chairman Malone explained the Planning Commission's main objective is to deal with the Zoning Ordinances the City has enacted and through those processes applicants come to the Planning Commission if they need Site Plan or Special Land Use approval. He further explained that the Commission will review the applications for site plans, lot splits, and lot combinations and make their recommendation to City Council who then has the final say. He believes the overall objective is to look at the Zoning Ordinance and how it applies to the public health, safety, and welfare. He explained some of the applications do require a public hearing.

Ms. Kolke asked if the Planning Commission goes out and sees how if a person comes and wants to build a building does the Commission go out and see how it is going to affect the neighborhood around it?

Chairman Malone explained when a Site Plan is brought before the Planning Commission, the City Planner gives a report that takes sound planning principles that apply to the City Zoning Ordinances and one of the requirements is to review the impact a development could have on the surrounding area and if it is compatible. He explained that is part of the review process.

Karen Kolke asked if the Planning Commission lets the populous that are going to be affected by a project know about the meetings?

Chairman Malone explained that if a public hearing is required for that case by law a public hearing has to be published in the newspaper for at least fifteen (15) days prior to the meeting.

Karen Kolke said she is referring to the Maher project she was not notified. She said she may not have seen the notification on the door and did not get a chance to speak to the board. She said she is a one block subdivision and their property value is going to go down and Mr. Maher did come around and talked to about three (3) but he missed the other ones.

Chairman Malone said that Mr. Maher is under no obligation to go out and talk to anyone so if anything it is a good thing he is that he did go out and try to reach out. He explained there are certain applications like zoning changes or special land use that requires notification within three hundred (300) feet of a development and Mr. Maher's application did not require a public hearing.

Kyle Shaloum – 1270 S. Commerce – said he wanted to come and introduce himself as the new owner and operator of Penny Lake Market. He said thank you for letting him become a part of the community. He asked if he could put an ice machine on the outside of his building.

Chairman Malone said that type of work would be done administratively through a building permit or electrical permit. He said he can call the City and they would give him the permit that would be required to pull.

ATTORNEY'S REPORT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Public Hearing

Open Public Hearing 7:39 p.m.

1. Master Plan Implementation

City Planner Deem stated the City updated its Master Plan back in 2014. He said recently Pepino's burned down and there is the vacant property in the downtown area now. He said he reviewed the City's Master Plan and Zoning Ordinance and identified potential zoning amendments that could help promote the redevelopment of this site and the downtown area, while maintaining the character of Walled Lake. He stated the proposed rezoning would include the property zoned C-1 west of Pontiac Trail and south of O Flaherty St to C-3 and extend the Historic Downtown Overlay District. He said Pepino's was illegally conforming because in the C-1 district it does not allow a restaurant to serve alcohol in that area and now is the time to bring the zoning into harmony with the Master Plan.

Commissioner Whitt explained that the word "harmony" is a great word. He explained the abiding law is the Zoning Ordinances and that the Master Plan is a future plan and we want to bring the two into harmony as opposed to being out of compliance. Mr. Whitt further stated that the ordinance is not out of compliance because the ordinance is the law.

City Planner Deem said the main difference is going to be that the uses in the C-3 district are all the uses allowed in the C-1, there are no uses lost with this amendment. He said the recommendation is to rezone the noted property from C-1 to C-3 and then amend the historic downtown overlay to include those properties. He said right now it is limited to the east side of Pontiac Trail and it would come over to the west side to include the proposed the C-3 properties.

Audience Participation: None

Close Public Hearing 7:53 p.m.

Discussion: None

**PC 07-03-16 MOTION TO APPROVE THE REZONING OF THE PROPERTY
ZONED C-1 WEST OF PONTIAC TRAIL AND SOUTH OF
O'FLAHERTY ST TO C-3 AND EXTEND THE HISTORIC
DOWNTOWN OVERLAY DISTRICT TO INCLUDE THESE
PROPERTIES**

Motion by Palmer, seconded by Wolfson, CARRIED UNANIMOUSLY: To approve the rezoning of the property zoned C-1 west of Pontiac Trail and south of O'Flaherty St. to C-3 and extend the Historic Downtown overlay district to include these properties.

ADMINISTRATIVE REPORT:

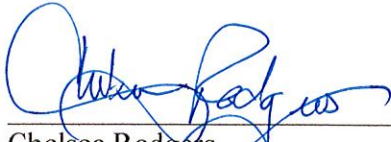
1. Code Enforcement Report May

DISCUSSION:


COMMISSIONERS COMMENTS:

PC 07-04-16 ADJOURNMENT

Motion by Robertson, seconded by Novak, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:04 p.m.



Chelsea Rodgers
Recording Secretary



Matt Malone
Chairperson