



**CITY OF WALLED LAKE  
PLANNING COMMISSION  
TUESDAY, MARCH 10, 2015**

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

**ROLL CALL:** Cheney, Malone, Novak, Robertson, Wolfson, Whitt

**ABSENT:** Palmer

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

**PC 03-01-15 EXCUSE COMMISSIONER PALMER FROM THIS MEETING**

Motion by Robertson, seconded by Malone, CARRIED UNANIMOUSLY: To excuse Commissioner Palmer from this meeting.

**REQUESTS FOR AGENDA CHANGES:**

**APPROVAL OF MINUTES:**

**PC 03-02-15 APPROVAL OF THE FEBRUARY 10, 2015 PLANNING  
COMMISSION MEETING MINUTES & FEBRUARY 24, 2015  
PLANNING COMMISSION SPECIAL MEETING MINUTES**

Motion by Novak, seconded by Wolfson, CARRIED UNANIMOUSLY: To approve the February 10, 2015 Planning Commission Minutes & February 24, 2015 Planning Commission Special Meeting Minutes

**AUDIENCE PARTICIPATION:**

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**ADMINISTRATIVE REPORT:**

1. Code Enforcement Report

**DISCUSSION:**

Commissioner Robertson explained what happened at City Council last week because he said there may be some confusion. He said Council passed to move the Foremost Development project forward through the process. He said the two big issues that Council has: are the density and parking. He said there is no agreement in place right now. He explained there was another proposed resolution to stop the project completely but it did not pass because the project has to be allowed to go through the process. He said at this time the ball is in Mr. Bailey's court.

Commissioner Whitt explained the West End wrote a story caption which said it was put on hold which is neither true or false. He said the resolution is to move it forward and try to come to some arrangement to vote on. He said the issues are the density and parking. He said the City has to negotiate and the lawyer is working on a template now. He said it is a split council right now.

Commissioner Robertson said the process will take more time now. He said he sees density and parking as the same issue. He said to give the developer a chance to go through the process. He said the project has to be viable to go forward. He said it is about a ratio between the two.

Commissioner Wolfson said regardless of the project going forward or not, has Council approached the parking issue downtown regardless. He said no matter what project goes in down there, there will still be a parking issue.

City Planner Jackson said when the Commission did its annual report last year one of the top priorities was to evaluate the parking downtown. He explained the City may not have to spend a penny on building new parking but may have to manage the parking that is there. He said a lot of people said they do not want the new residents parking in front of the businesses. He said at some point, the Commission needs to get a feel of the parking situation even if the City doesn't spend a dime on parking.

Commissioner Robertson said the funeral home and the churches already share some parking.

City Planner Jackson said when people look at downtowns, parking is usually a problem. He said the Commission needs to understand the parking before a meter is put in.

Commissioner Malone said he brainstorms on where a parking structure could go, if anywhere and what type of transactions will have to take place and the Foster Farmhouse pops in his head but then there is a disconnect pedestrian having to cross Pontiac Trail.

City Planner Jackson said first the Commission has to get a handle on the resources the City has. He said he heard other people say "Well I let other people use my parking as it is and that is going to stop." He said the parking has been an issue over the years.

Commissioner Wolfson asked Mr. Bailey if he has considered the parking issue.

Mr. Bailey said he talked to Mr. Lynch, who runs the funeral home and said Mr. Lynch is in favor for the project but with different intention. He said he is talking to two to three businesses right now and there are some vacant lots that are available. He said he is working diligently to find more parking. He said in his proposal it adds 24 additional spaces for the downtown area. He has taken the parking situation into consideration and they are working to accommodate it. He said they are going to find a solution and the project is something Walled Lake needs. He said he lives in Northville and would like to see what is happening there to happen in Walled Lake. He said you have to have a starting point. He said he wants to watch the City grow.

#### **COMMISSIONERS COMMENTS:**

Commissioner Whitt said there is a lot of posturing. He said the City will see how it goes. He said the project is not a done deal. He explained DDA's role is to assist and right now it is premature for DDA to get involved.

Commissioner Malone wonders if there is something lacking in the process and if education is needed. He said he wants the public to know how the processes work. He said a lot of people are angry because they do not understand the process. He restated what he said at the last meeting that something is going to get developed down there.

City Planner Jackson said there are flowcharts for each process that is pretty easy to follow. He said it was for the streamline for the development process.

Commissioner Robertson said everything is proceeding on the right course. He said something has to happen in that area. He said it a little rundown and the reason people locate their business downtown because rent is cheap but they can't survive. He said there isn't the traffic through the downtown like there was because of the Maple Road extension.

Commissioner Wolfson said the City is moving forward and there are concerns. He said they are looking at different avenues but something will go in there.


Commissioner Cheney said he heard on NPR about people choosing to live in micro apartments so the City is moving in the right direction.

Mr. Bailey said the square footage is 636 to 700 square feet for the one bedroom and 900 to 1,000 square feet for the two bedrooms. He said there are a lot of the micro apartments going in Detroit right now with their redevelopment.

**PC 03-03-15                      ADJOURNMENT**

Motion by Robertson, seconded by Malone, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:11 p.m.

  
Chelsea Rodgers  
Recording Secretary

  
Reuben Cheney  
Chairperson