



**CITY OF WALLED LAKE
SPECIAL PLANNING COMMISSION
TUESDAY, MAY 23, 2017**

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

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

ABSENT: None

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

AGENDA CHANGE:

PC 05-01-17 MOTION TO MOVE ITEM 1 UNDER NEW BUSINESS FOR FIRST DISCUSSION

Motion by Palmer, seconded by Maurer, CARRIED UNANIMOUSLY: To move item 1 under New Business for first discussion.

AUDIENCE PARTICIPATION:

Dennis Burks – 206 Spring Park – began his diatribe stating “I have one thing to say to you, you people are an embarrassment to the city. Bye.”

NEW BUSINESS:

1. Discussion – Resolution 2017-42 possible plan for rezoning for the 615 N. Pontiac Trail (Community Education Center Building)

Commissioner Whitt explained he holds his seat on the planning commission because of his position as City Manager, as part of his ex officio duties. Mr. Whitt said the Mayor and City Council Members, at the last meeting had expressed their interest in preserving the Community Education Center Building. Mr. Whitt explained that many people of the community believe there should be more of an effort to try and preserve what is an historical site. Mr. Whitt said many people, from within and outside of the community, have an interest in making an effort to save the building to repurpose it. Mr. Whitt explained that it does not appear that the Board of Education has considered repurposing the CEC building and that the Mayor, himself and city staff had attended a meeting with the school board staff. Mr. Whitt explained that the Mayor and staff members went to a school board meeting. Mr. Whitt said the Mayor listened to the school board meeting and at the next city council meeting introduced a resolution directing city

administration to contact the school board, to develop negotiations where the city can save the CEC building. Mr. Whitt explained that the Mayor's resolution requested a Right of First Refusal to purchase the CEC building through the DDA or the City or as a public/private partnership. Mr. Whitt explained that the reason it is before the commission is that the site is 6.45 acres and it will require planning and rezoning. Mr. Whitt suggested the planning commission direct the consulting planner to study the site, look at the zoning issues, and provide recommendations as early as the next meeting. Mr. Whitt suggested that the city look at maximizing the use while at the same time considering repurposing the building because all of those issues have to come before the Planning Commission. Mr. Whitt explained that city staff will review the qualification of the people who believe they can rehab the building and city staff will do their due diligence to see that those people also have the financial ability to rehabilitate the building. Mr. Whitt said the site will be used for something other than school property. Mr. Whitt said the Planning Commission will have to consider at how the loss of the school impacts the Master Plan and zoning and that city officials are making an effort to get the school board to delay the demolition so the city can put together the right team to rehab the building. Mr. Whitt said the Mayor believes she can do it and Council agreed with her with a unanimous vote and that the Downtown Development Authority is on board too.

**PC 05-02-17 MOTION TO DIRECT THE CONSULTANT PLANNER TO
EXPLORE POSSIBLE PROPOSALS FOR A REPURPOSED
BUILDING AND REZONED SITE OF THE 6.45 ACRES
CURRENTLY KNOWN AS THE COMMUNITY EDUCATION
CENTER BUILDING 615 N. PONTIAC TRAIL**

Motion by Whitt, seconded by Wolfson, CARRIED UNANIMOUSLY: To direct the consultant planner to explore possible proposals for a repurposed building and rezoned site of the 6.45 acres currently known as the community education center building 615 N. Pontiac Trail.

Discussion:

Chairman Malone asked Consultant Planner Deem to come back to the commission with general information. Chairman Malone said obviously the site is zoned differently now than what it could be in the future.

Planning Consultant Deem said he can get things for the next meeting and there are several options for the Planning Commission to review including what the property is zoned now and what it can be rezoned to.

Commissioner Whitt said he does not know of a demolition date but that the bond issue to the school board passed, that allows the school board to spend money from the bond issue to do the kind of thing that would be required under demolition. Mr. Whitt said the school board can spend that money for demolition and that if it is demolished the school board is saving a quarter of a million dollars a year from the General Fund. Mr. Whitt said the School Board believes they can then sell the land to get the money back from the demolition. Mr. Whitt explained that the better it is zoned for development the more likely the School Board gets a better price for the property.

Mr. Whitt said there are two things to consider: first is the revenue it would bring however it should not be number one. The number one thing to be concerned with is protecting the community in terms of what is going to be developed there.

Commissioner Wolfson asked if the city has the money to purchase the building to turn it into a community center or something like that.

Commissioner Whitt said he does not make those decision as that is up to City Council. Mr. Whitt said there is nothing in the Master Plan that calls for that and there simply has been no discussion in the past about spending that kind of money to repurpose the CEC building. Mr. Whitt said the city does not have enough information to know if and what is feasible. Mr. Whitt said he has never heard that council would want to purchase the building but maybe now people are going to say the council should do that but it will cost a lot more than anything the city is spending.

Mr. Whitt explained that in 2000 the City Council planned an \$11.5 million-dollar city hall that did not fly and then they tried to do it again in 2007 for around the same price. Mr. Whitt explained that nowadays this City Council is doing things differently, and is rehabbing city hall. Mr. Whitt explained that the plan he received seven years ago did not include buying the CEC building but explained further that the city can do a rehab, as well as the DDA, they can enter into a public/private partnership and facilitate development to benefit the taxpayers and the residents. Mr. Whitt explained that he does not know anybody that thinks the city should buy that building to let it sit without a purpose but that the city needs to find a purpose for the CEC building.

ATTORNEY'S REPORT:

1. Request for Closed Session to discuss Confidential Attorney Client Communication – Janine Feinberg v City of Walled Lake et al. pursuant to Section 8e of the Open Meetings Act (OMA)

PC 05-03-17 MOTION TO ENTER INTO CLOSED SESSION TO DISCUSS CONFIDENTIAL ATTORNEY CLIENT COMMUNICATION AND TO INCLUDE CITY STAFF

Motion by Robertson, seconded by Wolfson, CARRIED UNANIMOUSLY: To enter into closed session to discuss confidential attorney client communication and include city staff.

Commission recessed at 7:45 p.m.

Commission entered Closed Session: 7:48 p.m.

Commission rose from Closed Session: 8:15 p.m.

UNFINISHED BUSINESS:

1. 274 W. Walled Lake Dr. – Site Plan and Special Land Use
Applicant: Janine Feinberg

City Attorney Vanerian said this is Planning Commission Case 250 it is an application for special land use approval and site plan approval that was submitted by the applicant Ms. Janine Feinberg to operate and maintain a recovery home at 274 W. Walled Lake Drive. He said the application was submitted originally before the Planning Commission for a public hearing back on May 10, 2016. He said the Planning Commission held the required public hearing on that date and received comment from members of the public at that time. He said after that public hearing had been duly noticed and published now the case is back before the Planning Commission for final determination on the application.

**PC 05-04-17 MOTION TO APPROVE PLANNING COMMISSION
RESOLUTION 2017-1 CAPTIONED AS A RESOLUTION OF
FINDINGS AND DETERMINATIONS OF THE CITY PLANNING
COMMISSION REGARDING APPLICATION FOR THE
PLANNING COMMISSION CASE 250 FOR SITE PLAN AND
SPECIAL LAND USE APPROVAL FOR A RECOVERY HOME AT
274 W. WALLED LAKE DR. SIDWELL NO. 92-17-34-327-011**

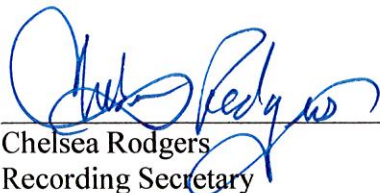
Motion by Whitt, seconded by Wolfson, UNANIMOUSLY CARRIED: To approve Planning Commission resolution 2017-1 captioned as a resolution of findings and determinations of the City Planning Commission regarding application for the planning commission case 250 for site plan and special land use approval for a recovery home at 274 W. Walled Lake Dr. sidwell no. 92-17-34-327-011.

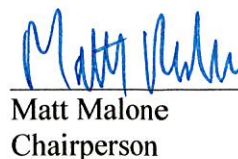
Roll Call Vote:

Yes (7) Palmer, Robertson, Whitt, Wolfson, Novak, Maurer, Malone
No (0)
Absent (0)
Abstain (0)

PC 05-05-17 ADJOURNMENT

Motion by Robertson, seconded by Wolfson, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:19 p.m.


Chelsea Rodgers
Recording Secretary


Matt Malone
Chairperson