



**CITY OF WALLED LAKE  
PLANNING COMMISSION  
TUESDAY, SEPTEMBER 13, 2016**

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

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

**ABSENT:**

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

**REQUESTS FOR AGENDA CHANGES:**

**APPROVAL OF MINUTES:**

**PC 09-01-16 APPROVAL OF THE JULY 12, 2016 PLANNING COMMISSION MEETING MINUTES**

Motion by Robertson, seconded by Wolfson, **CARRIED UNANIMOUSLY:** To approve the July 12, 2016 Planning Commission minutes

**COMMUNICATION:**

**AUDIENCE PARTICIPATION:**

Karen Kolke – 179 Spring Park – asked if she can get minutes at the meeting.

Dennis Burke – expressed concern about the lack of sidewalks throughout the entire city.

**ATTORNEY'S REPORT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

1. Complete Street Presentation

City Planner Mike Deem explained complete looks at how the roadways are used for all modes of transportation, that includes cars, pedestrians, bikes and emergency vehicles and how all these types of modes of transportation interact with each other. He explained the purpose is to develop

a plan to have them interact in a safe matter. He said the State of Michigan has included complete streets as their Act 52. He said when MDOT or Oakland County has road projects if the City has a complete streets project, the city has to consider that as part of their development process. He explained the different types of uses that can occur in the right away, there is active sidewalks, safe crosswalks, plantings, and other types of green space. He said this is a national movement. He talked about the first of the ten elements include a vision and what fits in Walled Lake for complete streets. He went through the ten (10) elements. He explained design criteria and as redevelopment occurs and roads improved the City will want to have the design criteria already set. He explained some exceptions are non-motorized use is prohibited, cost is excessively disproportionate to need or probable uses, documented absence of current and future need, and routine maintenance. He discussed the legacy cost and routine maintenance and the feasibility of maintaining of what is required. He said then there needs to be a process for the exceptions, if the planning commission makes a recommendation to City Council.

Chairman Malone asked what the next step is to begin the process of the transportation plan.

City Planner Deem said McKenna has already submitted a proposal for review.

Commissioner Palmer expressed several other concerns that should be addressed at some point in the future. He also asked about possible funding for the complete streets project.

Commissioner Whitt said the first thing needed is a plan before you worry about funding. Then at some point after the planning you start with some basic engineering to start funding it. He informed the board to be aware that there is no other funding source other than the City's money. He said it would be funded locally with taxpayer's dollars.

#### **ADMINISTRATIVE REPORT:**

1. Code Enforcement Report July
2. Code Enforcement Report August

City Planner Deem said the Marathon gas station violated the approved site plan. He said they were going to add two need parking spaces that were not in the original site plan.

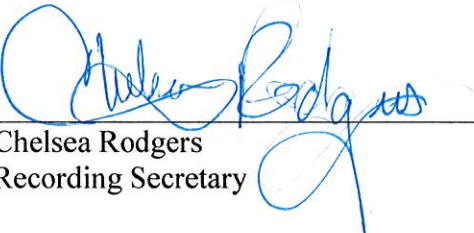
#### **DISCUSSION:**


#### **COMMISSIONERS COMMENTS:**

Chairman Malone said the Clark gas station is coming along nicely.

PC 09-02-16            ADJOURNMENT

Motion by Robertson, seconded by Wolfson, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:09 p.m.

  
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Chelsea Rodgers  
Recording Secretary

  
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Matt Malone  
Chairperson