

PLANNING COMMISSION MINUTES
Regular Meeting
March 7, 2017

CALL TO ORDER: The March 7, 2017, Planning Commission meeting was called to order by Chairman Conway at 7:00 p.m.

PRESENT: Chairman Conway, Commissioners Bly, Rosier, Harag, Hoy, Clarke, Brummette, Leaser and Councilmember Bahmer.

ABSENT: Commissioner Snyder

ALSO PRESENT: City Clerk Terpstra and Community Development Director Myrkle.

APPROVAL OF MINUTES:

Motion by Commissioner Leaser, second by Clarke to approve the minutes of February 3, 2017, as presented. Carried. 8 Yes. 0 No. 1 Absent (Snyder).

APPROVAL OF AGENDA:

Motion by Commissioner Brummette, second by Leaser to approve the agenda with the amendment for addition of Chief Sherman as item 6a(1) under New Business to discuss Johnson Street parking issues. Carried. 8 Yes. 0 No. 1 Absent. (Snyder)

EARLY PUBLIC COMMENT: Bryan Myrkle, Community Development Director, advised that the Packard Hwy. Site Plan that was noticed for this meeting will be moved to the April meeting as they are not ready with their plans at this time.

NEW BUSINESS:

A. (1) JOHNSON STREET PARKING ISSUE- CHIEF SHERMAN.:

Chief Lisa Sherman stated that she was there to address concerns the commission has had with parking in the 600 block of Johnson Street. She stated that she has researched this intersection and there has not been any accidents related to the concerns being raised. There have been no complaints to the department regarding any issues at this intersection. She has made multiple visits at all different times of the day and has not seen any problems.

There were no questions from the commission. Chief Sherman stated that the department will continue to monitor the situation.

A. SITE PLAN REVIEW- 225 S. WASHINGTON ST. & 234 S. OLIVER ST.:

Public Hearing Opened: 7:05 P.M.

Community Development Director Myrkle introduced Elizabeth, representing TWG Development.

She highlighted the changes that were made to the site plan from the last meeting. She stated that there has been buffering added along Oliver Street. There will be 50 surface spaces and 34 parking garages.

Commissioner Brummette stated that he likes the addition of the green spaces.

Discussion was held on the type of trees that would be used in the green space.

Commissioner Snyder arrived at 7:22 P.M.

Public Hearing Closed: 7:23 P.M.

B. ACTION- SITE PLAN - 225 S. WASHINGTON ST. & 234 S. OLIVER ST.:

RESOLUTION NO. PC2017-02

A RESOLUTION TO APPROVE A SITE PLAN & CONDITIONAL USE FOR TWG DEVELOPMENT, 225 S. WASHINGTON & 234 S. OLIVER IN THE CITY OF CHARLOTTE

WHEREAS, TWG Development has submitted a site plan approval application for a residential development project at 225 S. Washington and 234 S. Oliver in the city of Charlotte; and

WHEREAS, the City of Charlotte Planning Commission is required to use the following checklist, and has made the following findings regarding this site plan:

- The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site, and including acceleration and deceleration lane needs is adequate and in compliance with the city's zoning regulations.
- There is no need for additional service drives or marginal access roads as a result of this expansion.
- The project is proposed to be in a structure designed and built for this use on a site of not less than 2 acres.
- The parking lot layout, including ingress, egress and driveway widths conform to the requirements of the city's zoning regulations.
- Loading and unloading areas and building service areas are adequate and in compliance with the city's zoning regulations.
- Location and requirements for fences, walls and greenbelts have been addressed by previous development at this site and remain adequate and in compliance with the city's zoning regulations.

- Special site features such as play areas, pools and similar are adequate for this project.
- The proposed landscaping is adequate and in compliance with the city's zoning regulations, referenced as section 82-460.

THEREFORE, BE IT RESOLVED that the City of Charlotte Planning Commission hereby approves the site plan as presented; and

THEREFORE, BE IT FURTHER RESOLVED that this approval is limited to those items addressed by the plan as submitted, and that further administrative requirements may be imposed at a later date, once fully-engineered plans are submitted to the City of Charlotte.

Commissioner Harag moved, supported by Bly to approve the Site Plan and Conditional Use for 225 S. Washington & 234 S. Oliver as outlined in Resolution No. PC2017-02 as presented. Carried. 9 Yes. 0 No.

C. PUBLIC HEARING- ORDINANCE TO AMEND CHAPTER 82 ZONING TO ADD MULTIPLE FAMILY DWELLINGS IN NEW BUILDINGS AS A CONDITIONAL USE:

AN ORDINANCE TO AMEND CHAPTER 82 ZONING BY AMENDING SECTION 82-288 CONDITIONAL USES TO ESTABLISH MULTIPLE FAMILY DWELLINGS IN NEW BUILDINGS AS A CONDITIONAL USE IN THE CBD CENTRAL BUSINESS DISTRICT AND TO DELETE POOL AND BILLIARD HALLS AS A CONDITIONAL USE

THE CITY OF CHARLOTTE ORDAINS:

SECTION 1. PURPOSE. The purpose of this ordinance is to designate multiple family dwellings as a use subject to special conditions in the CBD Central Business District and to delete references to pool and billiard halls as uses subject to special conditions in the CBD Central Business District.

SECTION 2. Section 82-288 Conditional Uses of the Code of the City of Charlotte is hereby amended to read as follows:

§ 82-288 CONDITIONAL USES.

The following uses may be permitted in the CBD Central Business District subject to the conditions imposed in this section for each use.

(1) Dwelling units within an existing commercial building subject to the following conditions.

(a) It is the intent of subsection (1) to provide for the conversion of the upper floors of existing commercial buildings and to extend their economic life by permitting the construction of one-, two- and multiple family residential dwelling units.

(b) Dwelling units shall not be located below the second floor.

(c) Off-street parking shall be provided at the ratio of not less than one and one-half parking spaces per dwelling unit.

(2) Multiple-family Dwellings subject to the following conditions.

(a) Multiple-family dwellings shall be in structures designed and built for this use on a site of not less than two acres in size.

(b) Off-street parking shall be provided at the ratio of not less than one and one-half parking spaces per dwelling unit.

(c) A greenbelt conforming to the requirements of §82-460 shall be required where a parking lot abuts a public thoroughfare and/or where the site abuts a residential district.

(d) Multiple-family dwellings are permitted upon the granting of a permit for such use by the Planning Commission subject to such other conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing held pursuant to § 82-34(C).

Public Hearing Opened: 7:25 P.M.

No Comments.

Public Hearing Closed: 7:25 P.M.

D. ACTION – ORDINANCE TO AMEND CHAPTER 82 ZONING TO ADD MULTIPLE FAMILY DWELLINGS IN NEW BUILDINGS AS A CONDITIONAL USE:

Commissioner Bly moved, supported by Harag to approve Ordinance to amend Chapter 82 Zoning to add multiple family dwellings in new buildings as a conditional use as presented. Carried. 9 Yes. 0 No.

E. PUBLIC HEARING – MASTER PLAN -225 S. WASHINGTON & 234 S. OLIVER:

Public Hearing Opened: 7:29 P.M.

No Comments.

Public Hearing Closed: 7:29 P.M.

F. ACTION- MASTER PLAN – 225 S. WASHINGTON & 234 S. OLIVER:

RESOLUTION NO. PC2017-03

A RESOLUTION TO APPROVE A MASTER PLAN CHANGE FOR 225 S. WASHINGTON & 234 S. OLIVER

WHEREAS, TWG Development has proposed a multiple family residential development project for senior citizens at 225 S. Washington & 234 S. Oliver Streets in the City of Charlotte; and

WHEREAS, approval of this project requires changes to both the Future Land Use Map (Master Plan) and the Zoning Map; and

WHEREAS, the City of Charlotte Planning Commission has determined that approval of this project would serve the best interests of the citizens of Charlotte, in terms of their health, safety and welfare; and

WHEREAS, the City of Charlotte City Council is proposing Zoning Ordinance changes to accommodate this project in the Central

Business District zoning classification; and

WHEREAS, the City of Charlotte Planning Commission has held a public hearing on this issue giving the citizens of Charlotte an opportunity to address the matter.

THEREFORE, BE IT RESOLVED that the City of Charlotte Planning Commission hereby changes the Future Land Use map to call for Central Business District zoning at 225 S. Washington & 234 S. Oliver Streets in the City of Charlotte.

Commissioner Brummette moved, supported by Clarke to approve the Master Plan change for 225 S. Washington & 234 S. Oliver as outlined in Resolution No. PC2017-03 as presented. Carried. 9 Yes. 0 No.

G. PUBLIC HEARING – ORDINANCE TO AMEND THE ZONING MAP TO CHANGE THE ZONING OF 225 S. WASHINGTON & 234 S. OLIVER FROM B-1 LOCAL BUSINESS DISTRICT TO CBD CENTRAL BUSINESS DISTRICT:

AN ORDINANCE TO AMEND CHAPTER 82 - ZONING, BY AMENDING THE ZONING MAP TO CHANGE A CERTAIN DESCRIBED PARCEL FROM B-1 LOCAL BUSINESS DISTRICT TO CBD CENTRAL BUSINESS DISTRICT

THE CITY OF CHARLOTTE ORDAINS:

Section 1. The Zoning District Map of the City of Charlotte, being part of Chapter 82 - Zoning, of the Code of the City of Charlotte, is hereby amended as follows:

That property described as: Lots 7, 8, 11, 12, 15, 16 and the West 30 feet 6 inches of Lot 17, the dividing line being the center of a block wall, and the vacated alley South of Lot 15 and the West ½ of the vacated alley adjacent to Lots 7, 8, 11, 12 & 15 Cummings Subdivision to the original Plat, City of Charlotte, Michigan and Lots 9, 10, 13, 14 the East 11 feet 1/5 inches of Lot 17, the dividing line being the center of a block wall, Lots 18, 19, 20 and the vacated alley South of Lot 14 and the East ½ of the vacated alley adjacent to Lots 9,

10, 13 & 14 of the Cummings Subdivision to the original plat, City of Charlotte, Michigan.

is hereby rezoned from B-1 Local Business District to CBD Central Business District.

Section 2. That the City Clerk is hereby directed to make the necessary corrections evidencing this zoning change.

Section 3. The attached map evidencing this change shall be marked and designated as Ordinance No. 2017-03 and the City Clerk shall enter on the zoning map this ordinance number and the date of the adoption thereof and shall maintain a file containing a copy of this ordinance and a map thereto attached.

Section 4. This ordinance shall become effective upon the date of its publication.

Public Hearing Opened: 7:31 P.M.

No Comments.

Public Hearing Closed: 7:31 P.M.

H. ACTION – ORDINANCE TO AMEND THE ZONING MAP TO CHANGE THE ZONING OF 225 S. WASHINGTON & 234 S. OLIVER FROM B-1 LOCAL BUSINESS DISTRICT TO CBD CENTRAL BUSINESS DISTRICT:

Commissioner Brummette moved, supported by Harag to approve Ordinance to amend the zoning map to change the zoning of 225 S. Washington and 234 S. Oliver from B-1 Local Business District to CBD Central Business District as presented. Carried. 9 Yes. 0 No.

I. PUBLIC HEARING – CONDITIONAL USE 945 REYNOLDS RD.:

Public Hearing Opened: 7:33.M.

Bryan Myrkle along with Nate from Michigan Works explained the

purpose of the conditional use needed for housing Michigan Works at the Peckham site. Commissioners discussed if there was adequate parking on the site.

Public Hearing Closed: 7:38 P.M.

**J. ACTION- CONDITIONAL USE 945 REYNOLDS RD.:
RESOLUTION NO. PC2017-04**

A RESOLUTION TO APPROVE A CONDITIONAL USE FOR 945 REYNOLDS ROAD

WHEREAS, Peckham Inc, has submitted a Conditional Use Request for ‘Michigan Works’ activities at 945 Reynolds Road; and

WHEREAS, the City of Charlotte Planning Commission has determined that these activities are of similar character to a trade or industrial school; and

WHEREAS, these activities can be allowed as a conditional use in an I-2 zoning district; and

WHEREAS, the City of Charlotte Planning Commission recognizes the importance of employment services and training in the community.

THEREFORE, BE IT RESOLVED that the City of Charlotte Planning Commission hereby approves the Conditional Use Request by Peckham, Inc. to conduct employment services and training under the Michigan Works program at 945 Reynolds Road.

Commissioner Harag moved, supported by Snyder to approve the conditional use for 945 Reynolds as outlined in Resolution No. PC2017-04 as presented.

K. PUBLIC HEARING TEMPORARY USE FIREWORKS- MEIJERS- 1167 E. CLINTON TRAIL:

Public Hearing Opened: 7:42 P.M.

Chuck Friese, representing TNT Fireworks, explained that this would be the same process as the last few years that they have sold fireworks at this site. The sale will be held from June 22nd through July 5th.

Public Hearing Closed: 7:43 P.M.

L. ACTION- TEMPORARY USE FIREWORKS MEIJERS- 1167 E. CLINTON TRAIL:

Commissioner Snyder moved, supported by Bly to approve the Temporary Use for fireworks at Meijers, 1167 E. Clinton Trail as presented. Carried. 9 Yes. 0 No.

M. PUBLIC HEARING TEMPORARY USE FIREWORKS – WALMART- 1680 PACKARD HWY.:

Public Hearing Opened: 7:46 P.M.

Caleb Phillips, explained that the funds from these two sales are used for mission programs with children as well as community outreach programs.

Public Hearing Closed: 7:47 P.M.

N. ACTION- TEMPORARY USE FIREWORKS- WALMART -1680 PACKARD HWY.:

Commissioner Brummette moved, supported by Snyder to approve the Temporary Use for fireworks at Walmart, 1680 Packard Hwy. as presented. Carried. 9 Yes. 0 No.

**REPORTS, COMMENTS, CORRESPONDENCE:
STAFF REPORT:**

Community Development Director Myrkle stated that there will be a site plan review for Packard Hwy. in April for a utilities contractor with Consumers Energy. There will be information on the Speedway gas station project. He stated that he will be forwarding a survey to commissioners regarding the Main Street program and would like them to take a few minutes to respond.

Commissioner Snyder apologized for being late to the meeting as she had car troubles.

LATE PUBLIC COMMENT: None.

There being no further business, Commissioner Bly moved to adjourn at 7:55 p.m.

Ginger Terpstra, City Clerk, CMMC