

CITY OF CHARLEVOIX PLANNING COMMISSION MEETING MINUTES
Monday, June 8, 2009 -- 7:00 p.m.
210 State Street, City Hall, Council Chambers, Charlevoix, Michigan

A) CALL TO ORDER

The meeting was called to order by Chairman Hess at 7:03 p.m.

B) ROLL CALL

Commissioners Present: Larry Boog, Dan Buday, Judy Clock, Toni Felter, Francis (Brownie) Flanders, John Hess, and Brian Vollmer
Commissioners Absent: June Cross and D. J. Way
Staff Present: City Planner Mike Spencer

C) INQUIRY INTO POTENTIAL CONFLICTS OF INTEREST None.

D) APPROVAL OF AGENDA

Motion made by Commissioner Clock and seconded by Commissioner Boog to approve the agenda as presented. Motion adopted by a unanimous voice vote.

E) APPROVAL OF May 11, 2009 MINUTES

The Commission reviewed the proposed minutes. Motion made by Commissioner Boog and seconded by Commissioner Vollmer to approve the May 11, 2009 minutes as presented. Motion adopted by a unanimous voice vote.

F) CALL FOR PUBLIC COMMENT (Not related to agenda items) None.

Chairman Hess asked to modify the agenda to view the DVD's after discussing *H) Old Business*.

H) OLD BUSINESS

1. Discussion of Boss Farmland and Open Space Application

Planner Spencer gave the Commission additional information on the application. The purpose of the application is not just for wind farms but also to receive tax credits and a lower tax rate under the farm land act. This area is identified by the State of Michigan as a prime area for wind farms. The State is submitting a report to local governments encouraging the development of alternative energy. A number of land owners in Marion Township are looking at developing wind farms in the future. Planner Spencer stated that it is not appropriate to write a letter of support at this time.

Chairman Hess asked if the City needs to adopt any ordinances that would regulate wind turbines. Planner Spencer confirmed that the City's Master Plan and future zoning amendments will need to reflect not only wind turbines but also solar panels.

2. Golf Course Storage Building

The Golf Course/Street Department wishes to erect a 16 x 25' pesticide building near the Golf Course Maintenance building. The building meets all setback requirements and will be placed near the existing

Golf Course Maintenance building off Mercer Boulevard. The plans are available in the Planner's office for Commissioner's to review.

Chairman Hess appreciates that the proposed building meets the requirements of the zoning ordinance and that the Commission is being kept aware of City operations.

3. Parking Lot Paving

Planner Spencer reported that the Downtown Development Authority has met with Council seeking permission to pave a small gravel parking lot behind the Charlevoix Land Conservatory building (108 Park Avenue). The City's Downtown Park Fund will be used to pay for the improvements. Council has authorized Staff to prepare bidding documents to pave the existing lot. The Commission voiced support of the project and asked staff to look at placing pavers or other similar surfaces on the site.

4. Update on Johnson/Anderson Litigation

Planner Spencer reviewed an appeal being reviewed by the Zoning Board of Appeals with the Commission. The public hearing has been held and the ZBA will meet on June 24th to determine if a zoning permit issued in 2007 is valid.

G) NEW BUSINESS

1. Review of DVD on Joint Planning. Planner's Moments Unit 5
2. Review of DVD on Access Management. Planner's Moments Unit 6
3. Review of DVD on Creative Active Communities. Planner's Moments Unit 7

The Commission viewed the DVDs on Joint Planning, Access Management and Creative Active Communities. The DVDs are part of a series to educate Planning Commissioners. Commissioners were asked to fill out an assessment form on the DVDs.

I) STAFF UPDATES AND CORRESPONDENCE

1. Requests for research to be completed by City Planner. None.

J) REQUESTS FOR NEXT MONTH'S AGENDA. None.

K) ADJOURNMENT

Motion made by Commissioner Felter and seconded by Commissioner Boog to adjourn. Motion was adopted by a unanimous voice vote. Meeting adjourned at 7:24 p.m.

Respectfully submitted by Linda Weller, Recording Secretary

John Hess, Chairman

Linda Weller, Recording Secretary

Carol A. Ochs, City Clerk