

Vice-Chair Rutledge called the Regular Meeting of the Planning Commission to order at 7:38 p.m.

Commissioner Rutledge introduced the two new members of the Planning Commission, Charlene McEachin and Michael Wojciechowski.

ROLL CALL

Present: Boyles, Demick, Plachinski, Rutledge, Koneczny, McEachin, Wojciechowski, Hayman, Burkhardt.

Absent: Dailey.

Also present: Greg Nikkel, City of New Baltimore Building Official
Judy Sproat, New Baltimore Director of Planning & Economic Development
Brian Wilson, Community Planning & Management

Motion by Boyles, second by Koneczny, to excuse the absent member. No additional discussion by the commission. Voice vote. All ayes, motion carried.

APPROVAL OF MINUTES:

Motion by Demick, second by Boyles to approve the Regular Meeting Minutes of 7-15-08 as presented. No additional discussion by the commission. Voice vote, all ayes. Motion carried.

PUBLIC DISCUSSION: The planning commissioners introduced themselves. Charlene McEachin has been selling real estate in New Baltimore and Chesterfield for 27 years. She is also on the Board of Review, and a member of the Lions Club. Mike Wojciechowski lives on St. Clair Drive and has been a resident for 12 years. He is a supervisor at Chrysler Corporation for engine durability testing. He is also involved in the Anchor Bay Sports Boosters and soccer program. Doug Plachinski a resident of Main Street at the corner of Atwood has been a resident for eight years and his wife grew up in New Baltimore. Joe Demick has been in property maintenance for 25 years at Tank Automotive Command and a carpenter for another 25 years. He lives on Base Street. Karl Rutledge is in the mechanical testing and balancing business. He has been a resident since 1998. Laura Boyles band booster. Ed Koneczny lives in the Hidden Ridge Subdivision. He has lived in New Baltimore for 15 years and been on the planning commission most of those years. He is a chemical engineer and currently working in the sales field. Susan Burkhardt is the City Council Liaison to the Planning Commission. She is also on the DDA and Parks and Recreation Commission. She has been a resident all her life. She does PR for Medstar Ambulance. Flo Hayman is also a City Council Liaison to the Planning Commission. She has lived in New Baltimore since she was a child. She graduated from High School with Joe Demick.

There was no additional public discussion.

Commissioner Demick asked about the weeds growing along the ditch after the sewer replacements along Washington. Our building official explained that it is a county ditch and the City is not allowed to cut it. Commissioner Koneczny stated the City should take more pride in the road and at least keep it groomed. You would think an arrangement could be worked out. The county is short on funds. Our building official will pass the info on to the City's construction inspector.

APPROVAL OF AGENDA:

Motion by Boyles, second by Koneczny, to approve the agenda as presented. No additional discussion by the commission. Voice vote, motion carried.

SITE PLAN ITEMS:

1. Site Plan #248-03-08, Bullfrogz Grill and Bar, 36540 Green Street, Revised 6-30-08

Our planner explained his comments (Copy attached). The city alley as a primary maneuvering lane was discussed. Resurfacing the entrance was suggested. Removing the entire guardrail was also suggested by the planner. The lighting and sidewalk were discussed. The lot combination was recommended. The planning commission has several discretionary items to address. The Green Street curb cut is being removed.

Comments from the commission included the plan should indicate the curb cut is being removed. Mr. Saad was willing to indicate that on a revised plan. He would like the planning commission to recommend approval to council tonight and indicate items that need to be addressed.

Future development and the chance of damaging the sidewalk were discussed. Mr. Koneczny explained that the commission has no assurances that the adjoining property will ever be developed. He recommended adding the sidewalk along Alfred Street. Paving the alley was suggested, and the city participating was discussed. Mr. Saad explained he had received an estimate of \$13,000 to pave the entire alley. The city is going to take on 50%. Mr. Saad, the Voice and Eddies would be responsible for the remainder. The Blackwell sidewalk was discussed. The council liaisons would not speculate on the city's participation.

Landscaping instead of the guardrail was proposed to the applicant. A berm was proposed and it could create a drainage problem. Mr. Saad agreed to removing the guardrail and to the lot combination. The Blackwell and Alfred lighting was discussed. Lighting the corners and the alley was discussed. Shielding the residential uses was suggested. Mr. Saad proposed lights at the corners of the alley and at Blackwell and Alfred. He also proposed postponing the sidewalks for two years.

Mr. Saad proposed participating 50% in the paving of the alley the property abuts. That is ¼ of the alley. It was decided to send the proposal to council and let them make the final decision on the city participation in paving the alley.

The applicant was made aware that the planning commission doesn't usually recommend approval of plans with conditions.

Motion by Koneczny, second by Boyles, to recommend approval of Site Plan #248-03-08, Bullfrogz Grill and Bar to City Council with the following conditions:

1. The Green Street curb cut be removed and repaired per city standards.
2. The sidewalk on Alfred be installed to city standards.
3. The sidewalk on Blackwell will be repaired or replaced per the city engineer to city standards.
4. The plan indicates 2 lights installed on Blackwell Street, one at the approach closest to Green Street and one at the alley.
5. The entire guardrail will be removed.
6. The lots will be combined.
7. The Planning Commission recommends the City participate 50% in the paving of the existing alley along the petitioners property, and the petitioner will participate 50%.

Additional discussion by the commission included the new plan being submitted before being forwarded to City Council, to be reviewed by Commissioner Rutledge. Roll call vote. Voting Yes: Boyles, Demick, Plachinski, Rutledge, Koneczny, McEachin, Wojciechowski. Voting No: None. Motion carried.

The building official requests the lots be combined at engineering so that a building permit may be issued for one parcel, and the city engineer can check the survey and legal description at that time.

A-FRAME SIGN DISCUSSION REQUEST FROM CITY COUNCIL:

City Council had previously requested that the Planning Commission review expanding the A-Frame Signs for the rest of the general and local commercial zoning districts. The Planning Commission had overlooked their request. The planner distributed info and suggested a discussion after the commission is ready to discuss the change.

Director of Planning and Economic Development Judy Sproat discussed the committee reviewing the sign ordinance and will forward the information to city council. The sub committee has met one time. She is putting together a catalog of signs and a recommendation to council will come from planning once the sub committee informs the planning commission of their findings.

COMMITTEE REPORTS: None.

MISCELLANEOUS COMMUNICATIONS:

A thank you was received from Dorothy Bade for the donation to Habitat for Humanity.

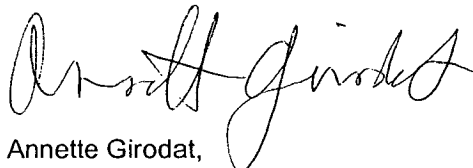
A new planning commission roster and rotating member list for the site plan review committee meeting was distributed. The budget worksheet was also distributed.

Commissioner Koneczny expressed his regret for planning commission members who have left and extended a welcome to our new members Charlene and Mike.

ADJOURNMENT:

Motion made by Boyles, second by Demick, to adjourn. No additional discussion by the commission. Voice vote, all ayes. Motion carried. Meeting adjourned at 8:54 P.M.

Respectfully submitted,



Annette Girodat,
Recording Secretary