

Chairman Rutledge called the Regular Meeting of the Planning Commission to order at 7:33 p.m.

ROLL CALL

Present: Boyles (arrived 8:00 P.M.), Dailey, Demick, Dupray, McEachin, Plachinski, Rutledge, Wojciechowski, Hayman.

Absent: Koneczny, Burkhardt.

Also present: Thomas A. Goldenbogen, City of New Baltimore Mayor
Greg Nikkel, City of New Baltimore Building Official
Brian Wilson, Community Planning & Management

Council Liaison Hayman explained Council Liaison Burkhardt had extensive dental work done today and is in big pain and asked to be excused tonight. Also Commissioner Boyles daughter was in class tonight and she will be late.

Motion by Dupray, second by Plachinski, to excuse the absent members. No additional discussion by the commission. Voice vote. All ayes, motion carried.

Chairman Rutledge asked for a moment of silence in memory of long time member of this community Walter Schrage who passed away recently.

APPROVAL OF MINUTES:

Motion by Wojciechowski, second by Demick, to approve the Regular Meeting minutes of 5-19-09 as presented. No additional discussion by the commission. Voice vote. All ayes, motion carried.

PUBLIC DISCUSSION: There was no public attendance.

APPROVAL OF AGENDA:

Motion by Dupray, second by Wojciechowski, to approve the agenda as presented. No additional discussion by the commission. Voice vote. All ayes, motion carried.

SITE PLAN ITEMS:

**1. Lot Combination #84-2009, Monahan, 35660 St. Clair Dr.,
Parcel #09-12-414-014 and #09-12-414-015**

The petitioner was not present. Chairman Rutledge explained this lot is shared by two neighbors and was a platted lot in a subdivision, split by two neighbors who now want to put it back together as a buildable lot as it was originally. Our planner explained it is a proposed combination to return the lot to the original approved lot number 3. The proposed combination meets the requirements of the ordinance and he recommended approval. Additional discussion by the commission inquired if the lot will be for sale. The petitioners' intention was unknown at this time.

Motion by Dupray, second by Wojciechowski, to recommend approval of Lot Combination #84-2009 to City Council as presented. No additional discussion by the commission. Roll call vote. Voting yes: Dailey, Demick, Dupray, McEachin, Plachinski, Rutledge, Wojciechowski. Voting no: None. Motion carried.

REVIEW PLANNING COMMISSION PROCESS:

Chairperson Rutledge explained this discussion has been tabled a number of times. Judy Sproat was not present. The building official explained he has met with her and she is still working on the process. Something should be available for review for our next meeting.

Motion by Dailey, second by Dupray, to table this discussion until the July 21st Regular Meeting. No additional discussion by the commission. Voice vote. All ayes, motion carried.

COMMITTEE REPORTS:

Commissioner Wojciechowski explained that he had emailed his committee reports to the commission. Commissioner Dupray asked if the commission would prefer written reports and they responded they enjoyed his verbal reports.

Commissioner Dupray reported there was no Road Committee meeting last month, it was postponed until June.

There was a Utility Committee meeting May 27th. There was a WWTP discussion. The plant breaks down into three parts, the headworks building, the collections systems out in the streets, and the outfall sewer portion. The headworks building continues near on schedule. The coffer dam has been completed. They are installing a 36 inch intake sewer. There is a mud mat and the lower foundation is in. Commissioner Dupray suggested a visit. The walls are going up in the headwork's building. Detroit Edison has put in a new transformer. Out in the streets, the collection system, the pumping stations on Ashley, Ruedisale, Walpole, and Minor are complete. The pumping station on Washington is still on hold due to the lakefront station being completed first. Balclair pumping station is on hold until the headwork's building is done. The outfall sewer work has stopped temporarily until the headwork's building is removed. The restoration of streets we tore up is underway. The committee reviewed invoices, questioned the contractors, and sent them to City Council for approval.

The Utility Committee reviewed and forwarded to City Council for approval a change order on Cricklewood for a WWTP improvement of \$11,000. They recommended awarding an \$80,195 contract for the seawall replacement at the City Park. The Washington Street water main replacement and the 23 Mile/Lemke water main will not be completed before BayRama. The micro surfacing of Washington Street has been delayed by SEMCOG until October.

Council Liaison asked about the other Committee Reports emailed by Commissioner Wojciechowski as she is having trouble with her City email. He reported the Parks and Recreation Commission had 15 girls sign up for softball and he needs a minimum of 48. There are serious issues at the men's comfort station. Someone is deliberately making a mess, and it is affecting the wood. Bicycles seem to be taking over the skateboard park. The beach is open and the water is clean and at 48 degrees. The triathlon is still looking for volunteers. They will accept up to 250 applicants, scheduled for July 11th. There was discussion on the wording and design of the plaques for the honorary naming of the baseball fields after local persons. They are going to contact the individuals to see how they would like their names displayed. The replacement door at the rec center was delayed because of the original contractor going out of business. Colleen Mellon-Bunn has requested a trial run of the triathlon swimmers training. Commissioner Wojciechowski suggested someone contact the Macomb County Sheriff's Department Mountain Bike Patrol Division to patrol the skateboard park. The mayor reported reallocating \$40,000 of ball field lighting to Festival Park for improvements. The Parks and Recreation Budget was requested available for their next meeting. Possible revenue generation by lighting and renting the ball fields was discussed.

Commissioner Wojciechowski reported that the DDA reviewed the DDA and TIF updates. The Blueprint committee plans were updated. Committee assignments were adjusted. Dates and times for committee meetings were proposed. The sample RFP for a Landscape Architect for the design of Burke Park was distributed and discussed by Judy Sproat and Mayor Goldenbogen. The DDA board agreed action should be taken now.

The Cricklewood grant may not be applicable to the project. There is a delay at MDOT. Hooker will change names to Huntley. The DDA website draft is online. Linking the downtown businesses to the DDA website is proposed. Listing properties for sale or lease in the district was also proposed. Comments and suggestions regarding the DDA website are welcome. Dorothy Stabile reported no progress on accessing the neighbor's roof to clean the graffiti and install a gutter system on her property.

The committee report for the Historic District Commission was also discussed. The Commission granted a variance for a 7 foot tall privacy fence on a Maria property that borders a church parking lot. They approved a request to demolish a garage on Taylor and Green which had no foundation. The preservation consultant will attend the next meeting for a refresher education update.

The Request for Proposal for the Landscape Architect was discussed. The mayor explained it will be going out this week. The return date is July 15 if it does not change. It is for the park and the downtown. The removal of trees was discussed. The electrical conduit was discovered.

The building official explained the garage at Will Lee was removed. Someone purchased the house and it is ready for renovation.

MISCELLANEOUS COMMUNICATION:

Commissioner Demick-commented on the sidewalk condition along Washington Street. The drainage pipes under the sidewalk have eroded next to the sidewalk dangerously close. He requested a cover of some kind be placed alongside the sidewalks. Mr. Nikkel indicated he would have the DPS take a look at it. Additionally the sidewalk repairs on Base Street are not holding up. Our building official is getting estimates for concrete replacement.

Council Liaison Hayman discussed the movie in the park this Friday. Chairman Rutledge explained there will be a band at 6:00 P.M. and the movie Hotel for Dogs at dusk.

The working copy of the Sign Ordinance was distributed.

Commissioner Dailey explained a business on Green Street has a United States flag displayed in a deplorable manor. He requested a veterans group respectfully ask him to correct the situation. The AMVETS or VFW could be contacted for assistance with this manner. He did not want the building official to make that recommendation.

The process for the open air sales at the Sunoco Gas Station was discussed. Discouraging this type of operation was also discussed.

Commissioner Dupray suggested the commission discuss the possibility of having the city inspectors inspect residential and commercial property on the occasion of being sold for basic safety reasons. He suggested requiring a C of O when property is sold. The purpose would to keep property values and standards up.

The building official explained the City currently inspects commercial properties when sold. The City also inspects rental properties.

Safety issues and cosmetic issues were suggested topics for discussion. Liability was also discussed. The building department exists for safety, health and welfare. The building official explained he has recently inspected a 160 unit apartment building. It took a month and a half to complete. None of the units had GFI plugs or smoke detectors. The current owners are willing to make the corrections. Various communities' city certs were discussed. Our building official will bring examples for our next meeting. The property maintenance guide was also discussed. Where to start and stop was discussed.

City of New Baltimore - Planning Commission Regular Meeting – June 16, 2009

A local property owner lost his house. Before that happened he scrapped the garage door for money. Our building official explained he had boarded up the garage. Replacing the garage door was discussed. How much money do we spend was the issue. The neighboring house looked empty and the city cut the grass and billed the homeowner \$200.00 last week. Keeping the grass cut on vacant homes deters break-in's. We are trying to stay on top of tall grass. Illegal dumping becomes a problem in the tall grass as well as on undeveloped lots.

The commission agreed home inspections were a good idea and for the next meeting the building official will gather other community's processes.

Our building official updated the commission on the Burger King status. They are waiting on an MDEQ permit now. They applied late to increase their storm water to the canal. They were told it will take 6 weeks approximately a month ago. The engineering is complete. The plan review is complete. Soil borings were required and are complete.

The Slippery Rock restaurant is under construction. He hopes to be open soon without his liquor license.

Anchor Bay Apartments has been purchased. They have an aggressive plan to bring it back into compliance. The underground apartments flood. They are planning on installing a new drainage system on site. 16 dry wells are proposed to contain their water. They plan on removing the car port. It has been hit about 1000 times.

The building official commented he is looking for a sidewalk cement contractor for an additional bid. Several companies have not returned bids. They have let their insurance lapse because they don't have the work. Premiere Contracting has not changed their price in the last three years.

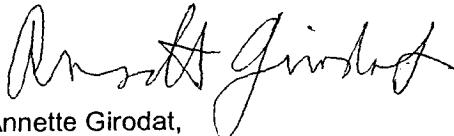
The mayor explained that the city is going through the budget process. The forecast thru 2013 is for between a \$500,000 and \$800,000 loss. We are looking seriously at all expenses. The mayor asked that if the Planning Commission doesn't need the extra meeting, not to meet. It will save a little money. Use the extra meeting prudently when necessary.

SEMCOG has stated it will be a 20% reduction, and the County has said it will be a 30% reduction for that period of time. We don't really know at this point. Home values have gone down dramatically. Here in New Baltimore we have seen a 9% reduction. 3.3% a year ago and 5.2% this year. We were projecting 5 and 5 and a 3% reduction. SEMCOG and the County have said we need to bump that up to 10% per year. Warren, Roseville, and Sterling Heights have lost huge factories which affect the County's numbers. The mayor continued, we are trying to deal with the projections now by making cuts.

ADJOURNMENT:

Motion made by Wojciechowski, second by Boyles to adjourn. No additional discussion by the commission. Voice vote, all ayes. Motion carried. Meeting adjourned at 8:28 P.M.

Respectfully submitted,


Annette Girodat,
Recording Secretary