



CITY OF GARDEN CITY
PLANNING COMMISSION
REGULAR MEETING MINUTES
March 12, 2020

The Planning Commission met for a Regular Meeting on Thursday, March 12, 2020 at 6:30 p.m. in the Council Chambers, 6000 Middlebelt, Garden City, Michigan.

REGULAR MEETING

ROLL CALL

Present were Chairperson May, Commissioners Steenburg, Turnbull, Hunt, Walls and Metivier. Commissioner Kaledas was absent. Also present were McKenna Consultant Ortega, and Minutes Clerk Smith.

❖ Item #20-03-010: Approval of Agenda

RESOLVED: Moved by Hunt; Supported by Walls: Motion To approve the meeting agenda as presented.

AYES: Unanimous
ABSENT: Kaledas

Motion Carried

❖ Item #20-03-011: Approval of Minutes

RESOLVED: Moved by Steenburg ; Supported by Hunt To approve the Regular Meeting Minutes of February 13, 2020 as presented.

AYES: Unanimous
ABSENT: Kaledas

Motion Carried

PUBLIC COMMENT

The chair announced it was time for public comments for items not on the agenda.

- There were no public comments.

BUSINESS ITEMS

- There were no business items

OTHER BUSINESS /DISCUSSION

- **Zoning Ordinance Amendment - Discussion of revised amendment language for uses in the M-1 and other potential ordinance amendments .**

DISCUSSION: McKenna consultant Ortega gave overview of McKenna memorandum dated 3/5/20. Commission as a whole discussed proposed zoning ordinance amendments including

- Amendment A - Remove Recreation use Definition Inconsistencies and Expand Locations.
- Commission would like to see language added to recreation facility definitions that such uses shall not include gun ranges. A separate definition addressing gun ranges was

requested to be included in a future amendment. Commission also discussed definition/classification of second-hand/resale/antique shops.

- Amendment B - Revise Regulated Uses
 - Commission discussed removal of arcades from regulated uses and possibility of being a permitted use in the C1, C2, & C3 districts, the removal of hotels and motels from regulated uses and being a special land use in the C2 district, the removal of pool or billiard halls from regulated uses and being a permitted use in the C2 & C3 districts, and the removal of fortune telling and similar uses from special land use approval in the c-3 district and permitting use in the C-1, C-2, & C-3 districts. Commission recommended that bars/lounges/taverns and tattoo parlors be kept on the regulated uses list.
- Amendment C - Uses Allowed in the M-1 District
- Amendment D - Site Plan approval for Minor Modifications
 - Consultant Ortega informed commission that based on recommendation from commission at previous meeting the language of proposed amendment was modified to state that minor site modifications shall not increase or decrease floor area by more than 15% or 1,000 square feet.
- Amendment E - Remove Additional City Council Public Hearing Requirement
- Amendment F - Modification of Historic District to Allow for Expansion

Commission also discussed the possibility of a proposed ordinance amendment addressing eliminating the allowance of pole signs.

❖ Item #20-02-009:

RESOLVED: Moved by Steenburg ; Supported by Walls Motion to schedule a public hearing to hear public comments regarding proposed zoning ordinance amendments A-F and proposed ordinance amendment regarding pole signs.

AYES: Unanimous
ABSENT: Kaledas

Motion Carried

COMMISSIONERS ' COMMENTS

Commission inquired about progress at LA Fitness and McDonald's and effect of LA Fitness construction on parking for adjacent businesses.

ADJOURNMENT

Having no further business the Chair adjourned the meeting at 7:30 pm.

Bryan C. Smith
Minutes Clerk