



CITY OF GARDEN CITY  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
May 13, 2021

The Planning Commission met for a Regular Meeting on Thursday, May 13, 2021 at 6:30 p.m. in the City Council Chambers: 6000 Middlebelt Road, Garden City, Michigan.

REGULAR MEETING

**ROLL CALL**

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

❖ Item #21-045-017: Approval of Agenda

**RESOLVED: Moved by Kaledas; Supported by Turnbull:** Motion To approve the meeting agenda as presented

AYES: Unanimous  
ABSENT: Steenburg, Walls

**Motion Carried**

❖ Item #21-05-018: Approval of Minutes

**RESOLVED: Moved by Kaledas; Supported by Metivier:** To approve the Regular Meeting Minutes of April 8, 2021 as presented.

AYES: Unanimous  
ABSENT: Steenburg, Walls

**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**

- None

**OTHER BUSINESS/DISCUSSION**

- **Zoning Ordinance Amendments** - Discussion of potential zoning amendments to consider in the future.

**DISCUSSION:** McKenna Consultant Ortega gave overview of McKenna memo dated 5/6/21. Commission as a whole discussed possible ordinance amendments including 1) the merging of O-1 zoning into C-1 and the permitting of mixed use buildings in the C-1 zone, 2) the removal of variance standards that may overlap each other and clearly defined standards where current ones are too broad, 3) the addition of impervious surfaces into maximum lot coverage calculations and potential maximum lot coverage percentages or total square foot coverage limits, 4) the clarification of massage therapy, cigar lounge and smoke shop regulations to be more consistent with State of Michigan regulations and policies, and 5) establishing minimum

and maximum light levels with photometric plan and indicating that intensity standards be maintained at all times. Planning Commission determined that the following topics should have priority.

- Eliminate the O-1, Office zoning district and merge district in to C-1 and allow Mixed Use in district.
- Clarify licensed massage therapy, cigar lounge and smoke shop regulations to be more consistent with State regulations and policies
- Revise lighting ordinance to address glare issues and create minimum light levels for safe site standards that shall be maintained at all times

#### **COMMISSIONERS ' COMMENTS**

- Commission as a whole discussed progress with LA Fitness location on Ford Road, refurbishments to the Shell gas station, progress being made on commercial medical marijuana businesses on Hubbard and Industrial Drive, planned **façade** refurbishment and addition of double drive-thru at Burger King, and potential site plan submittal for gym at corner of Warren and Harrison.

#### **ADJOURNMENT**

Having no further business the Chair adjourned the meeting at 7:12 pm.

Bryan C. Smith  
Minutes Clerk