

**VILLAGE OF KENT CITY
PLANNING COMMISSION MEETING
March 4, 2010
83 Spring Street, Kent City MI**

1. Chairman Rotier called the meeting to order at 7:10 p.m.
Members present: Darrell Rotier, Steve Buckner, Ed Lain, John Petruska and Sally Walton.
Members absent: Hillary Hilbrand and Dave Michell.
Others present: Tom Knauf, Zoning Admin.

Welcomed new member Sally. Discussed the Planning Commission book (what's in it) and Steve Buckner talked about signs to bring Sally up-to-date.

Ed Lain was appointed Acting Secretary.

2. Motion by Buckner, 2nd by Petruska to approve the minutes with one correction under New Business B. 6. Change Goal # to 3.
Vote: 5 Ayes; 0 Nays. Motion CARRIED
3. Motion by Buckner, 2nd by Petruska to approve the agenda with no changes.
Vote: 5 Ayes; 0 Nays. Motion CARRIED
4. Public Hearing – None.
5. Public Comment – None.
6. New Business – Next meeting in April is the election of officers, please show up.
7. Old Business
 - A. Recreation Plan -Adopted July 13, 2000. It was stated that the Recreation Plan is not included in the Master Plan.
 - B. Master Land Use Plan – re-visited
Darrell Rotier discussed the site plan the Memorial Committee has been working on for Ball Creek Park to bring Sally up-to-date. Darrell believes the Ball Creek Park plan should be mentioned in the Recreational Plan. Darrell and John told Sally about the Master Plan and how things work. Tom Knauf gave Sally a copy of the Master Plan.
Assigned Responsibilities
John Petruska – Commercial Land Use Goals 1 & 2 Mentioned parking space, discussed things in the Master Plan that have been finished or started, like the Street Scape Project and the building that was removed at 20 N. Main Street (old auditorium). John Petruska mentioned some businesses would like more signs and we are not helping. Steve Buckner said businesses will make it with or without signs.

John Petruska said signs count and have to be seen; how do you tell people things about a business.

Darrell Rotier – Industrial p. 6. An access road along M37 was discussed and water for the businesses in town. Darrell suggested putting our future access roads on the Master Plan map. Steve Buckner supported that idea to help indicate its uses later. John Petruska said we can also do future water lines and electrical. Darrell asked if there is anything we want to change? We haven't set aside land for industrial use. Steve said he doesn't think we need to. Darrell agreed with Steve 100% but because we don't promote industry. John Petruska asked if we would use signs. Steve agreed with John but said we need to have water to do this. Darrell asked if we want factories in a bedroom community. Discussed tax abatements only for industrial use/zoning. Discussed the truck route.

Steve Buckner – Utilities p. 7. Steve discussed the things we were doing on the plan and said we are doing great with storm water. There was discussion about future development - a water tower, etc., get a plan.

Ed Lain - Discussed the Village entrance signs and what could be done there.

Darrell Rotier said check out Chapter 3, page 16 and we'll do this again.

8. Zoning Administrator's February report was distributed and reviewed.
9. Commissioner Remarks – None.
10. The meeting adjourned at 9:17 p.m.

Respectfully submitted,

Ed Lain, Acting Secretary