

Village of Kent City
Planning Commission Meeting
April 5, 2018 - Proposed Minutes

- I. Chair Rood Vaughn **called meeting to order** at 7:03 p.m.

- II. Roll Call of Commissioners
 - a. Present: Ed Lain, Greg Goss, Mike Maksimchuk, Rood Vaughn, John Petruska
 - b. Late: Steve Buckner, Tom Sherwood, Nate Snoap
 - c. Absent: Staci Bull
 - d. Others Present: Bert Rose, Village Council & Dennis Kaminski, Zoning Administrator

- III. Approval of Agenda
 - a. With addition of 10 N. East (Tabled at last meeting)
 - b. **Motion** by Goss
 - c. **Supported by** Petruska
 - d. Motion **Passes**

- IV. Approval of March Meeting Minutes
 - a. **Motion** Petruska
 - b. **Supported by** Goss
 - c. Motion **Passes**

- V. Public Time (Other than Agenda Items)
 - a. **Opened** 7:09
 - b. Bert Rose stated he was here to talk about parking & driveway issues, but that will be at a later Planning Commission meeting.
 - c. **Closed** 7:10

- VI. Public Hearing – Accessory Residential Uses
 - a. **Opened** at 7:11
 - b. **Closed** at 7:28

- VII. Old Business
 - a. Speedway – Update
 - i. Kaminski stated Speed wants to change their signs. E-mail was sent from James Bond, that they aren't going to be changing the store.
 - ii. Petruska stated that most of West Michigan stores were put on hold for the time being.

 - b. Zoning Ordinance Amendment – “Accessory Residential Uses” - § 12.37

- i. Petruska stated that his concern is to keep the downtown area commercialized, and not turn it into apartment buildings.
- ii. Buckner asked about stipulating a certain percentage of space in a building being used for residential, versus commercial.
 - 1. Goss stated that Letter B deals with any issues of residential space creeping into the commercial areas, and that since this is an amendment to create a special use, every use and change must be approved by the planning commission.
 - 2. Buckner stated he wants to keep residential to a minimum, and keep the commercial aesthetic to the downtown area.
- iii. Goss stated that any new mixed use will need to be decided upon a case-by-case basis, but there should be some standards stipulated, such as a separate door for the residence versus the store.
 - 1. Sherwood stated that it is acceptable for the village, and anyone who wants to use this mechanism for an apartment, then they will need to follow the guidelines and parameters set forth in the proposed ordinance.
- iv. Goss is concerned with ADA accessibility, and questions need to go to Attorney Mark VanAllsburg to find out more about legal requirements of the ADA as it pertains to these types of residences, as per §12.37(c).
- v. **Motion** by Petruska for the Planning Commission to recommend to the Village Council that they approve the ordinance as written by Mark VanAllsburg, contingent upon clarification of the ADA requirements in §12.37(c).
- vi. **Supported by** Buckner
- vii. **Motion Passes**

c. 10 N. East Street

- i. Public hearing was tabled at the last meeting. Application for changing property to R2 was withdrawn, there is nothing further to discuss.

VIII. New Business

a. Sign Ordinance – Temporary Sign for C1-C2 Business

- i. Family Dollar wants permission to erect flags, banners, and pennants during their Grand Re-Opening starting April 26, for a period of 30 days.
- ii. Petruska asked about where they want to attach streamers; Kaminski stated they would be attached to a light in the parking lot, not any utility poles.
- iii. Petruska states such items are in violation of §15.03(a) of the Zoning Ordinance.
 - 1. Buckner agreed that the Village Council, nor Planning Commission cannot override an ordinance
- iv. Maksimchuk stated there is no specific enforcement section in Chapter 15
 - 1. Buckner suggested that we need to think about the Sign Ordinance as we change it, to include instances like this.
 - 2. Petruska suggested the sign ordinance needs to have enforcement section.
 - a. Goss said the village could issue municipal civil infraction.

v. Buckner read that Signs for Special Land Uses could be allowed by the Planning Commission, per §15.14(f), & posited that this may have been a special land use.

1. Petruska agreed that it was, based on memory of past Planning Commission with this property in setting up the Special Land Use.

vi. **Motion** by Goss to approve the request by the Family Dollar Store, as allowed by the Special Land Use §15.14(f), to use flags, signs, and banners for their April 26, 2018 grand re-opening, for a maximum of 30 days.

vii. **Supported by** Petruska

viii. **Motion Passes**

IX. Commissioner Remarks

a. None

X. Meeting **Adjourned** at 7:48 p.m. by Chair Rood Vaughn

Respectfully submitted,
Mike Maksimchuk
Vice Chair