

Planning Commission Minutes

Regular Meeting December 8, 2009

Planning Commission Chairman Dunham called the meeting to order at 6:59 PM.

Members Present: Boyd, Grey, LaPointe, Kenney, Mortier, Gloden, and Dunham

Members Absent: None

The agenda was accepted as presented.

The minutes from the November 10, 2009 meeting were approved as presented.

Public Hearings

- None

Public Comments

- None

Existing Business

1. Proposed Ordinance 2009-04: Fences

Dunham reported that he and Manager Wolff had not yet met to discuss changes to the draft. Wolff reported that the Village Council did not meet in November, as such he had no new information on the matter.

2. Coldwater Business Districts

The Planning Commission reviewed the percentage of transparent glass to require on certain façades. The Planning Commission agreed to a 30% to 60% requirement for the front façade, and at least one additional façade based on the parking orientation.

The Planning Commission discussed working with the Isabella County Road Commission for a service drive or other enhancements to mitigate on-site parking requirements. There was discussion over structure placement requirements along the front and side lot lines to help facilitate parking areas. There was discussion and disagreement over having parking behind the structure adjacent to the golf course.

Dunham asked if it would be worthwhile to incorporate a set of goals with the district. Wolff discussed making it a site specific plan like the one being constructed for the Airport.

Mortier suggested generating a pattern book for the single lots on the west side of Coldwater Road. This would assist developers and could even be used as a pre-approved site plan.

New Business

1. Variance Expiration Dates

The Planning Commission reviewed a legal opinion of the Village's attorney and asked to have an ordinance drafted to place an expiration period for all variances into the

zoning code. The requested time frame for the expiration is 12 months, with a possible 6 month extension.

Public Comments:

- None

Members LaPointe and Mortier requested to be excused for the January 12, 2010 meeting.

With no further business the Planning Commission adjourned at 9:03 PM.

X

Jeffrey P. Grey
Village Clerk