

**ALGONAC PLANNING COMMISSION**  
**Council Chambers, 805 St. Clair River Dr.**  
**Algonac, MI 48001**  
**May 23, 2016**  
**AS APPROVED 6/22/16**

A special meeting of the Algonac Planning Commission was called to order at 7:00 p.m. on Monday, May 23, 2016 at 7:00 p.m. by Chairman Corey Blair. The meeting was held in City Council Chambers, 805 St. Clair River Drive, Algonac, MI 48001.

**ROLL CALL:**

**Present:** Corey Blair, Chairman  
Ken Falke  
Sandra Kacarka  
Michael Musto  
Robert Scruggs, Vice-Chairman  
Brian Tideswell  
Debora Tuttle  
Marian Valentine

**Absent:** Toni Tuttle

**Others:** City Manager Alexander,  
City Planner David Scurto,  
Virginia Baumgartner, Hazen  
Baumgartner, Mayor Irene  
Bird, City Council Members  
Gary Tuzinowski and Helen  
Meldrum, Kim Blair, City  
Clerk Greenia

At this time Chairman Corey Blair said he had polled the Commission and they all agreed to excuse Planning Commissioner Toni Tuttle from the meeting due to illness.

**PLEDGE OF ALLEGIANCE**

Chairman Blair led the Pledge of Allegiance.

**COMMUNICATIONS AND NOTICES**

None at this time.

**CITIZEN'S TO BE HEARD**

None at this time.

**PUBLIC NOTICE**

None at this time.

**APPROVAL OF MINUTES****CO # 05-01-16 Approval of Minutes February 1, 2016**

Motion by Scruggs supported by Valentine to approve the February 1, 2016 minutes of the Algonac Planning Commission as presented. Motion carried.

**UNFINISHED BUSINESS**

None at this time.

**NEW BUSINESS****Review of Proposed Zoning Ordinance Amendment**

Mr. David Scurto, Professional Planner from Carlisle Wortman approached the Planning Commission. He reviewed the proposed ordinance amendment regarding the City's review of Uses Subject to Special Conditions. The amendment being proposed was basically to create general standards and conditions that would be required by any petitioner that was applying for a Use Subject to Special Conditions in any zoning district.

Planning Commission asked a few questions about the practical way in which this will affect their site plan reviews. Vice-Chairman Scruggs asked how this amendment might affect their chances in court if we were to get into a lawsuit regarding the uses required. Mr. Scurto basically said that if the City just stuck to its laws, did not over burden anyone, they should be fine.

City Manager Alexander stated that during the review he has been giving the entire Zoning Ordinance for the recodification project that he noticed no general standards applied to granting uses subject to special conditions. He thought there should be some and after consulting with our attorney and planner they agreed and that is what is before the Commission this evening for review.

**CO #05-02-16 Set Public Hearing Date for Zoning Ordinance Amendment**

Motion by Falke supported by Scruggs to formally set the Public Hearing date for the proposed zoning ordinance amendment of Appendix B, Article III, Section

307, of the Algonac Zoning Ordinance for Wednesday, June 22, 2016 at 7:00 p.m.  
Motion Carried.

### **ITEMS FOR NEXT AGENDA**

Vice-Chairman Scruggs noted that when he was on City Council there used to be a City Council member assigned to attend all Planning Commission meetings. He wondered if they could maybe have the same arrangement now. He felt it might be good to have a liaison between City Council and Planning Commission especially in light of the issues that were happening at this time in the City of Algonac. It would be an informal arrangement – more for purposes of information than anything as they would not have voting privileges. City Manager Alexander was going to look into this but it would be up to the Council.

Vice-Chairman Scruggs then reviewed numerous things he felt that possibly the Planning Commission should have reviewed site plans on in the city. City Manager Alexander explained why there were not brought to Planning Commission.

Chairman Blair then asked if there was any way we could hold the regularly scheduled meetings, even if we did not have anything on the agenda. City Manager Alexander stated he could ask the Planner to attend the planned meetings that have nothing on the agenda and possibly have him review some basics for the Planning Commission – using these as an educational opportunity.

Planning Commissioner Brian Tideswell stated that they used to get City Council minutes so they knew what was going on. Clerk Greenia offered to send them to Planning Commission via email once they had been approved by City Council.

### **ADJOURNMENT**

#### **CO # 05-03-16 Adjournment**

Motion by Scruggs supported by Falke to adjourn the meeting at 7:34 p.m.  
Motion carried

Signed:

Respectfully Submitted:

Corey Blair, Chairman

Cindi Greenia, Clerk