

**ALGONAC PLANNING COMMISSION**  
**Council Chambers, 805 St. Clair River Drive**  
**Algonac, MI 48001**  
**January 12<sup>th</sup>, 2015**  
**AS APPROVED 2/9/15**

A regular meeting of the Algonac Planning Commission was called to order at 7:00 p.m. on Monday, January 12<sup>th</sup>, 2015 by Vice-Chairman Toni Tuttle. The meeting was held at Algonac City Hall in Council Chambers, 805 St. Clair River Road, Algonac, MI 48001.

**ROLL CALL:**

**Present:** Ken Falke  
Robert Lynch  
Robert Scruggs  
Brian Tideswell  
Deborah Tuttle  
Toni Tuttle, Vice-Chairman  
Marian Valentine

**Absent:** Mike Musto

**Others:** City Manager Alexander, St. Clair  
County Planning Senior Planner  
Geoff Donaldson, Mayor Irene  
Bird, Council Member Gary  
Tuzinowski, Council Member Mike  
Bembas, Corey Fair, City Clerk  
Greenia

**PLEDGE OF ALLEGIANCE**

Vice-Chairman Tuttle led the Pledge of Allegiance.

**COMMUNICATIONS AND NOTICES**

None at this time.

**CITIZEN'S TO BE HEARD**

Nothing at this time.

**PUBLIC NOTICES**

No public notices to be heard at this time.

**APPROVAL OF MINUTES****PCO 01-01-15 Approval of Planning Commission Minutes December 1<sup>st</sup>, 2014**

Motion by Falke supported by Valentine to approve the December 1<sup>st</sup>, 2015 minutes of the Algonac Planning Commission as presented. Motion unanimously carried.

**UNFINISHED BUSINESS:****Review by SCC Metropolitan Planning Staff of Proposed Revisions to Article IX-CBD Central Business District of the Zoning Ordinance**

St. Clair County Metropolitan Planning Commission Senior Planner Geoff Donaldson was present to discuss proposed revisions to City of Algonac to Article IX-CBD Central Business District.

He indicated that during the Master Plan review discussions he felt that the Planning Commission and many citizens were looking to create a more traditional and defined downtown district. The County staff reviewed the current provisions and found that an entirely new ordinance was not needed, however there were some revisions that they were suggesting. He would review these with Planning Commission tonight.

One of the items they addressed was to update the language in the preamble – to more clearly describe the intent of the CBD. They updated the permitted uses as well as uses permitted with a Special Land Use Permit. This included moving some currently allowable uses out of this district as they felt they were better suited for the General Business District.

Mr. Donaldson reviewed a newly proposed Live/Work Units where someone would own a business with living quarters above it so they could work and live in the same building. Planning Commission had many questions about this and how it would work out in the City of Algonac. They were concerned this may deter people from purchasing businesses in the future here. Mr. Donaldson stated this was only going to apply to any new development, not buildings that were already in existence. The Planning Commission agreed to

have Mr. Donaldson look at some examples of this as well as the advantages and disadvantages to this type of provision and bring it back to them at the next meeting.

City Manager Alexander also brought up a question regarding Section 901, Item 5G, paragraphs 1 and 2 - regarding uses that were prohibited in the new Live/Work areas. He felt that this may be leaving out businesses like coffee shops and bakeries and in a small city such as Algonac and that may not be beneficial. Mr. Donaldson would also make sure to address this in his updated draft.

Mr. Donaldson then reviewed with Planning Commission the items he would need to rewrite in the revised draft of this section to bring back before the Planning Commission.

### **Review by SCC Metropolitan Planning Staff of proposed revisions to Article XIX – Board of Appeals of the Zoning Ordinance.**

Mr. Donaldson explained that the revisions proposed to Section 1900 were being suggested in order to keep the City of Algonac in line with the Zoning Enabling Act of 2006. City Manager Alexander stated that unlike the prior revisions, the Planning Commission did not really have much discretion as to whether or not these should be approved – they were to bring the City in compliance with the law.

Review was made of all the changes. Mr. Donaldson stated one area that the Planning Commission did have a bit of discretion on Section 1908 – Use Variances. The SCC Metro Planning was recommending that the Planning Commission would strictly not allow a use variance at all. He stated that by allowing any use variances you travel down a “slippery slope”.

There was discussion on various powers of the Zoning Board of Appeals as stated in this Article.

### **NEW BUSINESS**

#### **Consideration of Adoption of Recommended Revisions to Article IX – CBD Central Business District of the Zoning Ordinance.**

No consideration at this time.

**Consideration of Adoption of Recommended Revisions to Article XIX – Board of Appeals of the Zoning Ordinance.**

No consideration at this time.

**ITEMS FOR NEXT AGENDA**

Planning Commission and Mr. Donaldson agreed to hold the next meeting on February 9<sup>th</sup>, 2015 at 7:00 p.m. Once again City Manager Alexander was requesting that Mr. Donaldson be present at the meeting to discuss the proposed revisions and that the City be forwarded the updated copy of the these documents in plenty of time – five or six days prior to the meeting – for him to review and send out in packets to the Planning Commission.

Mr. Alexander will meet with Mr. Donaldson over the next several days to work on the revisions desired by the Planning Commission.

**ADJUORNMENT**

**PCO 01-02-015 Adjournment**

Motion by Lynch supported by Falke to adjourn the meeting at 8:24 p.m.  
Motion unanimously carried.

Signed:

Respectfully Submitted:

Toni Tuttle  
Vice-Chairman

Cynthia L. Greenia  
City Clerk