

PROPOSED PLANNING COMMISSION PROCEEDINGS
April 15, 2009

Micheal Culpepper called the meeting to order at 7:03 p.m. in the City Hall Council Chambers.

Roll call: Jessica Bayer, Michael Cassidy, Micheal Culpepper, Randy Martin and Lana Kaiser.

Absent: James Cherry, Steve Laux, Randy Meder and Michael Smith.

Also present: Peter Preston, Zoning Consultant and Paula Willoughby, Zoning Administrator.
Guest: Richard Darr, Jr.

New member Randy Martin was welcomed by Micheal Culpepper and then the Planning Commission members introduced themselves.

There was no public comment.

Moved by Bayer, seconded by Cassidy to approve the minutes of March 18, 2009, as presented. Motion carried.

Moved by Kaiser, seconded by Bayer to open a Public Hearing to hear public input to the proposed amendments of the City of Laingsburg Zoning Ordinance. Motion carried.

Peter Preston explained, after using the new Zoning Ordinance for a few months (adopted September 2008) there are a few things that needed to be addressed. Proposed amendments are as follows:

Article 5, Section 515 – Adds a use by special land use approval in the C-1 Central Business District that would allow for minor fabrication and assemblage type activities.

Article 5, Section 515 – Reduces the required minimum front and rear yard setbacks to the previously utilized zero lot line setback.

Article 5, Section 519 - Adds PUD (Planned Unit Development) as a new district.

Article 5, Section 520 – Add provisions for accounting for the development of manufactured housing communities, including information requirements and standards for development.

Article 6 – Site Plan Review – gives more power to the Zoning Administrator.

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Article 10 – Section 1001 – Adds a provision to this section by citing the membership of the Zoning Board of Appeals as required by the Michigan Zoning Enabling Act, Public Act 110 of 2006. Article Plan Review – giving more power to the Zoning Administrator.

There was no public comment from the audience.

Moved by Bayer, seconded by Cassidy to close the public hearing. Motion carried.

Moved by Kaiser, seconded by Bayer to recommend to the Laingsburg City Council adoption of the proposed amendments to the City of Laingsburg Zoning Ordinance. Motion carried. (A copy of proposed zoning ordinance amendments are attached to the minutes.)

A continuation of a “SWOT” (Strengths, Weaknesses Opportunities and Threats) Analysis was conducted to receive input from those present.

The last item for a SWOT Analysis is the city’s infrastructure.

Strengths were listed as: Sanitary sewer system, street system (both have Capital Improvement Plans), proximity to I-69 and US-127, parks, golf course, fiber optic cable, city employees and city services (i.e. brush and leaf pick-up, snowplowing).

Weaknesses were listed as: lack of competition for cable and telephone services and lack of a municipal water system.

Opportunities were listed as: Proposed new library, walking trails, Phase III for McClintock Park (Gazebo), water access site to Looking Glass River.

Threats were listed as: Bad economy, bad decision-making.

Peter Preston will bring back to the Planning Commission a rough draft of the SWOT Analysis information it would appear in the update to the Master Plan.

Moved by Bayer, seconded by Cassidy to adjourn. The motion carried and the meeting adjourned at 8:30 p.m.

Lana Kaiser
City Clerk

