

**VILLAGE OF KALKASKA  
PLANNING COMMISSION MEETING  
April 5, 2007**

**COUNCIL CHAMBERS – 200 HYDE STREET**

MINUTES OF THE MEETING

CALL TO ORDER

1. Shirley Whipple called the meeting to order at 7:03 p.m. in the Council Chambers. After the pledge to the flag and a prayer, the attendance was taken:

Planning Commissioners Present  
Shirley Whipple, Chairperson  
Virginia Thomas, Village President  
Ruth Hall, Trustee  
Bill Cousins, Village Manager  
Francis Kelly  
Al Jordan  
Sue Walter  
Bob Larsen

Planning Commissioners Absent  
None

Public Present – Richard Larson.

APPROVAL OF AGENDA

Chairperson Whipple asked if anyone had any changes to the agenda.

Walter made a motion to approve agenda as written. Kelly seconded the motion. On a voice vote, motion passed.

APPROVAL OF MINUTES

2. Chairperson Whipple asked if there were any changes to the minutes from the February 1, 2007 meeting.

Thomas made a motion to approve the minutes from the February 1, 2007 meeting as written. Larsen seconded the motion. On a voice vote, motion passed.

SITE PLAN REVIEW

3. 109 Oak Street – Chairperson Whipple stated that Mr. Richard Larson was in attendance to discuss the site plan for the expansion of the storage building at McLean's Hardware. The Village Planner, Village Engineer and Kalkaska Township Fire Department have reviewed the plan. Chairperson Whipple asked if Bill Cousins had any updated information.

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Cousins stated that the site plan was submitted and a review was made with a letter to the applicant on March 23, 2007. There was another plan submitted with a response a few days later, which answered most of the items on the first letter. The fire department has reviewed the plans and has no problems. After the second submittal, there was another letter from Gosling Czubak, dated April 3, 2007. It appears that all of the issues regarding the site plan have been resolved and he recommended approval.

Chairperson Whipple asked Mr. Larson if he had anything to present to the Commission.

Mr. Larson stated that Gene McLean has had numerous people, not necessarily just residents, who have commented that he should consider opening a lumber yard. In the past, Stock Lumber was only open certain hours and now has closed all together. He stated that Mr. Mclean's intentions are to supply a minimal amount of 2 x 4's, 2 x 6's and some plywood so that people in the community can get those items here in town.

Chairperson Whipple asked if the Commissioners had any questions.

Cousins stated that on the most recent plan submitted, the water retention area was shown as a grass area, which right now is a vehicle area used for moving equipment. He asked if there was an intent to grass that whole area, and how the retention area will fit in with the movement of equipment.

Mr. Larson stated that it was up to the Planning Commission, however, their plan was to put grass there.

Chairperson Whipple asked how deep the retention area was.

Mr. Larson stated that there was not a two-foot elevation change on the entire piece of property, and he was told they needed to do contour lines in two-foot intervals. He told the architect that they could not do this. He stated that what they were doing would not change the way rainwater was draining before. Mr. Larson stated that he was irritated because he had never received any information, as his letter was mailed to Kalkaska, even though his mailing address was in Rapid City. He stated that if he had not stopped to see Mr. McLean on Wednesday, he would not have known any of this information. He stated that this made it difficult for him to do anything correctly and he had to go out of his way to get the information turned in by the deadline.

Cousins stated that the items listed on the first letter were not on the drawings. On the second drawing, there was still a fence that was not there and he didn't know if that fence was staying or going.

Mr. Larson asked if they would deny the site plan based on an existing fence.

Cousins stated that they wouldn't necessarily decline the site plan based on that, however, the purpose was for the plans to show what is there and what is happening on the site.

Kelly made a motion to approve the site plan for 109 Oak Street. Thomas seconded the motion. On a roll call vote with Chairperson Whipple, Larsen, Jordan, Thomas, Cousins, Hall, Walter and Kelly voting "Yea", motion passed.

## CURRENT BUSINESS

4. A. Rezoning Request of 217 Maple Street – Chairperson Whipple stated that Gene McLean requested a zone change from R-2 Residential to C Commercial for the property at 217 Maple Street (parking lot). He had previously received a special use permit to use the lot as a parking lot for his hardware store. He would like to rezone the property to remove the special use restrictions. She stated that the Kaskaska Future Use Plan (2002 Master Plan) shows this property as part of the Central Business District. She stated the Commissioners needed to set up a public hearing for this item.

Thomas asked if Cousins knew what Mr. McLean's plans were for the lot.

Cousins stated that he wanted to continue to use it as a parking lot, but the current restrictions do not allow any materials to be stored on the lot. He stated that they did need to hold a public hearing, and then make a recommendation to the Council.

Walter made a motion to set a public hearing regarding the proposed rezoning of 217 Maple Street from R-1 Residential to C Commercial on May 3, 2007 at 7:00 pm. Jordan seconded the motion. On a roll call vote with Chairperson Whipple, Hall, Walter, Cousins, Larsen, Kelly, Thomas and Jordan voting "Yea", motion passed.

5. B. Master Plan Update – Chairperson Whipple stated that they would review Chapter 4 and Chapter 5 tonight. Chapter 4 is all about street patterns, transportation and footpaths.

Transportation Function – Thomas stated that they were working on the KART Trail.

Street Pattern – History of the style of streets in the Village. Thomas noted that Nash Road was listed and questioned whether that was a County road or a State road.

Cousins stated that it was a County road. He stated that was a typo and should have been listed as Mile Road.

Street Maintenance – Chairperson Whipple stated that this explained how the streets are maintained. She asked if they had a Street Maintenance Improvement Plan at this time.

Cousins stated that it was continually being revised.

Access Management – Chairperson Whipple stated that MDOT, along with Village, had specific regulations for access management.

Maps – Chairperson Whipple asked if anyone had any questions or comments regarding the maps.

Chairperson Whipple stated they would move on to Chapter 5, which is the definition of the difference between goals and objectives. She stated they should review this yearly and update every five years, as they are doing. She stated they did not determine which funds or tools could be used.

Chairperson Whipple asked how they were doing on the tree planting in the Village.

Cousins stated that they would be working on that this year, and have planted a few here and there already.

Chairperson Whipple asked if there were any other comments or questions.

Cousins thought that under goals they should be examining to see what they have done, but he felt that they were doing good.

General Commercial Development – Chairperson Whipple asked about the status of the US-131 bypass.

Kelly stated that he thought it was dead in the water.

Public Utilities – Chairperson Whipple stated that they have not extended into the township, and asked if there was some agreement about the annexation.

Cousins stated that they have an agreement; they are just not necessarily forcing the issue.

Transportation – Chairperson Whipple stated that they were not going to do the Dresden, Kalkaska, N. Cedar connection at this time and wondered if they should say “no” on number two. The Airport Master Plan has been completed. She asked how they were coming on the beautification along US-131 and M-72.

Cousins stated that they would open bids in a little over a week for the South Streetscape.

#### PUBLIC COMMENT

6. Chairperson Whipple noted that no public was present for public comment.

#### ADJOURNMENT

7. Motion by Larsen, second by Hall to adjourn. Motion passed on a voice vote. Meeting adjourned at 8:00 p.m.

Typed by: Mary Deb Rabourn, Deputy Clerk