

**VILLAGE OF KALKASKA
PLANNING COMMISSION MEETING
SEPTEMBER 6, 2007**

COUNCIL CHAMBERS – 200 HYDE STREET

MINUTES OF THE MEETING

CALL TO ORDER

1. Shirley Whipple called the meeting to order at 7:06 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
Bill Cousins, Village Manager
Ruth Hall, Trustee
Francis Kelly
Al Jordan
Sue Walter
Bob Larsen

Planning Commissioners Absent

Public Present – None.

APPROVAL OF AGENDA

Chairperson Whipple asked if there were any changes to the agenda.

Cousins stated that he had two issues regarding the dialysis center that he wanted to bring up under Site Plan Reviews.

Walter made a motion to approve agenda as amended. Larsen 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 August 2, 2007 meeting.

Walter noted that under paragraph 5 the word “O’Neill” needed to be added into the name of the funeral home and the word “Time” needed to be changed to “Thyme” in both paragraphs. The next paragraph the word “they” needed to be changed to “their” in front of volunteer efforts. In the first sentence of the first paragraph on page three the word island is misspelled.

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Jordan stated that on page two just about in the center the word re-stripped is misspelled.

Thomas made a motion to approve the minutes from the September 6, 2007 meeting as amended. Jordan seconded the motion. On a voice vote, motion passed.

SITE PLAN REVIEWS

3. Chairperson Whipple turned the floor over to Bill Cousins.

Cousins showed them where KMHC wanted to put the dumpster at the dialysis center, on the corner of the garage behind the building. There will be a six-foot privacy fence there to shield that area from the neighbor's property. Cousins stated that the Commission should make a motion to approve the amendment to the site plan to relocate the dumpster.

Walter made a motion to approve the amendment to the site plan for the KMHC dialysis center to relocate the dumpster. Larsen seconded the motion. On a roll call vote with Chairperson Whipple, Larsen, Jordan, Thomas, Cousins, Hall, Walter and Kelly voting "Yea", motion passed.

4. Cousins stated that the second issue also had to do with the dialysis center. He showed them on the site plan where the approved parking lot was and then the area that they had discussed expanding the parking lot in the future with a driveway onto Second Street. He explained that the hospital wanted to put in the full parking lot with the driveway on Second Street now.

Thomas asked if they needed to have a public hearing.

Cousins stated that no they did not. He stated that this really shouldn't cause any problems, other than it needed to be approved.

Hall made a motion to approve the amendment to the site plan for the KMHC dialysis center to expand the parking lot with a driveway onto Second Street. Thomas seconded the motion. On a roll call vote with Chairperson Whipple, Hall, Walter, Cousins, Larsen, Kelly, Thomas and Jordan voting "Yea", motion passed.

CURRENT BUSINESS

5. A. Review of Master Plan - Chairperson Whipple stated that they needed to review Chapters Six and Seven. She asked Cousins if the zoning was altered after the Village sold the land to Stobert Dental, due to the fact that it was once considered to be a park.

Cousins stated that area was currently zoned Commercial, so there is no need for a change in the zoning.

Chairperson Whipple asked if there were any alterations under "Future Land Use".

Cousins stated that they needed to add the "Medical" district.

Chairperson Whipple asked how they protect the Single Family Residential zoned areas from people renting out a basement or a portion of their home.

Cousins stated that if she gave him some addresses he could address this through code enforcement.

There were no changes made to the Single Family Residential section.

Cousins stated that the property east of the tracks south of Nash Road one part is vacant and the other part is Saint Mary's Church, however, it is proposed as a manufactured home park. He would think that they would want that area to be a Single or Multiple Family area instead. Cousins stated that currently it is listed as Single Family, which the church fits into.

Chairperson Whipple stated that they might as well change the future land usage for that property to Single Family.

There were no corrections under the Multiple Family section.

Under General Industrial number one needed to be changed to the South terminus of the Village East of 131.

Walter stated that they needed to make sure all of the churches were shown under the Public/Quasi-Public section, as some were listed and some were not.

The Commission discussed changes on the map under Chapter Six.

Chairperson Whipple moved on to Chapter Seven. She stated that they had already gone through the list previously.

Cousins stated that he could take the previous list they had worked on and go through it updating the items as completed or removed, and if nothing has been started leave them as blank.

6. B. Property Improvement Awards – Chairperson Whipple stated that Larry and Sandy Mitchell's house was absolutely gorgeous at 216 Chestnut Street.

Thomas stated that Disbrow's home always looked very nice.

Chairperson Whipple stated that they still had Wolfe-O'Neill Funeral Home, McLeans Hardware and the Quality Thyme Garden Club under the Commercial property improvements.

Thomas thought that they should do something special for Quality Thyme Garden Club.

The Commission decided to award the Mitchell's home at 216 Chestnut Street. Chairperson Whipple wanted the minutes to note that they would be leaving the Carlisle home, the Stephen's home and the Disbrow's home for next year.

The Commission decided to do a special recognition for Quality Thyme Garden Club. They voted to have the Wolfe-O'Neill Funeral Home receive the Commercial award. Chairperson Whipple noted that they would leave McLeans Hardware on the Commercial list for next spring.

Cousins stated that they should try to do these by the end of September, before all of the flowers die off.

PUBLIC COMMENT

7. Chairperson Whipple stated that there was no public present for public comment.

Jordan stated that at the August meeting Cousins had mentioned that there may be changes to the Island Lake Condominium project. He asked if there was any updated information on this.

Cousins stated that he has talked to them, but they hadn't figured anything out yet.

ADJOURNMENT

8. Motion by Larsen, second by Kelly to adjourn. Motion passed on a voice vote. Meeting adjourned at 8:26 p.m.

Typed by: Mary Deb Rabourn, Deputy Clerk