

**VILLAGE OF DRYDEN
DDA MEETING/PLANNING COMMISSION
LAMB MEMORIAL BUILDING
March 19, 2013
Minutes**

Harbar called the meeting to order at 7:03 P.M.

Roll call: Betcher, Daley, Franz, Listerman, Reynolds, Schultz, Harbar
Absent: Batzer & Thiemkey

Minutes:

MOTION by Betcher supported by Schultz to approve the February 19, 2013 regular meeting minutes.

Committee voiced all ayes, Motion carried 7 - 0.

Public Comments:

None

Agenda:

MOTION by Betcher supported by Daley, to approve the Agenda for March 19, 2013.

Committee voiced all ayes, Motion carried 7 - 0.

Financial Statements:

No questions

Bills to Pay/Disbursements Approval:

MOTION by Schultz supported by Reynolds to approve the March 19, 2013 Bills to Pay & Disbursements in the amount of \$5,664.70.

Roll call: Betcher – yes, Daley – yes, Franz – yes, Listerman – yes, Reynolds – yes, Schultz – yes, Harbar – yes.

Committee voiced ayes, Motion carried 7 - 0.

Harbar called a 5 minute recess until the Public Hearing at 7:15 pm

Public Hearing – Re-Zoning 5711 Main Street

Open: by Harbar at 7:15 pm

Public Comments:

Village Attorney, Gary Howell:

Instructed the Planning Commission Board that they were four decisions that the commission could make regarding the Re-Zoning of 5711 Main Street.

1. Approval
2. Deny
3. Partial Grant
4. Table if we need more information

If the commission does decide to recommend the re-zoning of Parcel # 44-044-012-003-20 the commission will have to modify the Master Plan to reflect the changes before it is approved this evening.

Stan Roszczewski:

Asked that the Planning Commission to consider recommending to the Village Council that the property at 5711 Main Street with the Parcel ID #44-044-012-003-20 that is currently zoned Agricultural and has a variance to operate “Stan’s Place Storage Facility” a Mini-storage facility which provides storage space for personal use be re-zoned commercial. Currently the property has a tax code classification of “#201 Commercial” by the Dryden Township Assessor, Tina Papineau. Roszczewski would like the zoning to reflect the tax code classification. “We are paying the commercial tax rate we want it to be zoned commercial.” The change in zoning would help with the value of the property if it were to be inherited or sold.

Pat Betcher:

Had a concern with recommending the re-zoning of 5711 Main Street because when the Land Use Variance request was granted in 1999 it was based on the premise that the property would be used for the mini-storage facility only. If, the Planning Commission recommends re-zoning it is not consistent with our current Zoning Ordinance. The Zoning Ordinance states in:

Article XXI Section 21.05

B. The proposed land use must be designed in such a way as to be compatible with surrounding land uses.

C. The proposed land use must be consistent with the goals and policies of the Village.

Also, in the Master Plan that the Planning Commission has on the agenda for approval it states as one of the objectives in Commercial Areas:

2. Discourage spot commercial development.

So, in closing if the Planning Commission recommends re-zoning parcel # 44-044-012-003-20 to Commercial we would no longer have any say of what type of business is established on the parcel if it was within the principal uses permitted of the Zoning Ordinance. The variance would just allow the Mini-storage facility which provides storage space for personal use.

Rande Listerman:

Read the “Principal Uses Permitted”: in the Commercial District Section 10.01 of the Zoning Ordinance.

MOTION by Daley supported by Reynolds, to recommend approval of the Re-Zoning 5711 Main Street parcel # 44-044-012-003-20.

Roll call: Betcher – no, Daley – yes, Franz –yes, Listerman – no, Reynolds – yes, Schultz – no, Harbar – no.

Committee voiced 3 ayes and 4 neyes, Motion failed 3 - 4.

Public Hearing Closed: 7:52 p.m.

Public Hearing – Master Plan

Open: 7:53 pm

Public Comments:

No comments

Public Hearing Closed: 7:53 p.m.

CARRYOVER BUSINESS:

None

NEW BUSINESS:

A. Approval of the 2012/2013 Annual Report.

MOTION by Reynolds supported by Franz, to approve the 2012/2013 Annual Report.

Roll call: Betcher – yes, Daley – yes, Franz –yes, Listerman – yes, Reynolds – yes, Schultz – yes, Harbar – yes.

Committee voiced ayes, Motion carried 7 - 0.

B. 4th Quarter Budget Amendments

MOTION by Franz supported by Schultz, to approve the 4th Quarter Budget Amendments for 2012/2013.

Roll call: Betcher – yes, Daley – yes, Franz –yes, Listerman – yes, Reynolds – yes, Schultz – yes, Harbar – yes.

Committee voiced ayes, Motion carried 7 - 0.

C. Resolution Adopting 2013 Master Land Use Plan

Betcher suggested these changes to the final Draft of the Master Plan

1. Add the addition for 5605 Main Street as property owned by the Village on page 19.
2. Change year on page 29 the first paragraph from 2010 to 2012.
3. Remove Industrial Areas objective #4 on page 27.

MOTION by Betcher supported by Franz, to approve the resolution adopting the 2012 Master Land Use Plan.

Roll call: Betcher – yes, Daley – yes, Franz –yes, Listerman – yes, Reynolds – yes, Schultz – yes, Harbar – yes.

Committee voiced ayes, Motion carried 7 - 0.

Public Comment:

None

The meeting adjourned at 8:10 p.m.

Deanna Harbar, Chairperson

Rande Listerman, Secretary