

**CITY OF SWARTZ CREEK  
SWARTZ CREEK, MICHIGAN  
MINUTES OF PLANNING COMMISSION MEETING  
APRIL 2, 2019**

Meeting called to order at 7:01 p.m. by Commissioner Stephens.

Pledge of Allegiance.

**ROLL CALL:**

Commissioners present: Binder, Culinski, Novak, Grimes, Krueger, Farmer, Ridley, Stephens.

Commissioners absent: None.

Staff present: Adam Zettel, City Manager.

Others present: Bob Plumb, Rae Lynn Hicks, Nate Henry, Carmine Avantini.

**APPROVAL OF AGENDA:**

**Resolution No. 190402-01  
(Carried)**

Motion by Commissioner Krueger support by Commissioner Binder, the Swartz Creek Planning Commission approves the agenda with addition of election of new officer for the April 2, 2019 Planning Commission meeting.

Unanimous Voice Vote  
Motion Declared Carried

**APPROVAL OF MINUTES:**

**Resolution No. 190402-02 (Carried)**

Motion by Commissioner Krueger support by Commissioner Ridley the Swartz Creek Planning Commission approves the minutes for the March 5, 2019 Planning Commission meeting.

Unanimous Voice Vote  
Motion Declared Carried

**MEETING OPENED TO THE PUBLIC:**

None.

**BUSINESS:**

**Zoning Updates  
Discussion**

Carmine Avantini, CIB Planning Consultant, explained that he is advocating a table in place of the use description sections for NBD & GBD. Conditional Land Use & Site Plan Review sections explained; including exempt, administrative review and all site plan with Planning Commission approval.

Mr. Zettel explained the RCC initiative, zoning audit and process so far.

Commissioner Binder requested a land use key.

Commissioner Ridley asked if council will approve site plans. Mr. Avantini responded no.

**Public Hearing**

Open: 7:12 p.m.

No comments.

Closed 7:12 p.m.

Discussion amongst commission members took place and requested changes to:

**Special Land Uses**

Adding cemeteries and studios

Section 33.04

**Land Uses with Conditional Requirements**

b. Automobile or Vehicle Dealerships

1. deletion of front or side yard and replace with parking setback.

g. Outdoor Retail Display and Sales

3. Change the whole sentence.

Discussion in regards to temporary uses being included.

**Site Plan Review**

Uses Requiring Site Plan Review (Table)

h. Home occupations - change to sketch plan review.

Table needs x marks under the requirement so it's easier to read and increase the font size of the table.

No resolutions were required at meeting tonight. All the requested changes will be done and brought back to the next meeting.

**Public Participation Plan**

**Discussion**

Mr. Zettel explained the Community Engagement Statement included in packet. This is another RRC requirement. This is a draft with one item missing which is a flowchart that we are still

working on. The document is here tonight for comment and feedback.

Commissioner Novak recommended that the Key Stakeholders list needs additions of Local businesses, DPW Operations.

Commissioner Grimes, suggested adding Development Community (realtors, builders, etc.)

**Resolution No. 190402-03 (Carried)**

Motion by Commissioner Krueger support by Commissioner Novak the Swartz Creek Planning Commission recommends this to City Council for adoption.

Unanimous Voice Vote  
Motion Declared Carried

**Selection of Secretary**

**Resolution No. 190402-04 (Carried)**

Motion by Planning Commission Member Krueger  
Second by Planning Commission Member Binder

**I Move**, the Swartz Creek Planning Commission selects Commissioner Jentery Farmer to serve as the Planning Commission Secretary.

Yes: Grimes, Krueger, Farmer, Ridley, Stephens Binder, Culinski, Novak.  
No: None. Motion Carried.

**Selection of Vice Chairperson**

**Resolution No. 190402-05 (Carried)**

Motion by Planning Commission Member Ridley  
Second by Planning Commission Member Farmer

**I Move**, the Swartz Creek Planning Commission selects Commissioner Dennis Novak to serve as the Planning Commission Vice-Chairperson.

Yes: Krueger, Farmer, Ridley, Stephens, Binder, Culinski, Novak, Grimes.  
No: None. Motion Carried.

**Meeting Open to Public:**

Rae Lynn Hicks, 8373 Miller Road, thanked everyone on the commission for stepping up and taking on a really important role. She would like to see more councilmembers attend the planning commission meetings.

**Remarks By Planning Commission:**

Commissioner Farmer KFC drive thru is tough.

Commissioner Ridley found out that her barn on Wade was owned by Homer Wade and it was a blacksmith shop.

Commissioner Binder everyone have a Happy Easter.

**Adjourn**

**Resolution No. 190402-06**

**(Carried)**

Motion by Planning Commission Member Krueger  
Second by Planning Commission Member Binder

**I Move** the Swartz Creek Planning Commission adjourns the April 2, 2019 Planning Commission meeting.

Unanimous Voice Vote  
Motion Declared Carried

Meeting adjourned at 8:24 p.m.

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Jentery Farmer,  
Secretary