

CITY OF ITHACA PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 9TH, 2009

Meeting called to order at 7 pm by Chairman Neville Pitcher

Members present: Ron Krautstrunk, Jerry Timmons, Neville Pitcher, John Wilson,
George Bailey: Ithaca Mayor, Dale Sherman: Ithaca Building Inspector.

Public Attendance: LD Hollenbeck, Ithaca Council, Rod Merchant.

Minutes from previous meeting were read by Neville Pitcher.

Public Comment: None

Request made by Dale Sherman for the condemnation of 1008 E Center Street, Ithaca MI 48847.

Motion was made by Jerry Timmons to condemn, John Wilson seconded the motion.
Motion Carried.

Request made by Rod Merchant for a site plan to build a 30'x 90' one story building at
1420 E Center Street, Ithaca MI 48847.

(All members agreed that once a letter from Brian Denman: Gratiot County Drain
Commissioner is received about storm water detention and the Drain Assessment with the
City is cleared up the construction could begin.)

Motion was made by John Wilson to approve and Jerry Timmons seconded the motion.
Motion Carried.

Yeas: 5

Nays: 0

Absent: 2

Meeting adjourned by Neville Pitcher at 7:40 pm.

Mark Barrows, Secretary

CITY OF ITHACA PLANNING COMMISSION MEETING MINUTES
MONDAY, AUGUST 3rd, 2009

Meeting called to order at 7 pm by Chairman Neville Pitcher.

Members present: Will Rykert, Doug Wright, Jerry Timmons, Neville Pitcher, John Wilson, Mark Barrows, and Dale Sherman; Ithaca Building Inspector

Public Attendance: Nancy Secor, Donald Yaw, Jake Stockton, Chelsey Foster; City Manager

Minutes from previous meeting were read by Neville Pitcher.

Motion made by Jerry Timmons and seconded by John Wilson to accept minutes from last meeting. Motion carried.

Public Comment: None

Request made by Eight Cap Inc. to place a 28' X 56' one story building at 1126 E Center Street, Ithaca MI 48847; which will contain space for a Headstart Classroom.

Much was discussed on putting a temporary building in the City of Ithaca, what does "temporary" really mean time wise. Some potential requirements discussed were permanent foundation, additional windows, lighting and shrubs.

Motion was made by John Wilson to recess the meeting and Mark Barrows seconded the motion. Motion carried.

Meeting adjourned by Neville Pitcher at 8:10 pm.

Mark Barrows, Secretary

CITY OF ITHACA PLANNING COMMISSION MEETING MINUTES
TUESDAY, AUGUST 4th, 2009

Meeting called to order at 3:30 pm by Chairman Neville Pitcher

Members present: Will Rykert, Doug Wright, Jerry Timmons, Neville Pitcher, John Wilson, Mark Barrows, and Dale Sherman; Ithaca Building Inspector.

Public Attendance: Donald Yaw and Chelsey Foster; City Manager

No minutes were read.

Public Comment: Mr. Foster reported he would update the Planning Commission on the Countywide Master Plan at the next regular meeting.

Meeting was opened up to discuss the request made by Eight Cap Inc. to place a 28' X 56' one story building at 1126 E Center Street, Ithaca MI 48847; which will contain space for a Headstart Classroom.

Motion was made by John Wilson to require the permanent foundation, additional windows, lighting and shrubs. Mark Barrows seconded the motion. Motion Carried.

Mr. Yaw will provide a sketch showing the proposed requirements for Dale Sherman's review. Materials will be available for review prior to permit issuance.

Meeting adjourned by Neville Pitcher at 4:00 pm.

Mark Barrows, Secretary

CITY OF ITHACA PLANNING COMMISSION MEETING MINUTES
TUESDAY, AUGUST 11TH, 2009

Meeting called to order at 7:00 pm by Chairman Neville Pitcher.

Members Present: Mark Barrows, John Wilson, Jerry Timmons, Wilbur Rykert, Dale Sherman; Building Inspector, Chelsey Foster; City Manager

Public Attendance: LD Hollenbeck; Councilperson, Donald Yaw; Eight Cap. Inc.

Minutes of previous meeting were read by Chairman Neville Pitcher.

Motion made John Wilson by and seconded by Wilbur Rykert to accept minutes from last meeting. Motion carried.

Public Comment: LD Hollenbeck would like the Planning Commission to consider a no burning ordinance in the City, meaning no burning of yard waste and/or leaves. This would mean amend what we have and make the no burning year around. He would like this for the next meeting.

The request by Donald Yaw of Eight Cap, Inc. for the building at 1126 E Center Street, Ithaca MI 48847 for a Head Start building. Mr. Yaw was advised he would have to have shrubs, trees, windows, footings and lighting put in.

Motion made by John Wilson and seconded by Jerry Timmons to allow a 28' X 56' one story building at 1126 E Center Street, Ithaca MI 48847; which will contain space for a Headstart Classroom.

Motion Carried

Yeas: 5

Nays: 0

Absent: 2

City Manager Chelsey Foster updated the Planning Commission on the Countywide Master Plan. He would like each member to read over it for discussion at the next Planning Commission meeting.

Meeting adjourned by Neville Pitcher at 8:15 p.m.

Mark Barrows, Secretary

CITY OF ITHACA SPECIAL PLANNING COMMISSION MEETING MINUTES
THURSDAY, AUGUST 27TH, 2009

Meeting called to order by Temporary Chairman Mark Barrows.

Members Present: John Wilson, Wilbur Rykert, Doug Wright, Jerry Timmons, Dale Sherman; Building Inspector.

Minutes of Previous Meeting: Minutes waived as this was a special meeting.

Public Attendance: Chris Manning; Manning Construction Company.

Public Comments: A request by Mr. Manning for a new addition to be put on Cartridges Are Us at 100 Raycraft Drive, Ithaca MI 48847. They are asking for a 150' X 100' addition on the east side of the current building.

After some discussion a motion was made by John Wilson to allow the addition to be done. Jerry Timmons seconded.

Motion Carried

Yeas: 5

Nays: 0

Absent: 2

No further business.

Meeting adjourned by Mark Barrows at 7:20 p.m.

Mark Barrows, Secretary

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
TUESDAY, SEPTEMBER 8TH, 2009

Meeting Called to order by Temporary Chairperson Mark Barrows.

Members Present: Doug Wright, Mark Barrows, Jerry Timmons, Wilbur Rykert, John Wilson, Neville Pitcher, Dale Sherman; Building Inspector, George Bailey; Mayor, Chelsey Foster; City Manager.

Public Attendance: Kevin Jerome; Freed Construction, Phyllis McCrossin.

Public Comments: None Given.

The request made by Cartridges Are Us for a site plan to build a 64' X 100' addition at 515 Union Street, Ithaca MI 48847 which will be an expansion of the business was discussed. Mayor George Bailey brought up the storm water drain and that the pole barn would have steel siding.

Motion to accept was made by Mark Barrows.

Seconded by John Wilson

Motion Carried

Yeas: 7

Nays: 0

Absent: 0

Public Comments: Chelsey Foster discussed the Countywide Master Plan; they will be having a Gratiot Countywide meeting on September 17th, 2009 at the Pine River Township Hall at 6:00 p.m.

Meeting adjourned

Mark Barrows, Secretary

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
TUESDAY, October 13, 2009

Meeting Called to Order by Neville Pitcher, Chairman

Members Present: Mark Barrows; Secretary, Doug Wright, John Wilson, Neville Pitcher; Chairman, George Bailey; Mayor, Dale Sherman; Building Inspector, Wilbur Rykert, Jerry Timmons, Chelsey Foster; City Manager.

Public Attendance: Larry Trexler; Council Person, Rod Merchant and Keith Litwiller, Chuck Griffith; both of Hearthstone Oven

Minutes of previous meeting were read by Chairman Neville Pitcher.

Motion made by George Bailey; Mayor and seconded by Mark Barrows to accept minutes from last meeting. Motion carried.

Public Comments: None Given.

Meeting was opened up to discuss the request made by Rod Merchant/Stonehouse enterprises for a variance of two feet lot width at 1416 E Center St, Ithaca MI 48847. The lot width is 98 feet wide and according to the City of Ithaca ordinance requires a width of 100 feet.

Motion to accept was made by Jerry Timmons, Seconded by John Wilson.

Motion Carried Yeas: 7 Nays: 0 Absent: 0

Meeting was opened up to discuss the request to set a public hearing for the consideration of rezoning approximately five acres of the southeast portion of parcel #29-52-060-012-00 (to be split). The public hearing was set for Monday, November 3rd at 4:00 p.m.

Motion to accept was made by George Bailey, Seconded by Doug Wright.

Motion Carried Yeas: 7 Nays: 0 Absent: 0

Meeting was opened up to discuss the request made by Keith Litwiller/Hearthstone Oven for a site plan review for a 32 ½ x 67 ½ addition at 126 S. Pine River Street, Ithaca MI 48847. Hearthstone Oven will finish the building between there existing building and the Carpet Store next door.

Motion to accept was made by John Wilson, Seconded by Jerry Timmons.

Motion Carried Yeas: 7 Nays: 0 Absent: 0

Public Comments: Chelsey Foster discussed the Countywide Master Plan.

Meeting adjourned

Mark Barrows, Secretary

CITY OF ITHACA
SPECIAL PLANNING COMMISSION MEETING MINUTES
TUESDAY, NOVEMBER 3, 2009

Meeting Called to order by Neville Pitcher; Chairman

Members Present: Neville Pitcher; Chairman, Mark Barrows, Wilbur Rykert, George Bailey; Mayor, Dale Sherman; City Building Inspector, Chelsey Foster; City Manager, John Wilson, Jerry Timmons.

Public Attendance: Curtis Wildfong; Gratiot County Herald, Kirk Smith; Red Leaf Investments, Don Schurr; Greater Gratiot Development.

Minutes of Previous Meeting: Minutes waived as this was a special meeting.

Meeting was opened up to discuss the request made for rezoning approximately five acres of the southeast portion of parcel #29-52-060-012-00 #1 and #2 as per survey from R-2 (Residential Suburban) to I (Industrial). (See attached survey.)

Motion to City Council to rezone 29-52-060-012-00 #1 and #2 as per survey from R-2 (Residential Suburban) to I (Industrial). (See attached survey.)

Motion to accept was made by Mark Barrows, Seconded by Jerry Timmons.

Yeas: 6

Nays: 0

Absent: 0

Motioned Carried.

Meeting Adjourned: 4:20 p.m.

Mark Barrows, Secretary

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
TUESDAY, NOVEMBER 10, 2009

Meeting Called to order by Neville Pitcher; Chairman

Members Present: Neville Pitcher; Chairman, George Bailey; Mayor, Dale Sherman; City Building Inspector, Chelsey Foster; City Manager, John Wilson, Jerry Timmons, Doug Wright, and Wilbur Rykert.

Public Attendance: Kirk Smith; Red Leaf Investments, Rod Merchant, Tim Beebe; Central Michigan Survey, Larry Trexler; Councilmember, Chris, Marla and Corey Buerge, Jim Milanowski; CMS & D Surveying and Engineering Greg Oleszczuk; Dollar General, Jim Kremsreiter; JBS Contracting

Minutes of October 13, 2009 meeting were read by Chairman Neville Pitcher.
Motion was made by George Bailey and second by Jerry Timmons to accept minutes. Motion carried.

Minutes of November 3, 2009 meeting were read by Chairman Neville Pitcher.
Motion was made by Jerry Timmons and seconded by Doug Wright to accept minutes. Motion carried.

Meeting was opened to discuss a request made by Chris Buerge for a site plan review for a 60' X 80" X 16' pole type structure at 1418 E Center Street.

Motion was made by John Wilson to approve the site plan, seconded by Jerry Timmons.
Yeas: 6
Nays: 0
Absent: 0
Motioned Carried.

Meeting was opened to discuss a request made by Dollar General for a site plan review for a 70' X 130' size building. Due to the size of property a variance is needed to put only 32 spaces instead of 60 spaces which are required by City Ordinance 27.04:2.

Motion to recommend that City Council approve the variance for Dollar General parking spaces.
Yeas: 6
Nays: 0
Absent: 0
Motioned Carried.

Motion was made by Wilbur Rykert to approve the site plan and variance and seconded by John Wilson.
Yeas: 6
Nays: 0
Absent: 0
Motioned Carried.

Meeting was opened to discuss a request made by Kirk Smith; Red Leaf Investments for a site plan review for an 80' X 200' building at 317 Industrial Parkway.

Motion was made by Doug Wright to approve the site plan and seconded by Jerry Timmons.
Yeas: 6
Nays: 0
Absent: 0
Motioned Carried.

Meeting Adjourned: 7:55 p.m.

John Wilson, Temporary Secretary