

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 9, 2010

Meeting Called to order by Mark Barrows, Temporary Chairperson

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

Public Attendance: Sam and Carol Smith, Dean and Vickie Parling, Joe Barden.

Minutes of November 10, 2009 meeting were discussed.

Motion was made by Jerry Timmons and second by John Wilson to accept minutes, once Mark Barrows name is removed and replaced with John Wilson as the Temporary Secretary. Motion carried.

Meeting was opened to discuss the request made by Smith Family Funeral Homes for the rezoning of property 1333 E Center Street, Ithaca MI 48847 from C-2 (General Commercial) to C-1 (Central Business).

Public Comments were given by Dean and Vickie Parling on if there would be a possibility of a street added in the future between their property and the Smith Family Funeral Home. Building Inspector Dale Sherman said there would not be a possibility of a street in the future. The Parlings also inquired on if the taxes of their own property would be going up. Mayor George Bailey said their taxes will not be going up. Joe Barden inquired if the building of the Smith Family Funeral Home would change the outlook of the city plans. Mayor George Bailey said the city plan would not be changed. Joe Barden also inquired on if there was water and sewer hookup. Building Inspector Dale Sherman informed Joe Barden that there is water and sewer hookup at the property.

Motion was recommended that the City Council approve the rezoning 1333 E Center Street, Ithaca MI 48847, from C-2 (General Commercial) to C-1 (Central Business).

Motion was made by John Wilson to approve the rezoning and seconded by Wilbur Rykert.

Yeas: 5

Nays: 0

Absent: 2

Motioned Carried.

Meeting Adjourned: 7:50 p.m.

John Wilson, Temporary Secretary

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
TUESDAY, APRIL 13, 2010

The Regular meeting of the Ithaca Planning Commission was called to order by Chairperson Neville Pitcher at 7:00pm.

Present were Chairperson Neville Pitcher and Members Mark Barrows, John Wilson, Wilbur Rykert, Jerry Timmons, and George Bailey. City Staff present were City Manager Chelsey Foster and Building Inspector Dale Sherman.

Public in Attendance: Sam Smith and Larry Trexler.

Moved by Jerry Timmons, second by John Wilson to approve the minutes of the previous meeting. Motion carried.

Members performed a site plan review at the request made by Smith Family Funeral Homes for a 60' x 107' funeral home to be constructed at 1333 E Center Street. Discussion on the building setback from Center Street relative to Burger King, the parking lot pole lighting and building pack lighting. George Bailey inquired as to if MDOT approval had been received for the drive curb cut on Center Street. Mr. Smith reported that MDOT will allow the curb cut as proposed.

Moved by John Wilson, second by Mark Barrows to approve the site plan for Smith Family Funeral Homes contingent upon MDOT and Drain Commission approval.

Yeas: 6 (Pitcher, Barrows, Wilson, Rykert, Timmons, Bailey)

Nays: 0 (None)

Motioned Carried.

Dale Sherman informed members about future items for the community.

Chelsey Foster updated members on the County Wide Master Plan.

Meeting Adjourned: 7:40 p.m.

Mark Barrows, Secretary

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MAY 11TH, 2010

The Regular meeting of the Ithaca Planning Commission was called to order by Chairperson Neville Pitcher at 7:00pm.

Present were Chairperson Neville Pitcher and Members Mark Barrows, Wilbur Rykert and Jerry Timmons. City Staff present were City Manager Chelsey Foster and Building Inspector Dale Sherman.

Absent were Members George Bailey and John Wilson.

Public in Attendance: None

Minutes of the previous meeting were read. Motion was made by Jerry Timmons, second by Mark Barrows to approve the minutes of the previous meeting. Motion carried.

City Manager Chelsey Foster gave updated information on County wide zoning plan and going over proposed changes to City zoning ordinances for things such as wind turbines, flood coverage and outside wood burners. The board decided to have the plans typed up and each month they would pick a couple of items off the list to discuss and vote on.

Meeting Adjourned: 7:55 p.m.

Mark Barrows, Secretary

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JULY 13, 2010

The Regular meeting of the Ithaca Planning Commission was called to order by Chairperson Neville Pitcher at 7:00pm.

Present were Chairperson Neville Pitcher and Members Mark Barrows, Wilbur Rykert, Jim Gruesbeck and John Wilson. City Staff present were City Manager Chelsey Foster and Building Inspector Dale Sherman.

Absent were Members George Bailey and Jerry Timmons.

Public in Attendance: Councilperson Larry Trexler.

Minutes of the previous meeting were read. Motion made by Wilbur Rykert, second by Jim Gruesbeck to approve the minutes of the previous meeting. Motion carried.

City Manager Chelsey Foster gave updated information on countywide zoning plan and going over proposed changes to city zoning ordinances for things such as medical marijuana, countywide zoning plan and flood plain management provisions.

Motion was recommended to join the national flood insurance program, adopt ordinances and application.

Motion made by John Wilson, seconded by Wilbur Rykert.

Yeas: 5

Nays: 0

Absent: 2

Motioned Carried.

Motion was recommended that the City Council approve the 2010 Countywide zoning plan.

Motion made by John Wilson, seconded by Mark Barrows.

Yeas: 5

Nays: 0

Absent: 2

Motioned Carried.

Agenda for next month will be on medical marijuana.

Meeting Adjourned: 7:45 p.m.

Mark Barrows, Secretary

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
TUESDAY, AUGUST 10, 2010

The Regular meeting of the Ithaca Planning Commission was called to order by Chairperson Neville Pitcher at 7:00 p.m.

Present were Chairperson Neville Pitcher and Members Mark Barrows, Doug Wright, Wilbur Rykert, Jerry Timmons and Jim Gruesbeck. City Staff present were City Manager Chelsey Foster and Building Inspector Dale Sherman.

Absent were Members George Bailey and John Wilson.

Public in Attendance: Councilperson Larry Trexler.

Moved by Doug Wright, second by Mark Barrows to approve the minutes of the previous meeting. Motion carried.

Members nominated new officers: Chairperson Nominees were Mark Barrows and John Wilson.
John Wilson: 3 Votes
Mark Barrows: 2 Votes
Motion carried.

Members discussed and decided to wait until next months meeting to nominate a secretary.

Members discussed Medical Marijuana: Doug Wright spoke on different cities and townships problems and on adopting a good quality ordinance. Members spoke about some of the problems the City of Ithaca could encounter and what the State of Michigan law does and does not cover. Members spoke on ideas on how the City of Ithaca ordinance could read, what it would cover and how it could be interpreted.

Motion to recommend a maximum 180 day moratorium on all Medical Marijuana facilities until a satisfactory ordinance can be drafted.

Moved by Mark Barrows, second by Doug Wright
Yeas: 6
Nays: 0
Absent: 2
Motioned Carried.

Meeting Adjourned: 8:10 p.m.

Mark Barrows, Secretary

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
TUESDAY, SEPTEMBER 14, 2010

The Regular meeting of the Ithaca Planning Commission was called to order by Chairperson John Wilson at 7:00 p.m.

Present were Chairperson John Wilson, Secretary Mark Barrows and Members Neville Pitcher, Wilbur Rykert, Jerry Timmons, Jim Gruesbeck, George Bailey. City Staff present were City Manager Chelsey Foster and Building Inspector Dale Sherman.

Absent was Member Doug Wright.

Public in Attendance: Councilperson Larry Trexler and resident Ivan Wheeler.

Moved by George Bailey, second by Jerry Timmons to approve the minutes of the previous meeting. Motion carried.

Members nominated new officer: Secretary Nominee was Mark Barrows.

Yeas: 6

Nays: 0

Absent: 1

Motion carried.

Members discussed Medical Marihuana: Members spoke on ideas on how the City of Ithaca ordinance could read, what it would cover and how it could be interpreted. Chelsey Foster will speak with City Attorney Jeff Arnold on adding the Federal Law wording to the Medical Marihuana Ordinance and the description of a placebo distribution center.

Members discussed hunting in the City limits: Members spoke on what the hunting ordinance says now and some ideas such as adding archery to the ordinance. Ivan Wheeler spoke about his concerns for the residents that own ten acres or less. Members spoke on the hunting permits themselves and how the owner names are the only name on the permit. Members talked about a permission slip that would include the hunting ordinance and would be signed by the property owner and any hunters. This way there will be no questions of who will be hunting and they will have knowledge of the City ordinance.

Motion was recommended that the City Council approve the addition of archery to 22-163 City ordinance.

Yeas: 6

Nays: 0

Absent: 1

Motioned carried.

Meeting Adjourned: 8:01 p.m.

Mark Barrows, Secretary

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 12TH, 2010

The Regular meeting of the Ithaca Planning Commission was called to order by Secretary Mark Barrows at 7:00 p.m.

Present were Secretary Mark Barrows and Members Neville Pitcher, Wilbur Rykert, Jerry Timmons, Jim Gruesbeck, George Bailey. City Staff present were City Manager Chelsey Foster and Building Inspector Dale Sherman.

Absent were Chairperson John Wilson and Member Doug Wright.

Public in Attendance: Councilperson Larry Trexler and resident Judith Dabbs.

Moved by Jerry Timmons, second by George Bailey to approve the minutes of the previous meeting. Motion carried.

Public Comments: Judy Dabbs asked if the City would allow egg laying hens in the City limits for non-commercial personal use.

Members discussed whether a permit should be acquired, how the other animal boarding ordinances read. Concerns were expressed about whether allowing chickens would result in residents wanting to have all kinds of farm animals. Members spoke on multiple ways to control who would be eligible to board chickens in the City limits, one being an example from Ann Arbor, where permission must be granted by neighbors.

Secretary Mark Barrows told Judith Dabbs the Planning Commission will send her a letter notifying her of what the board's decision is and why after the next meeting.

The issue of raising chickens in the City Limits will be tabled until the next meeting on November 9th, 2010.

Moved by George Bailey, second by Wilbur Rykert to set the Public Hearing for Zoning Ordinance (Art.1) District Regulations for November 9th, 2010 at 7:05pm.

Meeting Adjourned: 7:49 p.m.

Mark Barrows, Secretary

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
TUESDAY, NOVEMBER 9TH, 2010

The Regular meeting of the Ithaca Planning Commission was called to order by Chairperson John Wilson at 7:00 p.m.

Present were Secretary Mark Barrows and Members Neville Pitcher, Wilbur Rykert, Jerry Timmons, Doug Wright, Jim Gruesbeck, George Bailey, Student Representative Meghan Litwiller and City Staff present were City Manager Chelsey Foster and Building Inspector Dale Sherman.

Motion by Jerry Timmons, supported by George Bailey to approve the minutes of the previous meeting. Motion carried.

Public Comments: None

Members discussed the City ordinance related to domestic animals and horses, and whether it applies to boarding of chickens. City Manager Foster will be checking with the City Attorney to see what is covered under domestic animals and other related animals. Members stated that the ordinance needs to be updated and some of the changes that could be made to cover animals in the City limits. Fairgrounds were mentioned for potential housing of animals.

Motion by George Bailey, supported by Mark Barrows to take no action on permitting chickens in the City limits at this time. Motion carried.

A written letter will be mailed to Mrs. Judith Dabbs informing her of the Planning Commission's decision.

Motion by George Bailey, supported by Mark Barrows to open a public meeting on the Medical Marihuana ordinance at 7:24 p.m. Motion carried.

Members read aloud the new Medical Marihuana ordinance and spoke on what it covers.

Motion by George Bailey, supported by Mark Barrows to close the public hearing on the Medical Marihuana ordinance at 7:44 p.m. Motion carried.

Moved by Neville Pitcher, second by Doug Wright to recommend the Medical Marihuana ordinance to the City Council for approval. Motion carried.

Public Comment: City Manager Foster notified members that Cartridges Are Us is planning an expansion at their Raycraft Drive location that will require site plan review sometime in the near future.

Meeting Adjourned: 7:58 p.m.

Mark Barrows, Secretary

CITY OF ITHACA
SPECIAL PLANNING COMMISSION MEETING MINUTES
TUESDAY, NOVEMBER 30TH, 2010

The Special meeting of the Ithaca Planning Commission was called to order by Chairperson John Wilson at 7:00 p.m.

Present were Secretary Mark Barrows and Members Neville Pitcher, Wilbur Rykert, Jerry Timmons, Doug Wright, Jim Gruesbeck, Student Representative Meghan Litwiller, George Bailey and City Staff present were City Manager Chelsey Foster and Building Inspector Dale Sherman.

Public in Attendance: Councilperson John Thomas, Councilperson Alice Schafer, Contractor for Cartridge Are Us Chris Manning, Ithaca Fire Chief Dave Nelson, C2AE Engineer Kevin Feuka, Smith Excavating Mark Smith, Councilperson Larry Trexler and Jack Hatt.

Members discussed on the site plan for Cartridges Are Us, which is planning to build a 30,000 square foot addition for packaging and warehousing. Members stated the concerns for drainage of water and discussed ways the water could be dispersed. Concerns for parking were brought up; Contractor Chris Manning said no additional parking will be added.

Motion by Mark Barrows, supported by Jerry Timmons to approve the site plans for Cartridges Are Us with the note of concern with the size of storm drains around the building.

Yeas: 8

Nays: 0

Motion Carried.

Kevin Feuka spoke on the North Downtown Alley Reconstruction. Mr. Feuka stated three points of interest. The first is to see that the Planning Commission has the City's interest at heart, also to answer any questions the Planning Commission has and finally to request letters of support from different City agencies to make this a successful grant request. Mr. Feuka spoke on a few highlights of the project and stated that the Frontier, Charter and Consumers Energy lines would hopefully be buried if the City wanted to use the alley for any functions in the future. Some ideas for the grant money would be resurfacing the parking area, bike racks, two electric car charging stations, a central dumpster and parking for apartments that will be developed in the future. The grant must go in with a 10% minimum local match. An outline of the complete project will be sent in along with drawings.

Moved by Neville Pitcher, second by Doug Wright to support the North Downtown Alley Reconstruction grant application.

Yeas: 8

Nays: 0

Motion Carried.

Public Comments: None were given.

Meeting Adjourned: 7:50 p.m.

Mark Barrows, Secretary

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
TUESDAY, DECEMBER 14TH, 2010

The meeting of the Ithaca Planning Commission was called to order by Chairperson John Wilson at 7:00 p.m.

Present were Chairperson John Wilson, Secretary Mark Barrows and Members Neville Pitcher, Wilbur Rykert, Jerry Timmons, George Bailey and City Staff present were City Manager Chelsey Foster and Building Inspector Dale Sherman.

Public in Attendance: Steve Foster and John Rynard for conceptual plan for 120 E Emerson St. no building plans yet.

Moved by George Bailey, second by Jerry Timmons to approve the minutes of the previous regular meeting and the previous special meeting. Motion carried.

Public Comments: None were given.

Steve Foster would like the board's approval on the conceptual plan for a new mixed-use building before he purchases the lot. Then he will bring in stamped building plans for board approval.

Members asked Mr. Steve Foster why he chose the lot and how the exterior of the building would look, as well as placement of the new building. Members discussed the lot size and the conceptual building plan size.

Motion by Jerry Timmons, supported by Mark Barrows, to approve the conceptual plan presented for new mixed-use commercial building at 120 E Emerson St., with the note that the stamped building plans will be brought to the board prior to final site plan approval.

Yeas: 6

Nays: 0

Absent: 2

Motion Carried.

Members discussed adding a requirement in zoning ordinance to have all building permits issued for developments on East Center Street to include new sidewalk where no sidewalk is currently present. Members spoke on having all properties in the City limits be required to put in new sidewalk where no sidewalk is currently present upon redevelopment. Members also spoke on ways to remind residents to shovel snow off the sidewalks and how to enforce the ordinance. Mr. Chelsey Foster will be looking into other Cities on how they remind and enforce the residents to shovel snow off the sidewalks.

Public Comments: None were given.

Meeting Adjourned: 7:50 p.m.

Mark Barrows, Secretary