

CITY OF ITHACA  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JULY 10TH, 2012

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 and Members Neville Pitcher, Doug Wright, Jim Gruesbeck, George Bailey, Dr. Kelvin Grant, Dr. Wilbur Rykert, Jerry Timmons. City Staff present were City Manager Chelsey Foster and Building Inspector Dale Sherman.

Absent was Mark Barrows.

Public in Attendance: Larry Trexler, John for JBS Contracting, Mr. and Mrs. Tilton, John Monroe.

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

Public Comments: None were given.

Mr. Sherman introduced a request made by JBS Contracting for a site plan review to construct a 60' x 60' building at 1200 County Farm Drive, Ithaca Michigan. Members discussed the addition of parking; storm water permit was not required; future additions; construction to begin in about three (3) weeks, lasting around ninety (90) days. Mr. Foster spoke that he had received a call from Mr. Don Schurr on the purchase of the land being finale this evening.

Moved by Dr. Kelvin Grant, second by Jerry Timmons to approve the site plan review.

Mr. Sherman introduced a request made by Ithaca Physical Therapy for a site plan review to construct a 45' x 78' x 25' 6 ½ "building at 203 Dilts Road, Ithaca Michigan. Mr. Tilton said he purchased four acres and is only going to use about a quarter of that land. Members discussed an on the north side of Mr. Tilton's property to the Cider Mill. An easement was never done but Mr. Tilton will be building so that an easement may be done in the future.

Moved by Dr. Wilber Rykert, second by Dr. Kelvin Grant to approve the site plan review.

Public Comments: None were given.

Meeting Adjourned: 7:19 p.m.

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Dale Sherman, Building Inspector

CITY OF ITHACA  
PLANNING COMMISSION MEETING MINUTES  
Tuesday, August 14, 2012  
7:00pm

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 and Members Neville Pitcher, Doug Wright, Jim Gruesbeck, George Bailey, Mark Barrows, Dr. Wilbur Rykert and Jerry Timmons. City Staff present was Building Inspector Dale Sherman.

Absent was Member Dr. Kelvin Grant.

There was no public in attendance.

Moved by Bailey, second by Barrows to approve the minutes of the meeting held July 10, 2012. Motion carried.

Chairperson Wilson asked for Public Comments. None were given.

Building Inspector Dale Sherman informed members that he received a request from Derrick Thelen and Michelle Schlappi for a Special Use Permit for 629 E. South Street. The request is to build a 32'x48' pole barn garage in the back yard of the property. The Special Use Permit is required because the structure would be 672 square feet over the 864 square feet allowed by Zoning Ordinance. Inspector Sherman explained the special use permit process, hearing and notification procedures.

Moved by Timmons, second by Wilson to set a public hearing for Derrick Thelen and Michelle Schlappi for a Special Use Permit to build a 32'x48' pole barn garage at 629 E. South Street for September 11, 2012 at 7:05pm. Motion carried.

Chairperson Wilson asked to receive public comments. None were given.

Chairperson Wilson asked if there was any further business to come before the Planning Commission. None was offered.

Meeting adjourned at 7:30pm.

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Mark Barrows, Secretary

CITY OF ITHACA  
PLANNING COMMISSION MEETING MINUTES  
Tuesday, September 11, 2012  
7:00pm

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 and Members George Bailey, Mark Barrows, James Gruesbeck, Dr. Wilbur Rykert, Jerry Timmons and Doug Wright. City Staff present was Building Inspector Dale Sherman and City Manager Chelsey Foster.

Absent were Members Dr. Kelvin Grant and Neville Pitcher.

Public in attendance were Donald Zimmerman, Dr. Freestone, Josh Shaffer and Brad Simmet.

Moved by Bailey, second by Timmons to approve the minutes of the meeting held August 14, 2012. Motion carried.

Chairperson Wilson asked for Public Comments. None were given.

Moved by Bailey, second by Wright to open the Public Hearing for a Special Use Permit for 629 E. South Street Pole Barn. Motion Carried.

Chairperson Wilson opened the Public Hearing at 7:05pm.

Building Inspector Dale Sherman stated Mr. Thelen and Ms. Schlappi were unable to attend the hearing as they were out of state on vacation. He stated they were asking for a Special Use Permit to build 32'x48' pole barn garage in the back yard of the property. The structure would be 672 square feet over the 864 square feet allowed by Zoning Ordinance. He stated he received a couple of calls from residents on what was being built, but no opposition to the project was expressed. Members asked if the survey was complete to make sure there was room for the driveway. Inspector Sherman stated it was and the structure meets all other requirements.

Moved by Timmons, second by Bailey to close the Public Hearing. Motion carried.

Chairperson Wilson closed the Public Hearing at 7:08pm.

Moved by Timmons, second by Wright to approve the issuance of a Special Use Permit to Derrick Thelen and Michelle Schlappi to build a 32'x48' pole barn at 629 E. South Street. Motion carried.

Chairperson Wilson asked members to perform the Site Plan review for an Agricultural Barn at 650 N. Jerome Road as requested by Dr. David Freestone.

Inspector Sherman stated Dr. Freestone has 40 acres of land for the barn and the project falls under the Right to Farm Act and requires the City to obtain a site plan because of the acreage. Members discussed with no concerns.

Moved by Timmons, second by Bailey to approve the Site Plan for the Agricultural Barn at 650 N. Jerome Road as submitted by Dr. David Freestone. Motion Carried.

Chairperson Wilson asked members to perform the Site Plan review for a building addition on the South end of the office located at 117 W. Center Street as requested by Brad Simmet.

Member Timmons asked if it would be at ground level. Brad Simmet stated it would and discussed the layout of the property and parking lot in relation to the addition. Chair Wilson asked if it would be on the west side of the building. Mr. Simmet said it would be on South and is a 32'x32' garage and private office space. Member Bailey confirmed the public would not be doing business in the space. Mr. Simmet confirmed. Inspector Sherman says the plans meet code requirements.

Moved by Wright, second by Timmons to approve the Site Plan for the building addition to 117 W. Center Street as submitted by Brad Simmet. Motion carried.

Chairperson Wilson said a request has been received by Don Zimmerman for a Special Use Permit at 275 Webster Street.

Inspector Sherman said he received the request from Mr. Zimmerman for a Special Use Permit to build a Pole Barn Garage which exceeds the size allotted by zoning ordinance. Mr. Zimmerman plans to purchase the property and build a home if allowed the Special Use Permit. The house is a modular house that will be brought in. Has a purchase agreement contingent on the issuance of the permit. Member Timmons stated there were previous concerns on setbacks. Discussion on site plan and project layout on the property. The barn is 30'x48' so the permit is required due to size.

Moved by Bailey, second by Timmons to set a Public Hearing for October 9, 2012 at 7:05pm for a Special Use Permit for a Pole Barn garage at 275 Webster Street as requested by Donald Zimmerman. Motion carried.

Chairperson Wilson asked to receive public comments.

Mr. Ronald Flegel stated he was in attendance to hear the public hearing on the Thelen project and had concerns on the property line and alley and if the alley would be closed off once completed. Members confirmed the alley would remain open and reaffirmed the project with him and property line setbacks. Mr. Flegel's concerns were answered.

City Manager Foster informed members the DIG Alley Grant project bids will be opened next week and an update on the Beebe building in the Industrial Park. Discussion on the project.

Chairperson Wilson asked if there was any further business to come before the Planning Commission. None was offered.

Moved by Wright, second by Timmons to adjourn. Motion carried.

Meeting adjourned at 7:28pm.

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Mark Barrows, Secretary

CITY OF ITHACA  
PLANNING COMMISSION MEETING MINUTES  
Tuesday, October 9, 2012  
7:00pm

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 and Members George Bailey, Mark Barrows, James Gruesbeck, Dr. Kelvin Grant, Jerry Timmons and Doug Wright. City Staff present was Building Inspector Dale Sherman.

Absent were Members Dr. Wilbur Rykert and Neville Pitcher.

Public in attendance were Donald Zimmerman, Dr. Worley and Judy Brown.

Moved by Timmons, second by Wright to approve the minutes of the meeting held September 11, 2012. Motion carried.

Chairperson Wilson asked for Public Comments. None were given.

Chairperson Wilson opened the Public Hearing for a Special Use Permit for 275 Webster Street garage at 7:05pm.

Building Inspector Dale Sherman informed members that the garage could possibly be a stick built garage and not a pole structure, however the size would remain the same.

Ms. Judy Brown asked what the garage would be used for and how close to the property line it would be. Chairperson Wilson asked Mr. Zimmerman to respond. Mr. Zimmerman stated it was only for personal use and explained the positioning on the lot. Ms. Brown reviewed the drawing and had no objections.

Chairperson Wilson asked for additional comments. There were none. Inspector Sherman stated no other calls or comments were received.

Moved by Timmons, second by Bailey to close the Public Hearing. Motion carried.

Chairperson Wilson closed the Public Hearing at 7:09pm.

Moved by Timmons, second by Bailey to approve the issuance of a Special Use Permit to Donald Zimmerman to build a 30'x48' garage at 275 Webster Street. Motion carried.

Chairperson Wilson said a request has been received by Dr. Paul Worley for a Special Use Permit at 304 S. Main Street.

Inspector Sherman said he received the request from Dr. Worley for a Special Use Permit to build a garage addition which exceeds the size allotted by zoning ordinance. The 20'x24' garage addition will exceed the allowed size by 240 square feet.

Moved by Grant, second by Timmons to set a Public Hearing for November 13, 2012 at 7:05pm for a Special Use Permit for a garage addition at 304 S. Main Street as requested by Dr. Paul Worley. Motion carried.

Chairperson Wilson asked to receive public comments.

Inspector Sherman updated members on the Beebe Wind construction and Mary Humm's home construction.

Chairperson Wilson asked if there was any further business to come before the Planning Commission. None was offered.

Moved by Timmons, second by Wright to adjourn. Motion carried.

Meeting adjourned at 7:30pm.

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Mark Barrows, Secretary

CITY OF ITHACA  
PLANNING COMMISSION MEETING MINUTES  
Tuesday, November 13, 2012  
7:00pm

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

Present were Chair John Wilson and Members George Bailey, Mark Barrows, James Gruesbeck, Neville Pitcher, Wilbur Rykert and Jerry Timmons. City Staff present was Building Inspector Dale Sherman.

Absent were Members and Kelvin Grant and Doug Wright.

Public in attendance were Jan Lehner, Mike Lehner and Paul Worley.

Moved by Timmons, second by Bailey to approve the minutes of the meeting held October 9, 2012. Motion carried.

Chair Wilson asked for Public Comments. None were given.

Chair Wilson opened the Public Hearing for comments on the Special Use Permit for 304 S. Main garage addition at 7:05pm.

Mike Lehner stated he and his wife were worried about the equipment and building material that would be on his property and encroach onto theirs. The Commission assured them this would not be the case and Inspector Sherman would keep watch of it. The project should begin in May.

Discussion held on the garage addition. Member Barrows questioned the footings on the old garage and the requirements for them to be the same as the new addition. Dr. Worley explained that the contractor had taken that into consideration. Inspector Sherman informed members he would be checking them.

Inspector Sherman stated no other calls or comments were received.

Moved by Timmons, second by Barrows to close the Public Hearing. Motion carried.

Chair Wilson closed the Public Hearing at 7:12pm.

Moved by Pitcher, second by Timmons to approve the issuance of a Special Use Permit to Dr. Paul Worley for a 20'x24' garage addition at 304 S. Main Street. Motion carried.

There was no Old or New Business.

Chair Wilson asked to receive public comments. None were given.

Chair Wilson asked if there was any further business to come before the Planning Commission. None was offered.

Moved by Timmons, second by Bailey to adjourn. Motion carried.

Meeting adjourned at 7:15pm.

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Mark Barrows, Secretary