



## Planning & Development Committee

Monday, July 25, 2022 @ 6:00 PM

Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800

**COMMITTEE MEMBER  
PRESENT:**

Clare Kelly, Councilmember, Juan Geracaris, Councilmember, Melissa Wynne, Councilmember, Jonathan Nieuwsma, Councilmember, Bobby Burns, Chair, and Devon Reid, Councilmember

**COMMITTEE MEMBER  
ABSENT:**

Eleanor Revelle, Councilmember

**STAFF PRESENT:**

Johanna Nyden, Director of Community Development

**(I) CALL TO ORDER - COUNCILMEMBER BURNS**

A quorum being present Councilmember Burns called the meeting to order at 6:10 p.m.

**(II) APPROVAL OF MINUTES**

PM1. **Approval of the Minutes of the Regular Planning & Development Committee meeting of June 27, 2022 and July 11, 2022**

Staff recommends approval of the Minutes of the Regular Planning & Development Committee meeting of June 27, 2022 and July 11, 2022.

One correction was made by Councilmember Nieuwsma to remove Councilmember Suffredin from attendance at the June 27, 2022 meeting.

Moved by Councilmember Jonathan Nieuwsma  
Seconded by Councilmember Devon Reid

**Ayes:** Councilmember Clare Kelly, Councilmember Juan Geracaris, Councilmember Melissa Wynne, Councilmember Jonathan Nieuwsma, Councilmember Bobby Burns, and Councilmember Devon Reid

**Carried 6-0 on a recorded vote**

**(III) PUBLIC COMMENT**

Meagan Lutz, Andrew Gallimore, Joshua Hubbard and Mary Rosinski spoke to encourage council members to oppose item P4 on the agenda.

Mike Vasilko agreed with the recommendation from the Land Use Commission for denial of item P2.

Sue Lowbeck, with Connections for the Homeless, stated that item P1 does not include anything on the welfare of residents and urged the City to review and revise the standards.

**(IV) ITEMS FOR CONSIDERATION**

- P1. Ordinance 63-O-22, Amending Portions of Title 4, "Building Regulations" and Title 6 "Zoning" to Update the Zoning Code

The Land Use Commission and staff recommend the adoption of Ordinance 63-O-22, Amending Portions of Title 4, "Building Regulations" and Title 6 "Zoning" to Update the Zoning Code. This is an Omnibus Text Amendment to the Zoning Ordinance to clarify existing requirements and procedures.

Moved by Councilmember Clare Kelly  
Seconded by Councilmember Melissa Wynne

**Ayes:** Councilmember Clare Kelly, Councilmember Melissa Wynne,  
Councilmember Juan Geracaris, Councilmember Jonathan Nieuwsma,  
Councilmember Bobby Burns, and Councilmember Devon Reid

**Carried 6-0 on a recorded vote**

- P2. Ordinance 53-O-22, Amending City Code Title 6 to Add "Billboards" as a Special Use

The Land Use Commission reaffirms their recommendation for denial of Ordinance 53-O-22, Amending City Code Title 6 to Add "Billboards" as a Special Use in all zoning districts. The Land Use Commission reaffirms the proposed text amendment does not meet the Standards for Approval, specifically the proposal does not meet the goals and objectives of the Comprehensive General Plan (Comp Plan).

Councilmember Nieuwsma and Councilmember Reid clarified that members are voting to approve this ordinance despite the Land Use Commission's recommendation.

Councilmember Suffredin spoke at the podium indicating that this would be for a special use process to use the billboard. He indicated that he appreciates the Land Use Commission's opinion but this could be a way to generate money for the city and help balance the budget.

Councilmember Reid shared that he didn't think that the Land Use Commission took a good look with fresh eyes on this. He believes the language can be tightened up a bit so that not every zoning area can request a billboard, specifically residential areas.

Councilmember Wynne agreed with the Land Use Commission as her residents have billboards that face their homes. Billboards are sign pollution and the council would have no control over what is being advertised on them.

Councilmember Suffredin understood Councilmember Wynne's concerns but stated that because it would be on city property they would have control of what goes on them.

Johanna Nyden, Community Development Director, clarified that the special use would be for the billboard structure and that the city would have no control over what is advertised.

Dereck Price, Interim Corporation Counsel, confirmed that the city would have no control of the content of any private billboard.

Councilmember Geracaris said he was in favor of using billboards as a special use and thinks there would be very few opportunities for someone to have a billboard.

Councilmember Reid moved to table this item for the second meeting in September. Councilmember Nieuwsma seconded.

Matt Rodgers, Chair of the Land Use Commission, affirmed that the commission was pretty adamant about this and if it becomes a special use he doesn't believe they would ever approve a billboard that comes to them.

Members voted in favor of moving the item to the second meeting in September.

Moved by Councilmember Devon Reid  
Seconded by Councilmember Melissa Wynne

**Ayes:** Councilmember Clare Kelly, Councilmember Juan Geracaris,  
Councilmember Melissa Wynne, Councilmember Jonathan Nieuwsma,  
Councilmember Bobby Burns, and Councilmember Devon Reid

**Carried 6-0 on a recorded vote**

- P3. Ordinance 72-O-22 Approving a Major Adjustment Regarding Required Parking at 1571 Maple Authorized by Ordinance 19-O-15 and Amended by Ordinance 61-O-16 and Ordinance 147-O-18

Land Use Commission recommends adoption of Ordinance 72-O-22 for approval of a Major Adjustment to a Planned Development at 1571 Maple Avenue in order to modify the parking lease condition of approval (Z) modifying the parking lease to relocate the 55 parking spaces currently leased at the Maple Avenue Garage to the Sherman Plaza Garage and only charging the applicant for the parking spaces that are utilized. A resolution amending the parking lease will follow at the August 8, 2022 meeting.

Michael McLean provided a presentation on this item.

Councilmember Nieuwsma asked if they are leasing 55 parking spaces but only paying for the ones needed, does that mean that those spaces are not available to anyone else?

Ms. Nyden responded that Mike Rivera, Parking Division Manager, would have more information about the parking but there are plenty of spaces available at the moment.

Councilmember Kelly stated her support for the project but also wanted to ensure that the parking is being paid for or available to other residents.

Mr. Mclean also chimed in that they are willing to negotiate the final details on the parking and they are flexible on those terms.

Moved by Councilmember Devon Reid  
Seconded by Councilmember Melissa Wynne

**Ayes:** Councilmember Clare Kelly, Councilmember Juan Geracaris,  
Councilmember Melissa Wynne, Councilmember Jonathan Nieuwsma,  
Councilmember Bobby Burns, and Councilmember Devon Reid

**Carried 6-0 on a recorded vote**

- P4. Ordinance 74-O-22, Map Amendment to the Zoning Ordinance to remove the oCSC Central Street Overlay District from Certain Properties at Crawford Avenue & Gross Point Road

The Land Use Commission recommends denial of Ordinance 74-O-22, a map amendment to the Zoning Ordinance to remove the oCSC Central Street Overlay District from certain properties at Crawford Avenue & Gross Point Road. The Land Use Commission found the proposed map amendment does not meet the Standards for Approval, specifically the proposal does not meet the goals and objectives of the Comprehensive General Plan (Comp Plan).

A petition in opposition of the map amendment was filed with the City Clerk prior to the close of the Land Use Commission's public hearing on July 13, 2022. Pursuant to Section 6-3-4-7 of the Zoning Ordinance, if 30% or more of property owners within the 500 foot boundary notice area are valid petitioners verified by the City Clerk, then the proposed map amendment requires a 3/4 vote of the City Council to approve.

Councilmember Suffredin spoke at the podium to also request the denial of this ordinance. Councilmember Kelly moved to accept the recommendation of the Land Use Commission in denying the ordinance.

Moved by Councilmember Clare Kelly  
Seconded by Councilmember Melissa Wynne

**Ayes:** Councilmember Clare Kelly, Councilmember Juan Geracaris,  
Councilmember Melissa Wynne, Councilmember Jonathan Nieuwsma,  
Councilmember Bobby Burns, and Councilmember Devon Reid

**Carried 6-0 on a recorded vote**

## (V) ITEMS FOR DISCUSSION

**(VI) ITEMS FOR COMMUNICATION**

**(VII) ADJOURNMENT**

Councilmember Burns adjourned the meeting at 7:19 p.m.