



**City Planning Commission
Minutes**

Tuesday, January 24, 2023
1315 S Washington Avenue
Council Chambers – Room 205
989-754-8222

- I. **Call to Order** – Commissioner Nash called the meeting to order at 6:03 p.m.
- II. **Roll Call** – Cassi Zimmerman took roll.
Present: Yolanda Bland, Fred Czerewko, Michael Foust, Floyd Kloc, Carla LaMarr, Brenda Moore, Jack Nash, William Ostash
Absent: John Milne
Staff: Bob Gollin, Cassi Zimmerman, City Attorney Amy Lusk
- III. **Approval of Minutes** – Tuesday, December 20, 2022

Motion by Commissioner Moore, seconded by Commissioner Ostash to approve the meeting minutes for the December 20, 2022 meeting. 8 ayes, 0 nays, 1 absent. Motion approved.
- IV. **Approval of Agenda** – Tuesday, January 24, 2023

Motion by Commissioner Moore, seconded by Commissioner Ostash to approve the agenda for the January 24, 2023 meeting. 8 ayes, 0 nays, 1 absent. Motion approved.
- V. **New Business**
 - a. **Election of Officers**
Motion by Commissioner Moore, seconded by Commission Bland to postpone the election of officers. 8 ayes, 0 nays, 1 absent. Motion approved.
 - b. **Public Hearing** – J23-0173 – Site Plan Review/Special Use Permit for Residential Apartment Development – 2737 Davenport Ave.
Commissioner Nash opened the public hearing and asked if anyone representing the project would like to speak. Staff Gollin provided an overview of the proposed project. Commissioners approved a portion of the project prior, known as phase 1. Since that time, the developer has decided to move forward with the entire project at once, rather than in phases. The site plan submitted includes the entire project planned for this site.

Commissioner Nash asked for additional comments twice more. No further comments were given.

Motion by Commission Kloc, Seconded by Commissioner Moore to close the public

hearing. 8 ayes, 0 nays, 1 absent. Motion approved.

Motion by Commission Kloc, seconded by Commissioner Bland to approve case #J23-0173 - Site Plan Review/Special Use Permit for Residential Apartment Development at 2737 Davenport Ave.

Commissioner Kloc asked if the developer has considered a higher use for the property. Staff Gollin stated that no interested was expressed.

Commissioners discussed the change in plans from phase 1 to the project being presented. Staff Gollin shared that the parking requires and storm water detention requirements resulted in modifications to the original site plan making it more efficient to proceed with the entire site rather than completing it in phases.

Motion by Commissioner Kloc, seconded by Commissioner Moore to amend the motion to include a contingency that the plans must be reviewed and approved by the City of Saginaw Engineering Department. 8 ayes, 0 nays, 1 absent. Motion approved.

Commissioner Nash called for the vote on the original motion as amended. 8 ayes, 0 nays, 1 absent. Motion approved.

- c. **Public Hearing** – Proposed Zoning Ordinance Amendment Regulating Solar Energy Systems
Commissioner Nash opened the public hearing and asked staff to speak to the proposed zoning ordinance amendment. Staff Gollin reviewed the work he has done to develop the ordinance including reaching out different partners in the region.

Commissioner Nash asked for additional comments twice more. No further comments were given.

Motion by Commission Moore, Seconded by Commissioner Kloc to close the public hearing. 8 ayes, 0 nays, 1 absent. Motion approved.

Motion by Commissioner LaMarr, seconded by Commissioner Ostash to recommend approval of the zoning ordinance amendment to City Council.

Commissioner Kloc asked staff to further review the requirements for a single-family residential home to install solar panels.

Commissioners discussed the difference between replacing an existing system and upgrading a system. Each application will need to be treated on an individual basis and may not have a standard list of permits necessary for all applicants.

Motion by Commissioner Kloc, seconded by Commissioner Moore to postpone approval to give staff time to find additional information on residential solar panel inspection requirements. 8 ayes, 0 nays, 1 absent. Motion approved.

- d. 2023-2027 Capital Improvement Plan
Johnathon Baker, Budget Analyst I, presented the 2023-2027 Capital Improvement Plan. All Commissioners will need to fill out their digital spreadsheet and return it to staff by February 28, 2023.

VII. **Public Comment** - None

VIII. **Old Business** - None

IX. **Adjournment**

Motion by Commissioner Moore, seconded by Commissioner Ostash to adjourn the meeting at 6:46 p.m. 8 ayes, 0 nays, 1 absent. Motion approved.

Prepared and submitted by

Cassi Zimmerman
Director of Planning and Economic Development
City of Saginaw